

Householder Application for Planning Permission – Supplementary information to support application

This supplementary information is submitted in support of a householder planning application for the replacement of windows at Broad Ings, BB7 4NZ.

General Overview: Broad Ings is a detached 4-bedroom farmhouse located in Bolton by Bowland. The application site is within the Forest of Bowland AONB and hosts a semi-rural position. The application dwelling benefits from a large curtilage in a semi-rural position and as a result the nearest neighbouring property is in excess of 150 metres from the proposed development.

There are no public access paths running across the site and the property is not visible from neighbouring properties. The property is not listed or located within the conservation area.

The property is accessed off Anna Lane with the principal drive and car parking area located to the western elevation of the main residence. The property is built in traditional 'farmstead' style using random stone walls, with dual pitched roof with part stone, part slate coverings. Windows are set within stone cills, jambs, mullions and heads. The site is located 178m above sea level, which results in the property being exposed to extreme inclement weather including strong winds, driving rain and snow.

All existing windows were installed by previous owners around the year 2000 using a different style to those previously fitted (please see historic photographs labelled PH6). All existing opening windows are in a mock sliding sash storm proof design with decorative horns (please see elevational photographs labelled PH1 - 4) with the existing design dominating the property and being at odds with the traditional design elements of a farmstead.

The occupants deem the existing windows unsuitable to their reasonable enjoyment and use of the property by nature of the following:

* The existing windows severely limit the available glazing area, resulting in all the habitable rooms and especially those located on the front elevation being dark and oppressive and contrary to modern expectations for natural light and the recommendations of the Building Research Establishment: a guide to good practice (BR 2909, 2022), the RICS 'daylighting and sun lighting' professional standard 2023 and the Town and Country Planning Association healthy home principles. Calculations undertaken on the existing windows as found on the front elevation show that the existing pair of windows per room only allows a maximum glazing area of 0.37m² (calculations based on sightlines of 110mm, a central mid rail of 95mm and the vertical rail to the top opening window section). The resulting detrimental impact on natural light entry is demonstrated in the photographs appearing at PH5. The applicants proposed use of Aluco slimline steel effect windows with reduced sightlines of 72mm and a 20mm horizontal astragal bar (please see specification at page 10) would enable a significant increase in the glazing area to 0.63m² (based on a like for like pair of window openings each measuring 500 x 1050). This represents an increase of 70% in the available natural light without any need to

increase the overall window frame sizes and would not be possible using timber or PVCu materials.

* The sites exposure and the absence of windows incorporating modern design elements such as gasket glazing seals and double draught proofing seals, results in the ingress of moisture, air and noise into the property.

* The site is located off grid and the proposed use of thermally efficient thermally broken aluminium windows would significantly increase the energy efficiency of the residential property and by consequence contribute to sustainable CO2 emission reductions.

* Timber windows in the sites exposed location are predisposed to warping, swelling and failure. This is borne out by the fact that despite the owners undertaking of periodic maintenance, the majority of existing windows have failed, with timber rot and blown double glazed units prevalent on all elevations.

* The property is located in a rural location, 20 minutes drive from the nearest emergency services and as such the applicant wishes to introduce a design of window that satisfies the associated health and safety implications of the sites remote location. The applicants chosen design of replacement windows satisfies this reasonable need through their incorporation of side opening casements allowing for the occupants egress in the event of a fire and multi point high security locks and key operated window handles providing a level of security commensurate with the sites isolated location. Neither of these features are satisfied through the current window design or are readily available on timber windows.

Photographs to show the existing window design

PH1 – Existing Front Elevation (14 windows proposed for replacement)



PH2 – Existing Gable Elevation – Western (4 windows proposed for replacement)



PH3 – Existing Gable Elevation – Eastern (1 window proposed for replacement)



PH4 – Existing Rear Elevation (9 windows proposed for replacement)



PH5 – Internal view showing the detrimental natural light afforded to 2 habitable rooms located on the ground floor front elevation (photographs taken at 10.10am on 15.12.25).



PH6 – Photographs to show alternate window designs and materials (mixture of timber and PVCu) previously fitted to Broad Ings.



Proposed windows and their design treatments:

The applicant seeks consent to replace the existing mock sash double glazed 'stormproof-design' top opening timber windows with decorative horns with Aluco Elite 'steel effect' slim profile casement windows constructed in aluminium in a flush fitting design and incorporating a slim profile (20mm) horizontal astragal bar. Colour choice to be Agate Grey.

Windows are proposed to be side opening casements with the exception of windows located on the rear elevation (5 No) which by nature of their severely restricted sizes render an opening window impracticable and windows located on the front elevation (2 No) which are proposed to retain their fixed none opening design.

The applicants chosen material choice follows the recommendations of the RVBC Duty Planning Officer who advised that aluminium would be the preferred material choice over PVCu window alternatives as have been recently fitted at properties near the application site and are available in a timberlook design specification.

The applicant's proposed 'steel effect' window choice has been carefully chosen to mirror the steel casement window frames approved for use throughout by RVBC at the application sites nearest neighbouring property (Varleys Farmhouse), a site which closely mirrors the design of the application site and was part of the same farmstead . This proposed material choice and design also conforms to P10 of the Clitheroe Conservation Area Management Guidance, which states 'Seventeenth century stone mullion windows were normally glazed with leaded lights in a thin metal frame. If necessary, they should be replaced with a similar design ensuring that the stonework dominates'. RVBC is asked to specifically note the presence of stone mullion windows at the application site.

The applicant refers to the manufacturers literature (Aluco Elite brochure submitted separately) in which the proposed windows are described as having 'features and benefits unavailable in any other steel-look system. Aluco Elite windows are among the slimmest steel-look designs available, with rolled steel profiles, slender 20mm bars. Concealed trickle vents and an integrated overhead drip bar maintain a sleek appearance without bulky add-ons, while U-values as low as 1.0 W/m²K ensure exceptional energy efficiency'.

Noting the poor levels of natural light as referred to by the applicant in the previous section, which is contrary to modern expectations and design guidance and has a negative impact on the occupants reasonable enjoyment of the dwelling house, the applicant could have sought approval to increase the window opening sizes, possibly through removal of the central stone mullions located on the front and rear elevations and/or the installation of additional window openings. Instead however the applicant seeks to honour the building fabric by maintaining the size of the current window openings and retain all existing stone cills, jambs, heads and mullions but use a sympathetic none dominating window design that minimises sight lines and therefore maximises the glazing area, allowing maximum natural light into the habitable rooms.

As such the applicant attests that the proposal will not detriment the sites visual appearance or its relationship to its surroundings and is in accordance with Key

Statement EN2 to conserve and enhance the Forest of Bowland Area of Outstanding Natural Beauty.

The applicant further attests that the proposal will satisfy Policy DMG1 with regards to scale and massing, through its sympathetic treatment, with all existing stone mullions, cills, heads and jambs retained with no increase in window sizes.

In support of this application, the applicant refers to similar applications approved by RVBC including application 3/2024/0636 where in the case of a similar farmstead application site, RVBC in their delegated decision report stated 'It is considered that the casement aluminium windows would not harm the landscape character of the Forest of Bowland National Landscape and would still maintain a fairly traditional appearance'.

The proposed premium quality 'flush fitting' casement windows are proposed to incorporate additional sympathetic design treatments to include a slim horizontal astragal bar (20mm), concealed trickle vents incorporated into the external head of the window frame and powder coating in Agate Grey. Please see indicative images of windows at PH8 and PH9.

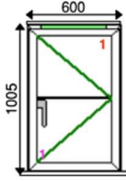
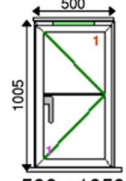
The proposed windows will significantly improve the applicant's reasonable enjoyment and use of the property through the reduction in cyclical maintenance and repair, the reduction in wind, noise and moisture ingress and the maximising of natural light into the habitable rooms, all of which are deemed reasonable expectations for homes in the 21st Century.

In further support of this application, the applicant refers to the manufacturers published literature, which describes the proposed windows as:

- Elite Feature 1 - High Performance U Value Incorporating 28mm Double Glazed (1.4 U-Value). Save energy, reduce your carbon footprint, and lower utility bills with our energy-efficient..windows. Enjoy a more comfortable, eco-friendly home while contributing to a sustainable future, whilst also keeping your houses aesthetic.
- Elite Feature 2 – Super slim, rolled steel look design. Our design perfectly replicates the timeless elegance of traditional steel windows, combining classic charm with modern innovation. The result is a super slim, luxury look that enhances any space offering both aesthetic beauty and high performance. Enjoy the sophistication of steel with the benefits of contemporary design.
- Elite Feature 3 – Discreet trickle ventilation and overhead weather bar combined. Our windows combine the functionality of efficient ventilation with the elegance of traditional design. Featuring an aesthetic that faithfully replicates the weather bar details, they offer a perfect balance of form and function, providing optimal airflow while maintaining a sleek, timeless look that enhances your homes character.
- Elite Feature 4 – Each corner is crafted using the most robust and durable techniques, ensuring exceptional strength and long-lasting performance. This meticulous attention to detail not only enhances the integrity and durability of the structure but also ensures that every joint maintains its visual appear, offering both style and longevity.

- Elite Feature 6 – Our design delivers super slim symmetry while maximising natural light. With equal sightlines throughout, the windows offer a sleek modern aesthetic that seamlessly blends style and functionality creating a bright and balanced atmosphere in your home.
- Elite Feature 12 – We offer over 200 RAL powder coated colours, giving the product a long-lasting durable finish.

Included beneath are the technical specifications of the proposed windows – relative to the opening windows located on the front and gable west elevations.

Frame No: 1 Qty: 4 Aluco Elite Casement		Location: Gable west
Aluco Elite exterior	Frame Specification:	Additional Frame Details:
 <p>600 x 1050</p>	Win Handle: Satin Chrome Espag Handle 9mm Win Hinge: Egress Easyclean S/Standard T Win Lock: Multipoint Window Lock Cylinder: Frame Finish1: Agate Grey Cill: 105mm Cill Beading: 28mm Bead Drainage: Concealed	20mm Addon Agate Grey Top Drip Bar Agate Grey Titan 4000 Trickle Vent-Agate Grey T/Outer 49x72 Outer Frame Agate Grey B/Outer 34x72 Outer Frame Agate Grey L/Outer 34x72 Outer Frame Agate Grey R/Outer 34x72 Outer Frame Agate Grey
	Glazing:	Dimensions:
	HP clear 28mm/ultraclear Argon warm edge Tough Clear 1.1u SINGLE 20mm Astragal Bar Warm Edge Spacer Black Argon	Overall Size: 600 x 1050 Actual Frame Size: 600 x 1005
Frame No: 2 Qty: 12 Aluco Elite Casement		Location: Front elevation
Aluco Elite exterior	Frame Specification:	Additional Frame Details:
 <p>500 x 1050</p>	Win Handle: Satin Chrome Espag Handle 9mm Win Hinge: Egress Easyclean S/Standard T Win Lock: Multipoint Window Lock Cylinder: Frame Finish1: Agate Grey Cill: 105mm Cill Beading: 28mm Bead Drainage: Concealed	20mm Addon Agate Grey Top Drip Bar Agate Grey TTF Slimline 2500 Trickle Vent-Agate Grey T/Outer 49x72 Outer Frame Agate Grey B/Outer 34x72 Outer Frame Agate Grey L/Outer 34x72 Outer Frame Agate Grey R/Outer 34x73 Outer Frame Agate Grey
	Glazing:	Dimensions:
	HP clear 28mm/ultraclear Argon warm edge Tough Clear 1.1u SINGLE 20mm Astragal Bar Warm Edge Spacer Black Argon	Overall Size: 500 x 1050 Actual Frame Size: 500 x 1005

PH8 – Comparable images of existing and proposed windows when viewed from inside and outside. Attention is drawn to the reduced sightlines of the proposed windows and the increased availability of natural light resulting.

Proposed windows viewed from inside



Existing windows viewed from inside



Proposed windows viewed from outside



Existing windows viewed from outside

How heritage asset issues have been addressed in this proposed development:

Whilst the development site is not located within a conservation area or close to any listed buildings or scheduled monuments, it is located within the Forest of Bowland AONB. As such the proposal has taken influence from the Clitheroe Conservation Area Management Guidance, specifically related to stone mullion windows – please see sections above. Overall the proposal has been developed to reflect RVBC prior approvals at similar and nearby application sites and provide a high quality design and environmental standard, respecting the local areas distinctiveness, being complementary in form and scale with its surroundings and taking the opportunity to enhance the dwellings setting and minimise its carbon footprint.