Appeal Reference: APP/G0908/D/12/2181127
Planning Reference: 2/2012/0292
Proposed Development: Removal of existing French doors and replace with uPVC sliding sash window. Remove and replace dining timber window with uPVC sliding sash window. Removal of existing timber door and replace with composite door.
Appeal Site: 1 Lorne Villas, Workington, CA14 4BY
Applicant: Mr James Southward
Type of Appeal: Householder
Date of Committee: N/A
Officers’ Recommendation: For refusal
Development Panel Decision: N/A
Inspector’s Decision: Dismissed

Appeal decision details
The Inspector considered the main issue is whether the proposal would preserve or enhance the character or appearance of the Portland Square Conservation Area (inline with NPPF).
The inspector agrees with Council’s assessment the windows are an integral part of the period character of the terrace which itself makes a positive contribution to the Conservation Area.
He also agreed that sliding sash uPVC windows would appear heavy and rather crude in comparison to the detailing of the remaining timber sliding sashes fronting onto Carlton Road, and while the proposed replacement door would be of a more traditional design, the grained composite surface would jar with the painted finish of the adjacent door and windows. The Inspector considered that neither the windows nor the door would respect the distinctive historic character of the terrace.
Whilst acknowledging the use of uPVC is commonplace in many parts of the Conservation Area, including nearby properties and rear windows in neighbouring terrace, he considers the front and side elevations of the appellants terrace are a different proposition – “an element that needs to be protected and managed sensitively”.

Conclusion
The inspector concluded that the proposal would not preserve or enhance the character or appearance of the Portland Square Conservation area. It would also, in consequence, conflict with the objectives of the NPPF and saved policy CO2 of the Allerdale Local Plan.

**Officer comments on the appeal decision**

The appeal decision demonstrates that the character and appearance of windows / doors continues to be a key consideration within the context of the NPPF. With reference to paragraph 5 of the appeal decision – (in the absence of detailed drawings) a judgement was made by the inspector regarding the proposed profiles of windows based on other examples in the area. This in no way suggest uPVC windows should be refuted in conservation areas, instead, decisions should continue to be made based on its individual merit, in particular, consideration to whether the proposal would preserve or enhance the character or appearance of the conservation area (in line with NPPF).