
Appeal Decision

Site visit made on 27 September 2016

by V Lucas-Gosnold LLB MCD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 October 2016

Appeal Ref: APP/J4423/W/16/3152713
483a Glossop Road, Sheffield, ST10 2QE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Simon Woodhouse against the decision of Sheffield City Council.
 - The application Ref 16/00140/FUL, dated 12 January 2016, was refused by notice dated 8 June 2016.
 - The development proposed is alteration of existing upvc windows to plastic sash windows
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Decision

1. The appeal is allowed and planning permission is granted for alteration of existing upvc windows to plastic sash windows at 483a Glossop Road, Sheffield, ST10 2QE in accordance with the terms of the application, Ref 16/00140/FUL, dated 12 January 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Photos & Window Details submitted to the local planning authority on 22 March 2016; and Rose Collection Conservation Brochure.
 - 3) No development shall take place until details of the materials and finishes of the windows and window reveals to be used in the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Procedural Matter

2. The description of development used on the original application was 'Change existing upvc Windows to wooden sash Windows in Broom Hill conservation area'. However, the appeal proposal seeks permission to change the existing upvc windows to plastic sash windows not wooden ones. The Council reflected this in an amended description of development used in their Decision notice and the appellant has also used the amended description on the appeal form. I have also therefore used the amended description of development.
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Main Issue

3. The main issue is the effect of the development proposed on the character or appearance of the area, with particular regard to the Broom Hill Conservation Area (CA).

Reasons

4. No. 483a is a first floor flat situated at the junction of Glossop Road with Ashgate Road. The building within which the appeal flat is situated is three storeys in height with the ground floor being in retail use and the flat above it. The building has a curved front elevation and is in a prominent visual position in the highway due to it being on a corner plot. The curved shape of the building is enhanced by the large glass windows at ground floor level and as a consequence, the appearance of the building as a whole makes a positive contribution to the streetscene.
5. The appeal flat is situated within the CA. Glossop Road is a busy highway, with a mixture of uses along it with the majority of ground floor units being in a commercial use. There are some buildings which are of more modern construction including those diagonally opposite No. 483a, however close to the appeal building period properties predominate. The majority have fascia signage at ground floor level associated with the commercial uses with exposed brick above at first and second floor levels. This reflects the appearance of the appeal building.
6. There is some variation in the style of windows in the main elevations of buildings close to No. 438a. Whilst some retain their historic wooden sash window frames, others have been replaced with modern upvc frames. This is particularly so in the windows above ground floor level.
7. The appeal flat currently has upvc windows fitted at first floor level. This appeal proposal would see the replacement of the existing windows to new upvc windows that would replicate the appearance of sliding sash windows.
8. The Council's Broomhill Conservation Area Appraisal (2007) has identified a particular concern within the CA regarding the loss of original features such as wooden sash windows and the risk that this will cumulatively erode the character or appearance of the CA and there is an Article 4 direction in place as a consequence.
9. Whilst I appreciate the Council's concerns regarding the specific sizing of the windows proposed and whether this would exactly reflect the original timber units, the fact is that the original wooden sash windows have already been replaced at the appeal flat and this reflects the existing situation. This appeal proposal would not therefore result in the loss of an original feature.
10. Information submitted by the appellant shows that the windows proposed would replicate the appearance of traditional sash windows with the added benefit of ease of maintenance due to the materials used. The proposed windows would be more sympathetic in design and would better reflect the original appearance of the appeal building when compared with the existing modern upvc windows currently in place. On that basis, I consider it unlikely that the proposed materials of the windows would result in a noticeable reflective surface such that they would be seen as unsympathetic additions to the appearance of the appeal building overall. Specific details and sizing of the

proposed windows are matters that could be addressed via a planning condition, were the appeal to succeed.

11. For these reasons, I am satisfied that the proposed windows would preserve the character or appearance of the CA and that of the appeal building itself, in so far as the appeal scheme would have a neutral effect overall.
12. Accordingly, I conclude on this issue that the development proposed would not be harmful to the character or appearance of the area, with particular regard to the CA. The proposal would therefore not conflict with policies BE5, BE15, BE16, BE17 and S10 of the Unitary Development Plan for Sheffield and Policy CS74 of the Sheffield Local Plan Core Strategy which, together, seek to ensure that development achieves good design and uses good quality materials, that development which would harm the character or appearance of a CA will not be permitted, that in CA's a high standard of design will be expected, that in Shopping Areas, new development be well designed.
13. Although the Council has referred to paragraph 134 of the National Planning Policy Framework (Framework), as I have concluded that the proposal would not be harmful in this regard it is not necessary to consider whether any public benefits exist.

Conclusion and Conditions

14. For the reasons given above, I conclude that the appeal should be allowed.
15. I have considered the Council's suggested conditions in line with the advice in the Framework and the Planning Practice Guidance. I have attached a commencement condition and a condition requiring the development to be carried out in accordance with the submitted plans, to define the terms of this permission and for the avoidance of doubt.
16. I have also attached a condition requiring the submission of details of the materials and finishes of the windows and window reveals to be used in the development hereby permitted to ensure there will be no harm to the character or appearance of the area.

V Lucas-Gosnold

INSPECTOR