



Appeal Decision

Site visit made on 30 November 2020

by M Bale BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 December 2020

Appeal Ref: APP/D1265/W/20/3257790

Melcombe Court, 2 Melcombe Avenue, Weymouth, Dorset DT4 7TH

- 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 Mrs Debbie Walker, Coastal Lettings and Property Maintenance Ltd. against the decision of Dorset Council.
 - The application Ref WP/19/00851/FUL, dated 14 October 2019, was refused by notice dated 26 February 2020.
 - The development proposed is described as replace all existing double glazed timber sash windows with double glazed PVC-u. Over-face all timber fascias, barge boards and box ends with white pvc.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the conservation area.

Reasons

3. Melcombe Court is a large building. It adjoins a number of other blocks of flats that do not have timber windows. However, while a modern building, the design of Melcombe Court includes some traditional detailing, aided by its window design. It sits opposite some older properties that retain timber sliding sash windows. Its corner location in close view from the footway means that it is seen in context with these, complementing their detailing and architectural style that informs the conservation area's character and appearance.
4. The replacement windows and fascias have been described in the design and access statement. However, no detailed drawings have been provided. The intention may well be to replicate the existing detailing, but face planted glazing bars could appear as poor quality artificial additions, and there is no substantive evidence that comparable mouldings, glazing bar profiles and the like can be replicated or improved upon in a non-timber material.
5. While a condition could be imposed to secure final details, I cannot be certain that a suitable solution is available that would preserve or enhance the character and appearance of the conservation area. Harm to the character and appearance would undermine the area's significance. Although the harm may be less than substantial, and toward the lower end of this category, the

National Planning Policy Framework indicates that I must give great weight to the conservation of the heritage asset.

6. The benefits of the proposal would be largely private. Therefore, the proposal would conflict with Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan 2015 which seeks to conserve and enhance the significance of heritage assets, weighing any harm against public benefits.
7. For these reasons, I conclude that the appeal should be dismissed.

M Bale

INSPECTOR