



Appeal Decision

Site visit made on 22 February 2023

by N Duff BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 April 2023

Appeal Ref: APP/Y3425/D/22/3309102

The Parlour, Bishton Farm Lane, Wolseley Bridge, Stafford, Staffordshire ST18 0ZX

- 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 Vicky Evans against the decision of Stafford Borough Council.
 - The application Ref 22/35689/HOU, dated 2 March 2022, was refused by notice dated 8 September 2022.
 - The development proposed is replacement windows and doors; removal of two kitchen windows and replacement with one full height glazed timber window.
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Decision

1. The appeal is allowed and planning permission is granted for proposed replacement windows and doors; removal of two kitchen windows and replacement with one full height glazed timber window at The Parlour, Bishton Farm Lane, Wolseley Bridge, Stafford, Staffordshire ST18 0ZX in accordance with the terms of the application, Ref 22/35689/HOU, dated 2 March 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in full accordance with the approved drawings; Proposed plans and elevations 001-002 and R9 Flush Casement Window 001-003.

Main Issue

2. The effect of the proposal on the character and appearance of the building and its immediate surroundings.

Reasons

3. The Parlour is a detached dwelling, which forms part of a former traditional agricultural building complex. The complex is in an isolated location surrounded by countryside and the area is rural in character. The building is constructed from brick and has a linear form, is single storey, with two rooms in the roof. The existing windows and doors are painted timber and appear to require maintenance or replacement.
4. The proposed replacement windows would be flush casement Residence 9 windows and manufactured from uPVC with a foiled finish. Based on the precise details relating to the Residence 9 windows proposed, the proposed windows would not be a traditional uPVC window with a plastic appearance, but a high-

quality uPVC timber alternative, foiled, with a slender glazing bar. Due to their design, specification and colour which is very similar to the paint colour of the existing fenestration, I consider that the replacement windows would not domesticate the building further and would maintain the agrarian character of the building.

5. The existing kitchen windows are proposed to be removed and replaced with a painted timber full height window. This would not overly domesticate the agrarian character of the building due to its simple design and would result in fewer openings on the east elevation overall, which would have a neutral effect on the character of the building. The replacement of existing doors with painted timber doors is appropriate on a building such as this, as it is a traditional material.
6. For these reasons I conclude that the proposal for the replacement windows, doors and the installation of the full height window would not be harmful to the character and appearance of the building and its immediate surroundings. The proposal accords with Policy N1 of The Plan for Stafford Borough 2011-2031 (Adopted 19 June 2014) which states that developments must have regard to the local context and should preserve the character of the area.

Other Matters

7. The Council's evidence states that this proposal could set a precedent for uPVC windows elsewhere. My decision has been made based on the evidence provided and the individual merits of the case set out in the reasoning above.

Conditions

8. To meet legislative requirements, a condition shall be imposed to address the period for commencement. In the interests of certainty, I have also attached a condition specifying the approved plans which includes details of the specification and colour of windows and doors to be installed.

Conclusion

9. For the reasons set out above and having regard to the development plan as a whole and all other matters raised, I conclude that the appeal should be allowed.

N Duff

INSPECTOR