



Appeal Decision

Site visit made on 17 May 2023

by R Jones BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th June 2023

Appeal Ref: APP/J4423/D/23/3317956

25 Briar Road, Sheffield S7 1SA

- 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 Jerome Boutroux against the decision of Sheffield City Council.
 - The application Ref 22/04287/FUL, dated 29 November 2022, was refused by notice dated 10 February 2023.
 - The development proposed is retention of replacement window within existing front dormer to dwellinghouse.
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Decision

1. The appeal is allowed and planning permission is granted for retention of replacement window within existing front dormer to dwellinghouse at 25 Briar Road, Sheffield S7 1SA in accordance with the terms of the application, 22/04287/FUL, dated 29 November 2022, and the plans submitted with it.

Procedural Matter

2. I have taken the description of development in the banner heading above from the Council's decision notice as it more accurately describes the development before me than the description provided on the planning application form.
3. The application was made retrospectively and I have considered the appeal on this basis.

Main Issue

4. The main issue in this case is the effect of the replacement window within the existing dormer on the character and appearance of the Nether Edge Conservation Area.

Reasons

5. No.25 Briar Road (No.25) is a mid-terrace, three-storey Victorian dwellinghouse located on the east side of Briar Road, within the Nether Edge Conservation Area (the CA). The CA is to the south-west of Sheffield City Centre covering a large area of elevated land between Porter Brook and Sheaf Valley.
6. The significance of the CA is as a residential suburb comprising a mix of different building styles from Victorian and Edwardian villas, medium-sized terraced housing, semi-detached Edwardian properties and both interwar and

post war housing. Briar Road is one of three roads parallel to one another that run broadly north-south from Machon Bank Road and form a part of the CA characterised by Victorian terraced housing more densely laid than other areas. It is an attractive residential road with dwellings generally uniform in appearance with a ground floor bay and distinctive second floor gabled dormer. The window of No.25's dormer has been replaced with a painted timber window, which appears a sash but is a top-opening casement design. It replaced a traditional sliding timber sash window.

7. Whilst it is accepted that a sliding sash represents the traditional character of the CA, I observed on my site visit numerous examples on Briar Road where windows (notably to the dormers) have been replaced, including with uPVC casements. I further observed that the visual difference between the top opening casement design and a sliding sash, in this case, would only be discernible when the window was opened. From the road, when closed, it appears a traditional sash and the colour of the painted timber has limited consequence to its overall appearance.
8. The significance of a CA is widely experienced. Proposals must therefore be judged according to their effect on a CA as a whole and have a moderate degree of prominence. For the reasons given, the replacement window would not be prominent and I find it would have a neutral effect on the character and appearance of the CA. It therefore meets the statutory duty at S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with paragraphs 199 to 202 of the National Planning Policy Framework. It further accords with Policies BE5, BE16, BE17 and H14 of the Sheffield Unitary Development Plan (1998) and Policy CS74 of the Sheffield Development Framework Core Strategy (2009) which together require a high standard of design that respects the details and materials of the original building and the distinctive heritage of an area.

Conclusion

9. For the reasons given above, I conclude that the appeal should be allowed.

R. Jones

INSPECTOR