



Appeal Decision

Site visit made on 15 April 2025

by **K Winnard LL.B Hons Solicitor**

an Inspector appointed by the Secretary of State

Decision date: 28 April 2025

Appeal Ref: APP/P2365/D/25/3359883

6 Granville Park, Aughton, Lancashire L39 5DU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Sue Read against the decision of West Lancashire Borough Council.
 - The application Ref is 2024/0749/FUL.
 - The development proposed is the replacement of existing windows and doors in 3 phases.
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Decision

1. The appeal is allowed and planning permission is granted for the replacement of existing windows and doors at 6 Granville Park, Aughton, Lancashire L39 5DU in accordance with the terms of the application, Ref 2024/0749/FUL 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 accordance with the following approved plans: 2673/PH/1 2673/PH/2 and 2673/PH/3.

Main Issue

2. The main issue in this appeal is the effect of the proposed development on the character and appearance of the area having regard to its conservation area status.

Reasons

3. The appeal property, No 6 Granville Park, (No 6) is a detached inter-war property situate within the Granville Park Conservation Area(GPCA) where there is a statutory duty to pay special attention to the desirability of preserving or enhancing the character of the area. In addition, the National Planning Policy Framework (the Framework) states that great weight should be attached to the conservation of designated heritage assets, in this case the GPCA.
4. No full conservation area analysis is before me but from the information before me and my observations on my site visit, the special characteristics of the GPCA are the setting of predominantly large Victorian villas within generous plot sizes in a serpentine layout in a mature verdant setting. There is considerable diversity in the style and design of the dwellings and several dwellings have benefitted from contemporary extensions or alterations incorporating large areas of glass, and modern features and materials. The use of timber is no longer a consistent feature

within the GPCA and there are examples of UPVC windows replacement in several of the dwellings. Taken together, the wide variety of contemporary redevelopment, and mix of materials contribute significantly to the present day character of the GPCA.

5. No 6 is one of several inter-war dwellings described as having a positive impact on the character of the GPCA. It stands well back from the highway within a generous plot. An UPVC conservatory granted permission in 2002 has been erected at the side of the dwelling. Properties closest to No 6 and which provide much of the immediate visual context, including No 10 Granville Park, which is of a similar design to No 6, have had UPVC windows fitted.
6. From the officer report and information before me, it seems that the use of UPVC windows on the rear elevations of No 6 is not ruled out per se and may be considered to be acceptable to the Council. I accept that the proposed replacement UPVC windows would subtly alter the character and appearance of No 6 and hence the GPCA. However the dwelling is set well back from the highway, is well screened by mature landscaping and the majority of the windows would be largely shielded from views and be unobtrusive in the street scene. The submitted drawings show the maintenance of existing fenestration design and types. Given the distances and screening from the highway, and other nearby examples, the modern materials would not in my view materially detract from the character of the dwelling and the wider area. As such the proposal would not cause harm to the character and appearance of the GPCA.
7. I therefore conclude that the proposed replacement windows would have a neutral effect that would preserve the character and appearance of the GPCA causing no harm to its significance. Accordingly the question of public benefits to outweigh any harm does not arise. As such I find no conflict with the Framework or Local Plan Policies GN3 and EN4 of the West Lancashire Local Plan 2012-2027 (adopted October 2013) which require development proposals to have regard to the historic character and to seek to preserve or enhance the heritage asset.

Conditions and Conclusion

8. I have attached a plans and time condition in the interest of certainty. For the reasons outlined above I allow the appeal.

K Winnard

INSPECTOR