



Appeal Decision

Site visit made on 11 November 2025

by **N McGurk BSc (Hons) MCD MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21 November 2025

Appeal Ref: APP/C4235/D/25/3374600

45 Longhurst Lane, Marple Bridge, Stockport, SK6 5AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant [outline] planning permission.
 - The appeal is made by Mrs Caroline Wright against the decision of Stockport Metropolitan Borough Council.
 - The application Ref is DC/095451.
 - The development proposed is replacement of single glazed wooden sash windows in ground and first floor bays on front elevation with double glazed deep rail heritage sash windows.
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Decision

1. The appeal is allowed and planning permission is granted for replacement of single glazed wooden sash windows in ground and first floor bays on front elevation with double glazed deep rail heritage sash windows at 45 Longhurst Lane, Marple Bridge, Stockport, SK6 5AE in accordance with the terms of the application, Ref DC/095451 and the plans submitted with it, subject to the following condition:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

Procedural Matter

2. The original proposal, as referred to on the application form, included the replacement of uPVC bathroom window with double glazed heritage sash window and replacement of existing uPVC porch door and side panel with double glazed uPVC porch door and side panel. These elements were removed from the proposal.

Main Issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the Marple Bridge Conservation Area.

Reasons

4. The appeal property is a semi-detached three-storey Victorian brick-built dwelling with a steeply pitched roof and with full height bays and half-timbered gables to the front elevation. It is located in a residential area along Longhurst Lane, close to its junction with Clement Road.
5. The appeal dwelling is set well back from Longhurst Lane, behind a brick wall, tall pillars, a driveway and a front garden. It is partially obscured from Longhurst Lane behind trees and planting. As such, whilst tall, the dwelling does not appear close

to or especially prominently along Longhurst Lane's frontage. The attached neighbouring dwelling, Number 47 Longhurst Lane appears a little more prominently in its surroundings, due to its side elevation facing towards Clement Road.

6. The appeal property is located within the Marple Bridge Conservation Area which is characterised by the presence of a range of attractive 19th and early 20th Century buildings set within a landscape notable for its steep hillsides, planned parkland and waterside settings.
7. The appeal dwelling dates back to the 19th Century and retains the majority of its period features, including those mentioned above, as well as original sash windows. During my site visit, I noted that whilst the position of the appeal dwelling, as described, results in the detailing of the sash windows being difficult to see from the public domain, the overall appearance of the windows do appear notably different from those of the adjoining dwelling, Number 47. Number 47's windows comprise modern double-glazed uPVC windows and detract from the overall appearance of the two adjoining dwellings.
8. It is proposed to replace the appeal dwelling's windows with double glazed uPVC heritage sash windows. The proposed replacement windows would have a very similar overall appearance to the original windows to be replaced. The difference in material – replacing wood with uPVC – would not be readily discernible from the public domain and would also be relatively hard to distinguish by anything other than a close inspection from within the appeal site.
9. Given the above, I find that the proposal would comprise a visually sensitive solution to replacing windows subject to rot and weather damage. The proposed new windows would only be observed in distant glimpses from which highly detailed elements would not be discernible and from where their heritage qualities would appear in keeping with the historical appearance of the host dwelling. No harm at all would arise in respect of the character and appearance of the Marple Bridge Conservation Area.
10. Taking all of the above into account, I find that the proposed development would preserve the character and appearance of the Marple Bridge Conservation Area. The proposal would not be contrary to the National Planning Policy Framework; to Policies SIE-1, SIE-3 or CS8 of the Stockport Core Strategy Development Plan Document (2011); or to saved Policies HC1.3 or CDH1.8 of the Stockport Unitary Development Plan Review (2006, saved 2009), which together amongst other things, seek to protect local character.

Conclusion

11. For the reasons given above, the appeal is successful.

N McGurk

INSPECTOR