
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 20/02/20

gan **C MacFarlane BSc(Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 30.03.2020

Appeal Decision

Site visit made on 20/02/20

by **C MacFarlane BSc(Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 30.03.2020

Appeal Ref: APP/H6955/D/20/3245906

Site address: 3 Worthenbury Mews, B5069 from Brookford Lodge to Church Road, Worthenbury, Wrexham LL13 0GA

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- 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 Miss Helen Whittle against the decision of Wrexham County Borough Council.
 - The application Ref WOR P/2019/0600, dated 26 May 2019, was refused by notice dated 13 November 2019.
 - The development proposed is described as 'to change current windows from wood to upvc style to remain the same as current style'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Worthenbury Conservation Area.

Reasons

3. The appeal property is a two-storey dwelling, which forms part of a development of two pairs of semi-detached properties within the Conservation Area. Although modern in age, the dwellings of Worthenbury Mews have been designed to reflect the traditional character of the Conservation Area, which includes the use of timber casement windows, and have retained their uniform appearance. The proposal would replace the existing windows with those of a similar style in uPVC material.
 4. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Policy EC7 of the Wrexham Unitary Development Plan (UDP) states that alterations to buildings within conservation areas must reflect the design and character of the area as a whole, and the form, scale, detailing and materials of existing buildings. This is supported by the adopted Worthenbury Conservation Area Assessment and Management Plan, which identifies the dwellings in Worthenbury Mews as having simple detailing in keeping with the character of the area. The assessment also identifies the replacement of timber windows and doors
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with uPVC as being detrimental to the visual quality of the area and eroding its character, with the design guidance in the management plan stating that such replacements are unacceptable.

5. Although the proposed windows would be similar to the existing in terms of their proportions and openings, the white uPVC frames would have a more uniform and reflective appearance when compared to painted timber frames and would lack the characteristic variation in finish. There is a lack of detail provided regarding the profile of the frames and glazing bars, however, based on the submitted evidence, this would not appear to accurately replicate the detailing of the existing windows but would instead have a flat appearance. The proposed windows would therefore detract from the appearance of the host property and from Worthenbury Mews as a group. This would erode the traditional character of the street scene, of which timber windows are a feature, and would therefore be harmful to the character and appearance of the Conservation Area.
6. I note there are other properties within the Conservation Area which have uPVC windows and the appellant has referred to examples where such replacements have occurred. However, I am not aware of the particular circumstances in those cases and must consider the appeal proposal on its own merits. I also consider that some of the examples reinforce my concerns outlined above and, as such, do not alter my decision.
7. I conclude that the proposal would fail to preserve or enhance the character or appearance of the Conservation Area and would be contrary to Policy EC7 of the UDP, which requires development to respect the character of the area and resists that which is inappropriate or unsympathetically designed.
8. In reaching my decision, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG Act). I have taken into account the ways of working set out at section 5 of the WBFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives, as required by section 8 of the WBFG Act.

Conclusion

9. For the reasons given above, the appeal is dismissed.

Claire MacFarlane

INSPECTOR