



Appeal Decision

Site visit made on 11 April 2011

by R W N Grantham BSc(Hons) MRSC MCIWEM C.WEM

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 April 2011

Appeal Ref: APP/Y1110/D/11/2144644
35 Blackboy Road, Exeter, Devon EX4 6SZ

- 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 M Russell against the decision of Exeter City Council.
 - The application Ref 10/1743/03, dated 18 October 2010, was refused by notice dated 9 December 2010.
 - The development proposed is to replace existing timber sliding sash windows with new high quality uPVC sliding sash windows.
-

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue here is the impact of the proposed development on the character and appearance of the area.

Reasons

3. This detached Victorian building, with its distinctive brickwork and prominent bay windows, makes a positive contribution to the character and appearance of the Belmont Conservation Area (CA) in which it sits. Its timber sliding sash windows, whilst in need of repair or replacement, are integral to its appearance and to the contribution that it makes.
4. The uPVC replacement windows, that the appellant wishes to install, are intended to be sympathetic to the building and to the wider CA. I accept that they would be less bulky and awkward in appearance than some earlier designs, and that their sliding sashes would reflect existing arrangements, but their sterile finish would be unlike painted wood and this would undermine the building's contribution to the CA.
5. I recognise that the Blackboy Road street scene has evolved to a point where the character and appearance of buildings, in the vicinity of the appeal site, is highly varied; indeed, there are some listed and some less attractive buildings nearby. Given that variability, the proposed development would not be in clear conflict with either Policy DG1 of the (2005) Exeter Local Plan Review (LP) or Policy CO6 of the (2004) Devon Structure Plan (SP).
6. Certainly, as the (2007) CA Appraisal and Management Plan notes, the quality of the CA has been eroded, in places, by the use of uPVC replicas of traditional windows and doors. Many of these will have been installed as permitted

development, but others evidently post-date the (2008) changes to the General Permitted Development Order. Nevertheless, it is important that traditional, but unlisted, buildings such as No 35 are maintained in a way that respects the CA and helps to protect it.

7. Whilst the appeal scheme would provide windows that are designed to meet Building Regulations' requirements, and be resistant to deterioration, it would neither preserve nor enhance the character or appearance of the Conservation Area. In these terms the proposals fail to satisfy LP Policy C1 and SP Policy CO7.
8. I have taken account of all other matters raised but, for the reasons given above, I conclude that the appeal should be dismissed.

Rupert Grantham

INSPECTOR

If you require an alternative accessible version of this document (for instance in audio, Braille or large print) please contact our Customer

Services Department:

Telephone: 0870 333 1181

Fax: 01793 414926

Textphone: 0800 015 0516

E-mail: customers@english-heritage.org.uk