



# Planning Services

## COMMITTEE REPORT

### APPEAL UPDATE

#### DECISIONS RECEIVED:

APPEAL REF: APP/X1355/D/12/2188713

LPA REF: 7/2012/0266/DM

#### APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION FOR REPLACEMENT WINDOWS AT 13 RECTORY ROW, SEDGEFIELD

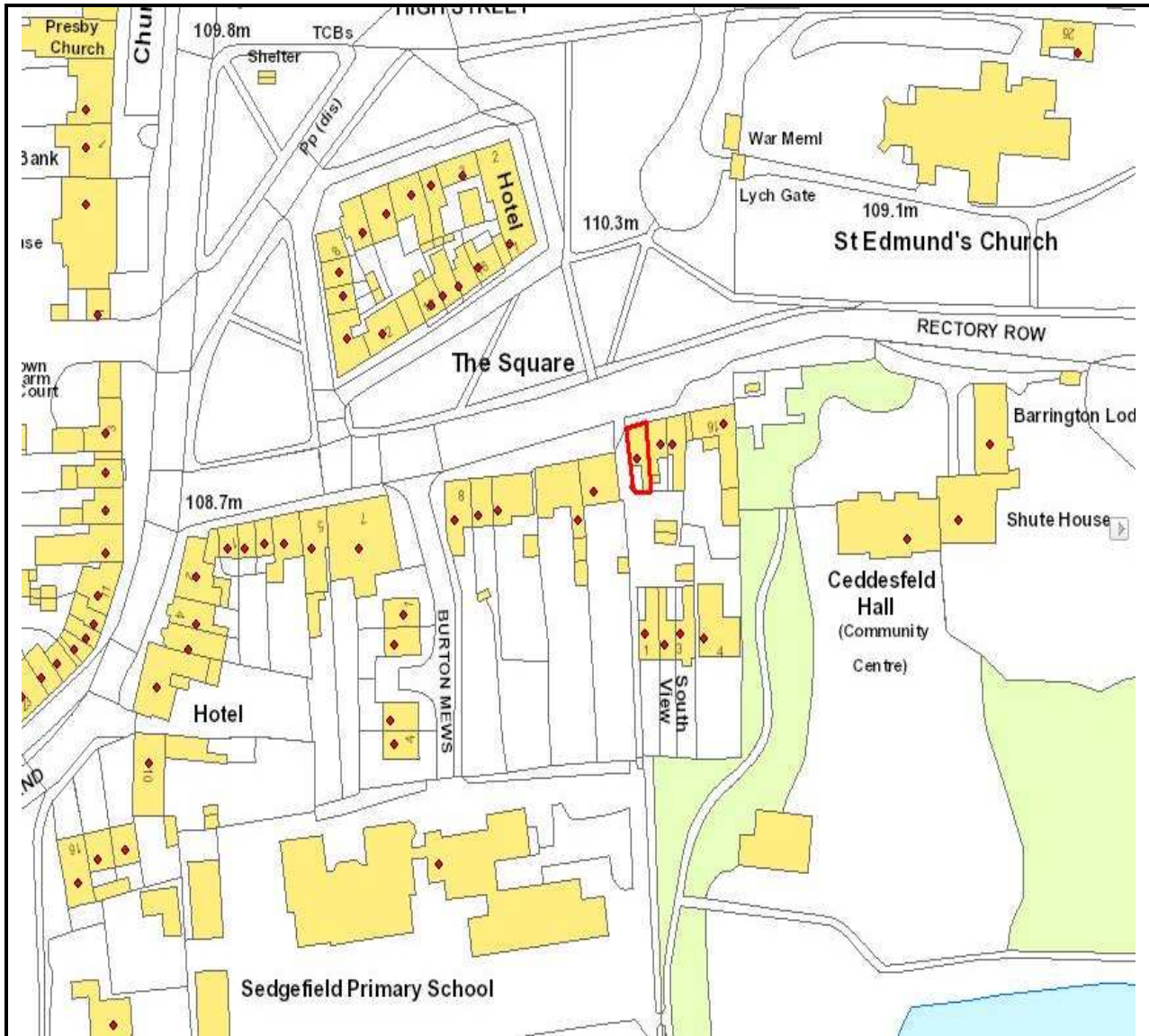
1. This appeal relates to an application for retrospective planning permission for the replacement windows in the front elevation of 13 Rectory Row, Sedgfield. The application was refused under delegated powers on 4 October 2012 for the following reason:

*The Local Planning Authority considers that the proposed windows, by reason of their material and design, result in a development that fails to be in keeping with the traditional character and appearance of the host property, and would fail to preserve or enhance the character and appearance of the Sedgfield Conservation Area. This would be contrary to Policy E18 of the Sedgfield Borough Council Local Plan and Policy 8 of the RSS.*

2. The appeal was **allowed**. In arriving at the decision the Inspector considered the main issue was the effect of the proposal on the character and appearance of the Sedgfield conservation area.
3. The property, while readily visible from the village green to the front, is not particularly noticeable or prominent within the conservation area, especially when taken in context with nearby notable buildings. As a result the Inspector considered the building has a very limited contribution to the historic character of the conservation area.
4. The difference between the previous timber windows and the current UPVC windows would only be apparent when viewed from close quarters. As no alteration was made to the size or location of the window openings and the inconspicuous nature of the property, it is considered that the alterations have not materially affected the character and appearance of the conservation area, and that there was therefore no conflict with Local Plan Policy E18.
5. Consideration was not given to the property being covered by an Article 4 Direction.

#### RECOMMENDATION

6. That the decision is noted.



**Planning Services**

Replacement windows at no. 13 Rectory Row, Sedgefield (Retrospective)  
7/2012/0266/DM

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**Comments**

**Date** 21 March 2013

**Scale**