

MILL HOUSE, OAK ST, CHEADLE

STATEMENT OF REASONS FOR THE VARIATION OF CONDITION 2 AND THE REMOVAL OF CONDITIONS 4 & 5

The original application sought consent for PVCu windows on the basis that, compared to timber windows they were:

- more economically viable
- more durable
- more energy efficient
- required less maintenance
- visually, not dissimilar to timber windows

Condition 4 requires that all window frames shall comprise timber finishing materials. The reason given is: in the interests of the character and appearance of the Conservation Area. The significant consideration is, therefore, the visual appearance of the windows. In his email of 19/08/25 to the applicant, the case officer, Chris Johnson, had concerns that PVCu windows might have a bulky outer frame. This is, in fact, not the case. Attached are section details (drwg no MH-100) of the proposed system (Rehau Rio) and it can be seen that the outer frame, mullions and transoms are actually slightly slanderer than the submitted timber section details. The casement face width is virtually identical to that of the timber windows so, all in all, the PVCu frame widths should be visually acceptable. Chris Johnston did concede that flush-fitting PVCu casements, which these are, have, on occasion, been approved in Conservation Areas.

We have further sought to reduce the apparent bulk of the frames by removing the transoms and top opening lights and reverting to a simple pair of 6-pane side-hung casements. We note that this was the preferred arrangement noted in the consultation response from the conservation officer; this would therefore, represent an improvement on the approved style of window.

We would propose a smooth finish to the PVCu frames as this would, visually, appear identical to a painted timber window. As timber windows are invariably sanded before painting, we would not propose a grained finish.

Condition 5 requires that all doors shall comprise timber finishing materials. We are proposing to supply the doors in a simple v-grooved composite material to generally match timber doors in appearance and finish.

In conclusion, we consider that PVCu windows and composite doors would not be dissimilar, in appearance, to timber windows and doors and would not, therefore, harm the character and appearance of the Conservation Area. It is therefore unreasonable to require that the windows and doors be of a timber finish and the conditions should be removed.

As we are proposing to change the elevation design in terms of window style, as noted above, it would be appropriate vary Condition 2 to reflect the attached substituted drawings.