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## APPLICATION DETAILS

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<b>APPLICATION NO:</b>	3/2014/0008
<b>FULL APPLICATION DESCRIPTION:</b>	<b>ERECTION OF 9 DWELLINGS</b>
<b>NAME OF APPLICANT:</b>	DURHAM DIOCESE BOARD OF FINANCE
<b>ADDRESS:</b>	LAND EAST OF FAIRFIELD COTTAGES, STANHOPE, BISHOP AUCKLAND,
<b>ELECTORAL DIVISION:</b>	WEARDALE
<b>CASE OFFICER:</b>	<b>Adrian Caines</b> Senior/Planning Officer 03000 263943 adrian.caines@durham.gov.uk

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The site

1. The application site extends to 0.52 hectares and is located on the northern fringe of Stanhope on land to the east of Fairfield Cottages and Fairfield House off East Lane. It is currently used for agricultural grazing and surrounded by residential development to the south, south east and west, and agricultural land containing remnants of historic mine workings to the north. East Lane bounds the site to the south and east with residential dwellings bordering the road to the south. There are no trees within the site, and the only notable trees adjacent to the site are towards the north west corner and within the grounds of Fairfield House. The roadside trees along East Lane are poor quality. Site levels fall quite steeply from north to south offering good views to the south across the valley.
2. The site is excluded from the development limit, which skirts immediately around the site to the west, south and east, but it falls within the conservation area and the Area of High Landscape Value (AHLV).

### The proposal

3. Planning permission is sought for the erection of 9 dwellings with a new vehicular access off East Lane. The dwellings would all be 2 storey comprising of 6 large terraced properties, which would be located at the front of the site along the road, and 3 detached dwellings behind the terraced properties in the north west corner of the site. Each property would have its own attached garage with additional driveway parking space to ensure a minimum of at least 2 parking spaces per dwelling. Proposed building materials would be stone and slate to reflect the character of surrounding development, apart from the less visible rear elevation of the detached dwellings, which would be painted render. The access road would be a mix of coloured asphalt and tegular block paving. The existing stone walls surrounding the

site would be retained, apart from where the new access would be formed. It is also proposed to bury the power lines currently crossing the site.

4. The application has been called to Committee because of an objection by Stanhope Parish Council.

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## **PLANNING HISTORY**

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5. There is no relevant planning history on the site.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

6. On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). The framework establishes a presumption in favour of sustainable development. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. The following elements of the NPPF are considered most relevant to this proposal:
  7. *NPPF Part 6 - Delivering a wide choice of high quality homes* states housing applications should be considered in the context of the presumption in favour of sustainable development. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
  8. *NPPF Part 11 - Conserving and enhancing the natural environment* states that the planning system should contribute to and enhance the natural and local environment.
  9. *NPPF Part 12 - Conserving and Enhancing the Historic Environment* states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation; and significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

### **LOCAL PLAN POLICY:**

10. The following saved policies of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 are considered to be consistent with the NPPF and can therefore be given weight in the determination of this application:
  11. *Policy GD1 (General Development Criteria):* All new development and redevelopment within the district should contribute to the quality and built environment of the surrounding area and includes a number of criteria in respect of impact on the character and appearance of the surrounding area; avoiding conflict with adjoining uses; and highways impacts.
  12. *Policy ENV1 (Protection of the Countryside):* The District Council will seek to protect and enhance the countryside of Wear Valley.

13. *Policy ENV3 (Area of Landscape Value)*: Development will not be allowed which adversely affects the special landscape character, nature conservation interests and appearance of the Area of Landscape Value.
14. *Policy BE1 (Protection of Historic Heritage)*: The District Council will seek to conserve the historic heritage of the District by the maintenance, protection and enhancement of features and areas of particular historic, architectural or archaeological interest.
15. *Policy BE5/BE6 (Conservation Areas)*: New Development in Conservation Areas will only be permitted if they preserve or enhance the character of the area in terms of scale, bulk, height, materials, colour and design; have appropriate materials; and satisfy the objectives of Policy GD1 of the plan.
16. *Policy H3 (Distribution of Development)*: New development will be redirected to those towns and villages best able to support it. Within the limits to development of towns and villages, as shown on the Proposals Map, development will be allowed provided it meets the criteria set down in Policy GD1 and conforms to other policies within the plan.
17. *Policy H24 (Residential Design Criteria)*: New residential development should reflect the density and character of the locality, provide suitable access, have suitable private amenity space and have acceptable window relationships with existing dwellings.
18. *Policy T1 (General Highways Policy)*: All developments which generate additional traffic will be required to fulfil Policy GD1 and provide adequate access to the development; not exceed the capacity of the local road network; and be capable of access by public transport works.

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

19. *Stanhope Parish Council* objects to the proposal because this is a greenfield site, outside the settlement boundary and the land is not designated for housing.
20. *The Highway Authority* has no objection. It is acknowledged that the site does not have good highway linkages, but the low density of development proposed and external footway link improvement means a highways refusal cannot be sustained. Comments made previously on minor design matters have been taken on board to amend the scheme.
21. *Northumbrian Water* has requested a condition for a scheme of surface and foul water to be approved.

### **INTERNAL CONSULTEE RESPONSES:**

22. *Design & Conservation* made comments on shortcomings in the applicant's Heritage Statement, but nevertheless consider the scheme to be well thought out, taking

advantage of the levels and constraints of the site, relating well to the character of the conservation area and making good reference to local vernacular. Comments about footpath treatment and traffic calming have been addressed in the amended scheme. Conditions are suggested to remove permitted development rights from the elevations facing East Lane and to control specification of materials.

#### **PUBLIC RESPONSES:**

23. The application has been publicised by press notice, site notice and neighbour letters. 7 objections have been received. The main points raised in the objections are summarised below:

- The need for further housing in Stanhope is questioned with the affordable housing development currently taking place at East End Stanhope.
- The site is not unattractive as described by the applicant and it is considered that the development and its high roofs would be prominent and spoil an attractive greenfield area.
- The narrow roads surrounding the site are considered to be unsuitable to cope with the additional traffic from the new houses and are dangerous in winter when icy.
- The drains won't be able to cope with additional stormwater off the development.
- It is unclear what will happen to the overhead electric lines crossing the site.
- There would be overshadowing and loss of privacy to 11 Union Lane and Newfield Farm.
- Development on the field would have a detrimental impact on the self catering holiday business at Fairfield House. It would affect outlook and cause disruption during construction, which will be detrimental to bookings.

#### **APPLICANTS STATEMENT:**

24. The application seeks the development of nine high quality attractive residential dwellings on land to the east of Fairfield Cottages, Stanhope.

25. The detailed application for the development has been comprehensively assessed against national and local policy and fully accords with the framework. In addition, the application has been supported by the submission of a detailed Planning Statement, Design & Access Statement and Heritage Statement.

26. The proposed development aims to enhance the village through the transformation of grazing land into high quality and sustainable residential development that makes a positive contribution to the surrounding area.

27. Situated within Stanhope Conservation Area, it is considered that the development will have a positive impact on the surrounding area. The high quality design has incorporated features of neighbouring properties to ensure that the dwellings remain true to their historic setting. The design has had regard to the adjacent dwellings in the immediate locality. As such, the terraced properties that will overlook High Street and East Lane respectively are located a minimum of 19 meters from the adjacent properties on these streets. This distance was agreed in discussion with the local planning authority and considers the natural topography and local urban grain. As a result, there will be no overlooking or significant adverse overshadowing of any residential development along East Lane.

28. The site is well contained by East Lane and existing residential development and its central location within the village ensure key services and facilities are within walking distance. The addition of nine new family sized dwellings within the village has the potential to strengthen the existing settlement and integrate with the existing residential community in Stanhope.
29. The proposal seek to deliver larger detached houses which were identified in the Strategic Housing Market Assessment (2013) as being in high demand within the local housing market area. Furthermore the Strategic Housing Land Availability Assessment (2013) identifies few suitable and deliverable housing sites in Stanhope despite the emerging County Durham identifying a need for twenty dwellings over the next plan period. The proposed development therefore offers the opportunity to meet some of this need and assist in meeting the identified housing targets within Stanhope
30. A full Highways Assessment has been undertaken which has confirmed that East Lane is capable of serving the proposed development. The Local Highways Authority has also submitted no objection to the scheme.
31. The development is situated within a sustainable location, contained within the existing settlement lines, and will significantly enhance the village and its surroundings. There are no significant reasons that would prevent the delivery of the site and the development would make a positive contribution to meeting the identified housing need in Stanhope and West Durham.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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24. Having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004, development plan policies and relevant guidance, and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development; impact on the conservation area and Area of Landscape Value; impact on neighbouring properties; and highway safety.

### Principle of development

25. The site is greenfield land outside the development limits of Stanhope and therefore the development would be a departure from the development plan, particularly local plan policy H3 which seeks to locate new housing within the development limits of towns and villages capable of accommodating new development (those that have a range of services). It is however noted that although the site is excluded from the development limits it is tightly bordered by housing to the west, south and east, and the rising land forms a strong boundary to the north. Housing also continues north up East Lane. Therefore notwithstanding its current agricultural use and inclusion in the AHLV designation, the site is well related to the form and physical confines of the settlement and the new dwellings would be viewed as part of the settlement rather than an encroachment into the countryside. Local Plan policies ENV1 and ENV3, which relate primarily to development in the open countryside are therefore of little relevance in this case.
26. The NPPF is an important material consideration and more up to date than the Wear Valley Local Plan. A key strategic policy objective of the NPPF is to support strong, vibrant and healthy communities by providing the supply of housing required to meet

the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs. Local Planning Authorities are expected to create sustainable, inclusive mixed communities in all areas both urban and rural, and housing applications have to be considered in the context of the presumption in favour of sustainable development.

27. The County Durham Settlement Study identifies Stanhope as a tier 2 Secondary Settlement which indicates it has a wide range of local services and facilities. Although the site would be situated on the periphery of the town, the services and facilities in the town would be within short walking/cycling distance (300m). The scale of development proposed would be commensurate with the role of Stanhope in the settlement hierarchy and the development would aid the vitality and viability of its local services, which play an important role in supporting the wider rural area. Stanhope is therefore a sustainable location for new housing and its range of local services makes it a preferable location to support housing delivery and need in the wider Weardale area. The large, high quality, bespoke dwellings proposed would cater for a distinctly different housing market compared to the affordable scheme at East End and there are few identified deliverable housing sites in Weardale to secure the type and quality of housing proposed. This scheme, together with the affordable development at East End would have a complimentary role in meeting the NPPF objectives of providing a wide choice of high quality homes and creating sustainable mixed communities.
28. The principle of development is therefore wholly in accordance with the up to date guidance in the NPPF and its aims of promoting sustainable patterns of development. The presumption in favour of sustainable development therefore outweighs the departure to Wear Valley Local Plan Policy H3 in this case.

#### Impact on the conservation area and Area of High Landscape Value

29. The site lies within the Stanhope Conservation Area and therefore regard has to be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Stanhope Conservation Area. This is reflected in Wear Valley local Plan Policies BE1, BE5 and BE6, as well as Section 12 of the NPPF. The site also falls within the Area of High Landscape Value where protection of landscape quality is the key objective, but this is a local designation that does not have the same statutory protection and weight afforded to the Area of Outstanding Natural Beauty, and is not being carried through to the emerging County Durham Plan. It therefore carries little weight as a landscape designation.
30. The significance of the site relates to its contribution to the character and appearance of the conservation area, rather than its relationship to surrounding countryside. The applicant's Heritage Statement describes the site as unattractive; however that is not the case. Apart from the overhead lines and electricity equipment there is nothing fundamentally unattractive about the site and it makes a contribution to the rural character of the town. However, because of its sense of enclosure by the combination of development, East Lane and the mound to the north the site, the site is viewed more as part of the town, rather than having any strong interrelationship with the surrounding landscape and AHLV. It is also not a highly visible site from the wider surrounding area. The main views into the site are close-up from East Lane immediately to the east and the top of Union Lane and Martin Street to the south. The only longer distance views of any significance are from the B6278 on the

opposite side of the valley at about 1.2km where site is seen in the context of the rest of the town. The development would not be seen as an intrusion beyond the existing settlement form into the countryside and accordingly, would not therefore be harmful to the purposes the AHLV designation and local plan policy ENV3 in respect of seeking to protect the landscape quality of the area.

31. In terms of the impact on the character and appearance of the conservation area, loss of the site as a rural open space would be balanced by the very high standard of development that would be achieved and the additional benefits of boosting the supply and choice of high quality housing stock in Stanhope. The development would establish a strong frontage onto East Lane reflecting the existing pattern and terraced form of housing in the area with the detached dwellings located to the rear of the site where they would be less visible. Great care has been taken in the design, detailing and use of materials in the proposal to reflect the local distinctiveness and vernacular to a high standard appropriate for the conservation area. The density of development has been kept low to respect the rural character and edge of town setting and internally the development would retain a spacious rural character. Amendments have been made to the treatment of the highway surface and footpaths to give the development more of a rural feel by reducing the dominance of the highway and width of footpaths. To help achieve this it is proposed to use a mix of subdued coloured asphalt and tegular block paving in the highway, the specific details of which can be conditioned for approval. The roof heights would relate well to the height of adjacent buildings and the dwellings would not appear prominent in the wider setting because of the backdrop of steeply rising land behind. Fairfield House, Newfield Farm and the new houses behind Newfield Farm are all substantial heights. Use of natural slate on the roofs would further help to assimilate the development into the existing roofscape of the town. The existing walls around the site would be retained, as annotated on the plans, apart from where the new vehicular access would be formed. The overhead electrical lines and infrastructure would be buried representing a significant visual improvement.
32. Therefore, having regard to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the high standard of development proposed would preserve the character and appearance of the Stanhope Conservation Area. The impact on the AHLV would also be acceptable. The proposal therefore accords with Wear Valley Local Plan Policies GD1, BE1, BE5, BE6 and ENV3, as well as the relevant provisions in Parts 11 and 12 of the NPPF.
33. Given the great care that has been taken to produce a quality scheme that relates well to its surroundings in the conservation area, and because it is the back of the dwellings that would front onto East Lane, the removal of permitted development rights on those dwellings would be justified in order to prevent any inappropriate alterations that would detract from the appearance of the development from East Lane.

#### Impact on neighbouring properties

34. There are some properties that border or look onto the application site and objections in respect of the impact on neighbouring properties have been received from 11 Union Lane, Newfield House and Fairfield House.
35. 11 Union Lane is a 2 storey detached dwelling located across East Lane immediately to the south of the application site and therefore there would be no overshadowing from the proposed development. The main outlook from 11 Union Lane and its

garden is south (the other side to the application site), but it does have a single window in the ground floor extension and single first floor bedroom window in the main house facing north onto the application site. There would be just under 20m between the ground floor window and dwellings opposite, but the application site is raised a few meters above street level and the outlook from that window is into the existing boundary wall. The first floor bedroom window is set further back in the main dwelling and there would be just under 22m between that window and the dwellings opposite. This represents an acceptable window relationship and would ensure there was no unreasonable loss of privacy to 11 Union Street.

36. Newfield Farm lies to the south east of the application site on the corner of East Lane and again there would be no overshadowing from the proposed development because the site lies to the north. The front of the dwelling faces directly down East Lane, but it does have views across the application site. The views from the front would fundamentally change following the proposed development, but loss of view is not a material planning consideration to which any weight can be given, and the proposed development onto which it would look would be a very high quality. At its closest there would be approximately 26m between the windows in the main dwelling and proposed dwellings. This reduces to 19m between the single storey extension and where the proposed dwellings would round the corner further north, but given that is a secondary element of Newfield Farm and that the existing front to front distances nearby along Martin Street and Front street are between 10m and 14m, it is considered to represent a reasonable relationship, in keeping with the existing pattern of development in the town, and would not lead to unacceptable impacts from loss of privacy, or appearing overbearing.

37. Fairfield House is set well back from the road towards the north west corner of the application site. It is a substantial property set in large grounds with its main outlook south onto High Street, but it does have a number of windows in its eastern elevation which look across the application site. It is currently in use as luxury 8 bedroom self catering holiday accommodation and there has clearly been significant investment in the refurbishment of the property to a very high standard. The concerns expressed in the objections are about the potential impact of the development on the running of the holiday business, particularly in regard to the change in the character of its surroundings and potential disturbance during the construction period and effect it may have on bookings. It is accepted that the quality of its surroundings is an important factor for the attraction of the holiday accommodation and views over the site will be significantly changed. Fairfield House is however within a town setting, rather than in isolated countryside and therefore isolation and an unspoiled rural setting are not likely to be key features of attraction for the holiday accommodation. Newfield Farm and the new housing behind it lie beyond the application site to the east and therefore views to the east from Fairfield House are not of clear unbroken countryside. The proposed dwellings would be located forward of the front elevation of Fairfield House with the closest approximately 24m away and therefore they would not be directly opposite the east facing windows of Fairfield House. The direct views from those windows would be over the gardens of the new dwellings through to the countryside beyond. This relationship, together with the overall quality of the proposed development would ensure a high quality setting would be retained around Fairfield House and therefore it is considered that the presence of the finished development should not unduly impact on the long term viability of the holiday business. During the construction period the appearance of the site would suffer and there may be some disruption from construction activity, noise and traffic, but those would be temporary effects and when balanced against the longer terms benefits of boosting housing supply and securing high quality development, along with the



economic spinoffs from construction, these impacts would not be sufficient to justify refusal of an otherwise high quality and acceptable development.

38. As for the other nearby properties, no.1 Fairfield Cottages is the closest to the application site, but it does not have any windows in its east facing gable elevation and there would be nearly 38m between windows to the rear. No.20 Martin Street has 2 windows in its north gable looking over the application site, but the nearest of the proposed dwellings would be approximately 25m away. No.12 Martin Street is located next to Newfield Farm, but it only has 1 window looking directly up East Lane and the nearest of the proposed dwellings would be approximately 28m away.
39. It is therefore considered that the proposed development would not have any unacceptable impacts on surrounding properties and accords with Wear Valley Local Plan Policies GD1 and H24.

### Highway Safety

40. There have been a number of objections received in respect of the suitability of the highway network to accommodate the additional vehicle movements generated by the proposed development, as well as the safety of the access and road conditions during winter.
41. On-street parking significantly reduces the width of the approach roads in Union Street, Martin Street, Graham Street and to a lesser extent High Street. This was identified as a constraint early on in pre application discussions with the Highway Authority and was a fundamental factor in limiting the number of houses proposed to just 9. Notwithstanding the narrow approach roads, the vehicle movements associated with 9 dwellings would not exceed the capacity of the surrounding roads, particularly as there are four possible routes to the site and the length of restriction in Union Street, Martin Street and Graham Street is just 100m from the A689, which is the main road through Weardale.
42. The proposal includes improvements to the pedestrian footpath along East Lane and the Highway Authority is satisfied with the safety of the new site access, internal highway and parking provision, which provides garaging as well as two driveway spaces per dwelling. The condition of the roads in winter is an issue already experienced by all existing properties and is managed by the County Council. Because of the site gradient and proposed layout, together with an appropriate surface water drainage scheme, which will be conditioned for approval in consultation with Northumbrian Water, the assumptions made in the objections that the development would lead to significant discharge of surface water onto East Lane, thereby worsening the icy conditions in winter, are not reasonable.
43. The NPPF advises that development should only be refused on highway grounds where the cumulative residual impact on highway safety would be severe. That would not be the case in this proposal and therefore it is considered that the proposal accords with Wear Valley Local Plan Policies GD1 and T1, as well as paragraph 32 of the NPPF.

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## CONCLUSION

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44. Although the application site lies outside the development limits of Stanhope, the development would not be seen as an intrusion into the countryside and would be

wholly in accordance with the NPPF aims of promoting sustainable patterns of development. The proposed dwellings would relate well to the surrounding area, landscape of the AHLV and neighbouring properties, and would deliver a high quality of development that would preserve the character of the conservation area, while also not prejudicing highway safety. The proposal therefore accords with Wear Valley Local Plan Policies GD1, BE1, BE5, BE6, H24 and T1, as well as NPPF Sections 6, 11 and 12. In the balance, these factors override the general in-principle conflict with Wear Valley Local Plan Policies H3 and ENV1.

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## RECOMMENDATION

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That the application be **APPROVED** subject to the following **conditions and reasons**.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

2. The development hereby approved shall be carried out in strict accordance with the following approved plans.

Plan Reference Number:	Date received:
Site Location Plan	8 January 2014
Proposed Site Plan AL(0)03 Rev A	10 March 2014
House Layouts Type A AL(0)10	8 January 2014
House Layouts Type B AL(0)11	8 January 2014
House Layouts Type C AL(0)12	8 January 2014
Detached House Layouts AL(0)13	8 January 2014
East Lane Elevations AL(0)20	8 January 2014
Street Elevations AL(0)21	8 January 2014
Street Elevations AL(0)22	8 January 2014
Site Section AL(0)23	8 January 2014
Plan & Road Long Section SK002 Rev A	8 January 2014

*Reason: To define the permission.*

3. No development shall take place until longitudinal and cross section engineering drawings of the proposed internal road and East Lane footway link have been submitted to and approved in writing by the Local planning authority. The development shall be completed in accordance with the approved details.

*Reason: In order to ensure new roads and footways are of the standard required to serve the approved dwellings. In the interests of highway safety and to comply with policy GD1 of the Wear Valley District Local Plan.*

4. Before the occupation of any dwelling hereby approved the estate road, footways, turning space and driveways shall be properly consolidated and surfaced.

*Reason: In the interests of highway safety and the amenity of the area and to comply with policy GD1 of the Wear Valley District Local Plan.*

5. Notwithstanding any details of materials submitted with the application no development shall take place until details of the make, colour and texture of all road surface and driveway materials have been submitted to and approved in writing by the Local planning authority. The development shall be completed in accordance with the approved details.

*Reason: To secure an appropriate high standard of development in the conservation area and to comply with policies GD1, BE5 and BE6 of the Wear Valley District Local Plan.*

6. No development shall take place until full details of both hard and soft landscape works, including specifications of new planting and hard surface materials, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved within the first available planting season following the first occupation of each individual plot to which they relate. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development of each individual plot shall be replaced in the first available planting season with others of similar size and species. Replacements will be subject to the same conditions.

*Reason: To secure an appropriate high standard of development in the conservation area and to comply with policies GD1, H24, BE5 and BE6 of the Wear Valley District Local Plan.*

7. Notwithstanding any details of materials submitted with the application no development shall take place until samples of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. This shall include the erection of a sample stone panel on the site for written approval from the Local planning authority. The approved sample panel shall remain in place throughout construction and the development shall be constructed in accordance with the approved walling and roofing details.

*Reason: To secure an appropriate high standard of development in the conservation area and to comply with policies GD1, H24, BE5 and BE6 of the Wear Valley District Local Plan.*

8. No development shall take place until joinery and section details at a scale of no less than 1:20 of all windows and doors have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details and thereafter retained as such.

*Reason: To secure an appropriate high standard of development in the conservation area and to comply with policies GD1, H24, BE5 and BE6 of the Wear Valley District Local Plan.*

9. No development shall take place until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details and completed prior to occupation of the first dwelling.

*Reason: To prevent the increased risk of flooding from any sources in accordance with policy GD1 of the Wear Valley District Local Plan and the NPPF.*

10. The following design requirements shall be incorporated into the development and thereafter retained:

- a) All windows and doors shall be timber.
- b) All windows and doors shall be recessed at least 100mm from the face of the building.
- c) All lintels and cills shall be natural stone.
- d) All rooflights shall be flush fitting conservation style.
- e) All rainwater goods shall be black and hung on traditional brackets.
- f) The roof coverings shall be natural slate.
- g) All driveways shall be constructed with a porous material.

*Reason: To secure an appropriate high standard of development in the conservation area and to comply with policies GD1, H24, BE5 and BE6.*

10. Notwithstanding the provisions of Classes A and E of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (or any Statutory Instrument revoking or re-enacting that Order with or without modification) no enlargement, improvement or other alteration shall be carried out to the rear of units 1-6 and no buildings, including sheds, garages and glass houses shall be erected to the rear of units 1-6 without the prior written approval of the Local planning authority upon an application submitted to it.

*Reason: To maintain the character of the development and preserve the character of the conservation area, and to comply with policies GD1, H24, BE5 and BE6.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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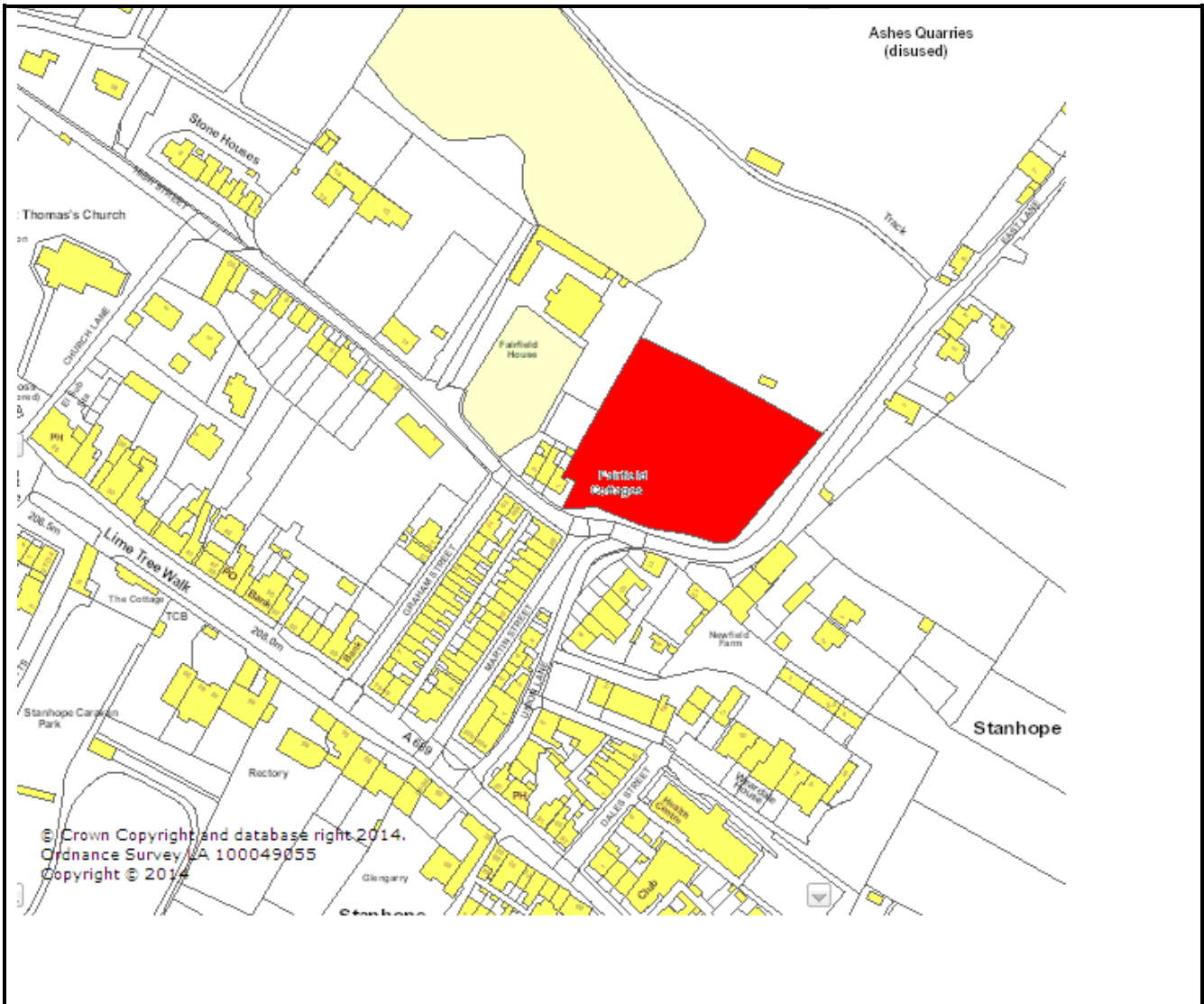
45. The Local Planning Authority in arriving at its recommendation to support this application has, without prejudice to a fair and objective assessment of the proposals, issues raised, and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF.

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## **BACKGROUND PAPERS**

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Submitted Application Forms, Plans and Statements  
National Planning Policy Framework  
Wear Valley Local Plan  
Consultee comments  
Public Consultation Responses



**Planning Services**

Land East of Fairfield Cottages,  
Stanhope

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9 dwellings

**Date 20/03/2014**