

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/16/02170/FPA
FULL APPLICATION DESCRIPTION:	Demolition of existing dormer bungalow and erection of one detached dwelling with ancillary works.
NAME OF APPLICANT:	Mr Frank Stephenson
ADDRESS:	The White House, Newcastle Road, Crossgate Moor, Durham.
ELECTORAL DIVISION:	Nevilles Cross
CASE OFFICER:	Susan Hyde, Planning Officer, 03000 263961 susan.hyde@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1 SITE: The application site relates to a detached dormer bungalow located behind Abbey Vets at Crossgate Moor, Durham which is located to the west of Durham City. The area is an established residential area with mainly large detached houses to the south, detached and bungalows to the north and a Sainsbury's Local supermarket. To the west are gardens with open countryside beyond and semidetached houses to the east.

2. PROPOSAL: The proposal is to demolish the existing dormer bungalow on the site and relocate the new proposed dwelling further west into the site. A larger dwelling is proposed which is two storeys high with additional accommodation in the roof space and accommodation in the basement constructed of natural stone with a natural blue slate roof. The internal floor plan shows a generously proportioned house with around nine bedrooms at first and second floor – although some are annotated with different names. The main reception rooms and garaging are provided on the ground floor and bespoke residential rooms in the basement. The site is a sloping site and the land falls away from Newcastle Road to the west with Abbey Vets being at a lower level than the road and the proposed dwelling having a ground level below Abbey Vets.

3. The application is brought before members of the Planning Committee at the request of Cllr Grenville Holland. He wishes to support residents' concerns that the size and scale of this dwelling will be out of keeping with the adjacent properties and the locality, and that the close proximity to the Neville's Cross Battlefield is being disregarded in archaeological terms as drilling has already occurred on site.

PLANNING HISTORY

4. No planning history on this site.

NATIONAL POLICY

5. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings - economic, social and environmental, each mutually dependant. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'.

6. NPPF Part 1 - Building a Strong and Competitive Economy. The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

7. NPPF Part 6 - Delivering a Wide Choice of High Quality Homes. Local Planning Authorities should use evidence bases to ensure that their Local Plan meets the needs for market and affordable housing in the area. Housing application should be considered in the context of the presumption in favour of sustainable development. A wide choice of homes, widened opportunities for home ownership and the creation of sustainable, inclusive and mixed communities should be delivered. Where there is an identified need for affordable housing, policies should be met for meeting this need unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and such policies should also be sufficiently flexible to take account of changing market conditions over time.

8. NPPF Part 7 - Requiring Good Design. The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.

9. NPPF Part 8 - Promoting Healthy Communities. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.

10. NPPF Part 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change. Planning plays a key role in helping shape places to secure Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources. Inappropriate development in areas at risk of flooding should be avoided.

11. NPPF Part 11 - Conserving and Enhancing the Natural Environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

The above represents a summary of the NPPF considered most relevant the full text may be accessed at:

RELEVANT EMERGING POLICY

The County Durham Plan

12. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

LOCAL PLAN POLICY:

Policy H2 (New Housing within Durham City) states that new residential development comprising windfall development of previously developed land will be permitted within the settlement boundary of Durham City subject to safeguards.

Policy Q5 (Landscaping General Provision) sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.

Policy Q8 (Layout and Design - Residential Development) sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.

Policy T1 (Traffic Generation - General)- states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.

Policy T10 (Parking - General Provision) states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.

Policy U8A (Disposal of Foul and Surface Water) - requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.

Policy H13: (Residential Areas - Impact upon Character and Amenity) states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

Policy E14 – (Protection of existing trees and hedgerows) - sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany applications when development may affect trees inside or outside the application site.

Policy E15 – (Provision of new trees and hedgerows) requires an appropriate level of new planting on new developments.

Policy E16 (Protection and Promotion of Nature Conservation) is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts upon nature conservation interests should be identified.

Policy E24 – (Scheduled Ancient Monuments and Archaeological Remains) seeks to protect the limited resource of archaeological remains for future generations and protect Scheduled Ancient Monuments.

Policy E25 – (Neville's Cross Battlefield) – seeks to protect the area of the battlefield that occurred in 1346 and is on Historic England's Register of Historic Battlefields.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

13. County Highway Officer- Raises no objections to the application.

INTERNAL CONSULTEE RESPONSES:

14. Ecology – Raises no objection and considers the submitted bat risk assessment is satisfactory.

15. Landscape Officer – raises no objection to the impact on the wider landscape.

16. Arboriculture – Requests a tree protection plan to protect the trees and shrubs to the west of the site.

17. Archaeology – Requests a condition to ensure the potential archaeology from the Battle of Neville's Cross in 1346 is protected.

PUBLIC RESPONSES:

18. The application was advertised by means of a site notice and by letter to neighbouring properties within the area.

19. 13 letters of objection have been received from neighbours and from the City of Durham Trust. The main concerns raised are:

- a) The building is over double the footprint of the existing house and much higher at 12 metres than the adjacent buildings and will look out of keeping in the locality.
- b) There is a concern that the house is so big it will not be used as family dwelling but will either be subdivided or used as a house in multiple occupation.
- c) The applicant has removed trees from the site
- d) Drilling works have been occurring on the site .
- e) Windows in the property will overlook many neighbours. Particularly to the west and north.
- f) The property will reduce sunlight to the neighbouring properties.
- g) Concern the applicant is a property developer and only developing this site to sell.
- h) The architectural design is unimaginative in the 21st Century
- i) Concern about the impact on the archaeological site _ Neville's Cross Battlefield.
- j) The neighbouring properties have windows that respect the privacy of the neighbours gardens and dwellings – the application site has habitable room windows on all sides rather than just the front and rear. Hence it looks over neighbours gardens and into windows.
- k) Concern about the impact on the neighbours hedging.
- l) Concern about whether the access is suitable for such a large property.
- m) No other property is as high in the locality and the windows on the third floor will overlook neighbours patios.

APPLICANTS STATEMENT:

Intentions

20. Having gone to school in Durham and moved back to the area with my wife and children, we have lived happily in Durham for the past 11 years. Building up a sales & distribution business, on foundations established by my father, this became a Fastest 50 North East company for a number of successive years. In achieving this, I have helped to both safeguard and create scores of jobs as well as bringing £10's of millions of turnover to the economy of County Durham over the past decade. I continue to support many local businesses and trades people, as well as lending much support to Durham University Business School. All we want to do is to build a high quality, family home for us to enjoy and grow old in.

21. The present house on the site being unsuitable, the logical course is to replace it with a well built, energy efficient, low carbon home, suitably sited on the plot to allow parking, access etc.

22. Durham city is distinguished by the quality of its buildings and the design. We aim to continue this tradition by putting up a building of character with good cut stone detailing such as stone bays, door details, chimney and roof detailing etc. The design chosen is a traditional one, a stone building with a slate roof, materials typical of the city. It will be a well crafted and proportioned house to fit in with the best examples of building in the city.

Regarding concerns raised

23. In response to some of the concerns raised, we hope to reassure people as much as we can, as follows:

Consultees have referred to an overly high house but this is misleading. The site slopes away from the entrance towards the west, meaning that the basement storey is below the main ground level, but opens onto lower land to the rear.

24. This is therefore a two storey house. Like many such houses, it utilises the loft for rooms. Like some houses, it has a basement. It just so happens that on this site, the land falls away to the rear so that the basement can have windows into the back garden. These are entirely inconspicuous to neighbouring properties. The design has been the subject of scrutiny by and negotiation with the planning department. Their comments, aimed at protection of neighbours' amenity have informed changes to the design from original proposals, in respect of number and type of windows, siting boundary treatments and landscaping.

In a city location, one property will always be visible from/to another but this proposal complies with accepted conventions in this respect.

25. Great care has also been taken with landscaping. Established hedges will remain, additional close boarded fences will be provided in places and additional hedges/improvement of existing ones carried out with hedges to be maintained at a given level, as indicated on a plan or as may be required by planning conditions. Moreover, as a result of comments, we have added additional obscure glazing and agreed to plant trees of a species and height specified by planners in parts as a further screen. On the north side in particular, this will give significantly more privacy than the current situation.

26. Regarding concerns of overshadowing, a 4m gap to the nearest boundary of neighbouring properties is considerable and must be far greater than the average in the City for side elevations. The positioning of the house helps in this regard, being further away from neighbouring properties. Until recently, mature trees at the north boundary imposed a far more significant degree of shade than will arise as a result of the proposed dwelling. Additional supporting information has been provided that addresses observations/objections submitted by "Langdale".

27. The requirements of the County's Archaeological department will be fully complied with, together with those relating to protected species and any other technical conditions required by other departments. Structural integrity will be as building regulations and other relevant acts.

Rationale

28. Having gone to school in Durham and moved back to live in Durham over 11 years ago, creating much business to the benefit of the area, we dearly want to build our high quality dream house for us to enjoy as we grow old and for our children. Our purchase of this site gives the scope based on plot size and proximity to schools to fulfil our aspirations. We have developed plans over many months and with significant amounts of time in consultation with Durham County Council Planners.

29. We would ask that this application is given your support and approval.

PLANNING CONSIDERATIONS AND ASSESSMENT

30. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, 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, layout and design, residential amenity and highway safety.

Principle of Development

31. The site lies within the established residential area of Neville's Cross and the proposal is for a replacement dwelling within an established residential area. Policy H2 of the Local Plan supports the principle for housing within Durham City which includes the proposal for a replacement house.

32. In assessing the sustainability of the site, it is considered that it performs well, being located largely within the existing settlement of Neville's Cross / Crossgate Moor with good access to public transport, schools, shops and community facilities. It is therefore considered that a proposal of this nature could meet the NPPF criteria for sustainable development.

33. On this basis, the principle of the proposals is considered to be acceptable and in accordance with local policies.

Layout and Design

34. The existing dormer bungalow on site is in a poor standard of repair and is not listed, is not in the conservation area and is not a non designated heritage asset. As such there is no objection to the demolition of the dwelling.

35. The existing property is backland development being a dwelling that is located behind an existing property which is the white flat roofed Abbey Vets. The replacement property is proposed to be located further west on the site which provides space for parking to the rear of the proposed house. Policy H10 supports back land development providing there is a satisfactory access – this is discussed below. The amenities of new and existing properties are not adversely affected – this again is discussed below. Thirdly the proposal is in keeping with the character, density, and scale of the surrounding properties.

36. The character of the area is residential with this local area being characterised by large detached houses sited on generous plots. In the wider area there is mixture of house types with bungalows, semi detached houses and terraced properties. As such a large detached dwelling is in keeping with the character and density of the area. The scale of the property is two storey with a third storey in the roof space. The property is designed to be a pastiche of a traditional property constructed out of natural stone with a blue slate roof with mullioned windows, drip mouldings, bay windows and a coaching house. The majority of the building will be hidden from public views from the properties on Newcastle Road. However due to the height of the building the roof will be visible behind the frontage properties and the three storey gable will be visible from the access. This will be a glimpse view in the street scene. Officers consider that the scale of the property in the traditional materials proposed is in keeping with the character of the area and due to the siting of the property behind the frontage buildings the building will not be visually dominant in the street scene.

Residential Amenity

37. The detached dwelling is located to the west of the existing property and is designed in a conventional way to have most habitable room windows on the front and rear elevations. To the front are open views looking over open countryside and windows on this elevation are considered to comply with Policy Q8. To the rear there is 22 metres to the rear elevation of Abbey Vets which again meets the Policy requirement in Q8. In addition to the east there is also a single storey detached dwelling Braeside that has a large habitable room window in the rear elevation. Amended plans have been received that propose an obscure glazed window on the east elevation of the room above the garage that faces this window.

The distance between the two windows is 12 metres and in addition there is a mature hedge between the two properties which provides some privacy. Policy Q8 requires a separation distance of 6 metres to a single storey and 13 metres to a 2 storey blank gable. And so whilst there is a 1 metre policy shortfall in distance there is no detrimental loss to residential amenity and the existing high hedge will screen the window. The height to the eaves is 5.5 metres and the height of the ridge is 8 metres. The proposed roof over the garage is hipped which helps to provide some additional light into the habitable room at Braeside.

38. To the north the proposed dwelling has a three storey gable end and this elevation faces the neighbours garden Langdale to the north at a distance of 4.2 – 4.8 metres. The siting of the property leads to this gable facing the rear elevation of Langdale close to the rear of property. The land to the rear elevation of the property tends to be the most heavily used outdoor space with patio's being in this location. Amended plans have been received that have obscure glazed the first and second floor windows on the proposed dwelling that look onto this area. Ground floor windows are proposed to be clear glazed to the music room and the sitting room. Due to the height of these windows conventional 2 metre boundary treatment does not prevent overlooking and as such the agent has provided an amended plan that proposes a 2.5 metre close boarded fence with hedging and mature landscaping. The introduction of some trees will also soften this elevation. The amended plan is considered to accord with Policy Q8. The 45 degree angle of outlook from the windows in the rear elevation of the proposed dwelling will not intersect with the habitable room windows on the rear elevation of Langdale.

39. To the south of the proposed dwelling there is the garden of Fairway. This dwelling differs from Langdale above as Fairway is sited closer to Newcastle Road and so any overlooking from habitable room windows would be to a lower section of the garden of Fairway. Two first floor bedroom windows are proposed with a distance of 7 metres to the boundary. In addition windows are proposed in a room above the garage block which is annotated for a playroom / hobbies room. This is at a distance of 4 metres to the boundary. This is considered to accord with Policy Q8.

40. With regard to overshadowing, the property at Langdale to the north will have some of their garden affected from overshadowing from the three storey gable end – particularly in the winter months when the sun is lower in the sky. The garden is generous in size which lessens the impact of the overshadowing and the extent of the overshadowing is not considered to warrant a refusal of planning consent. It is of note that the applicant has provided evidence that mature trees were located in a similar position that were higher than the proposed dwelling and created similar overshadowing.

Highways

41. The single track vehicular access is proposed to serve one dwelling. The County Highway Officer initially had some concerns that if the development has increased in size from the existing dwelling to such an extent that there is a significant and detrimental increase in traffic movements then this would detract from highway safety in the area. Of particular concern are the width of drive and the right turn movement on the A167.

42. He has since commented that the latest proposal replaced one residential development with another and whilst the number of bedrooms would increase the Highways Officer does not consider there would be a significant increase in vehicular movements. The applicant has indicated a forecourt area which could accommodate parking and turning within the development. As such the Highway Officer has raised no objection to the proposal.

Archaeology

43. The area of Neville's Cross takes its name from the battle which took place in 1346 between the English and Scottish. It is believed that there were in excess of 15,000 combatants with severe casualties recorded and so the potential for significant archaeological and human remains in the area is quite high. The proposed development area is where some of these remains may be located and so the County Archaeologist has recommended a programme of archaeological monitoring of all groundworks on the site. This includes the later stages of demolition of the White House and the excavations of the foundations and basement of the new build.

Ecology

44. A bat risk assessment was submitted with the application that assessed the existing house for the presence of bats. The County Ecologist has reviewed the report and considers it is satisfactory and no bat mitigation measures are required.

Landscape

45. The existing mature group of trees and shrubs to the west of the site are retained and protected. This provides a natural break between the residential garden and the open countryside that is allocated green belt and an area of high landscape value located further to the west. The existing hedgerows are retained and a close boarded fence is added to the north elevation with a hedge and trees planted on the boundary.

Comments on neighbours objections:

46. Neighbours raised concerns about the height, scale and design of the proposed property, residential amenity, overshadowing. These issues are considered to be addressed above.

47. Neighbours raised objections that the house is too big for family occupation. The application submitted is for one family house. If the applicants proposed to sub divide the house then this would require planning permission. In addition if the property was proposed to be used as a house in multiple occupation this would also require a planning application.

48. Concern was raised about the loss of trees on the site. Some trees have been felled but these trees are not protected and the site does not lie within the Conservation Area and so the County Council has no control over the loss of the trees.

49. With regard to drilling work having commenced on site the applicant was contacted about this work and clarified that boreholes were being drilled to check the ground conditions. The County Archaeologist was also contacted who raised no objection based on the size and number of holes.

50. Concern the applicant is a property developer and will sell the dwelling. Officer would have no control over whether the property is occupied by the applicant or sold.

51. Concern about the architectural design of the property was raised. Officers have no control over whether the applicant submits a contemporary or traditional design and consider that a traditional design in this location where the majority of the properties are of a traditional design and materials is acceptable.

52. A neighbour also raised concern about who owns which hedging on the boundary of this application site with the neighbouring land. This is a private matter that that is outside the remit of planning.

53. Concern was raised about the site being beyond the building line. The existing bungalow is backland development and does not follow a building line. The proposed dwelling is set further back but is not considered to look out of keeping in the street scene. It is also relevant that there is a cul de sac Neville Dene located to the north of site that includes development further to the west.

CONCLUSION

54. In conclusion the planning application proposes a new detached dwelling to replace the existing dormer bungalow that is in poor state of repair. Although the property is larger than the existing dwelling the siting, materials, design and height are considered acceptable. The impact on residential amenity has been carefully considered and is considered acceptable. Vehicular access to the site is single track and the County Highway Officer has raised no objection provided it is for a single dwelling only. The site is well landscaped with the existing trees being retained, hedges strengthened and additional trees added to the boundaries. The application site is therefore considered to be in accordance with National and Local Plan Policies and the application is recommended for approval.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions/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 shall be constructed in strict accordance with the following plans:

Site location plan

Site Layout Plan S084/01-04 Revision D Received 1st September

Proposed floor plans S084/1 Rev C Validated 7th July 2016

Proposed Elevations S084/01-04 Revision E Received 1st September

Existing site plan S084/01-01 Revision A Validated 7th July 2016

Supporting statement

Bat Risk Assessment by V Howarth Validated 7th July 2016

Reason: To ensure a satisfactory standard of development in accordance with Policy H2, Q8, T1, T10, U8 A, R14 H13, E14, E15, E25 of the City of Durham Local Plan 2004.

3. Before the development commences a tree protection plan and arboricultural method statement which must comply with BS 5837 2012 shall be submitted to the Local Planning Authority and approved in writing. This shall include protection for the trees and hedgerows on the site. The development shall then be undertaken in strict accordance with the tree protection plan and arboricultural method statement.

Reason: To protect the existing hedgerows and trees within and adjacent to the site in accordance with Policies E14 and E15 of the City of Durham Local Plan 2004.

4. No development shall take place (including the demolition of the existing dwelling on site) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

i; Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.

ii; Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.

iii; Post-fieldwork methodologies for assessment and analyses.

iv; Report content and arrangements for dissemination, and publication proposals.

v; Archive preparation and deposition with recognised repositories.

vi; A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.

vii; Monitoring arrangements, including the notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

viii; A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

REASON: In the interests of the archaeology on the Neville's Cross Battlefield site in accordance with saved policies E21, E24 and E25 of the City of Durham Local Plan.

5. Prior to the development being occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record

REASON: To ensure that the data collected is publicly available to comply with paragraph 141 of the NPPF which ensures information gathered becomes publicly accessible.

6. The landscaping and 2.5m high fencing identified on Site Layout Plan S084/01-04 Revision D Received 1st September shall be implemented prior to the dwelling being occupied. Any plant dying within the first five years of the landscaping being implemented shall be replaced. The fencing shall be retained as approved for the lifetime of the development.

Reason : In the interests of residential amenity and privacy in accordance with Policy Q8 of the City of Durham Local Plan 2004.

7. Notwithstanding the permitted development rights in the Town and County Planning (General Permitted Development Order) 2015 the obscure glazed windows on the first floor north elevation and the first floor window on the end elevation of the playroom / hobbies room on the east elevation shall be retained as obscure glazed with a minimum level of 3 obscure glazing and shall be non opening up to a height of 1.7 metres. The windows shall be retained as such in perpetuity.

Reason: For the avoidance of doubt and in the interests of the privacy of the neighbouring properties and gardens in accordance with Policy Q8 of the City of Durham Local Plan 2004.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the 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. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

BACKGROUND PAPERS

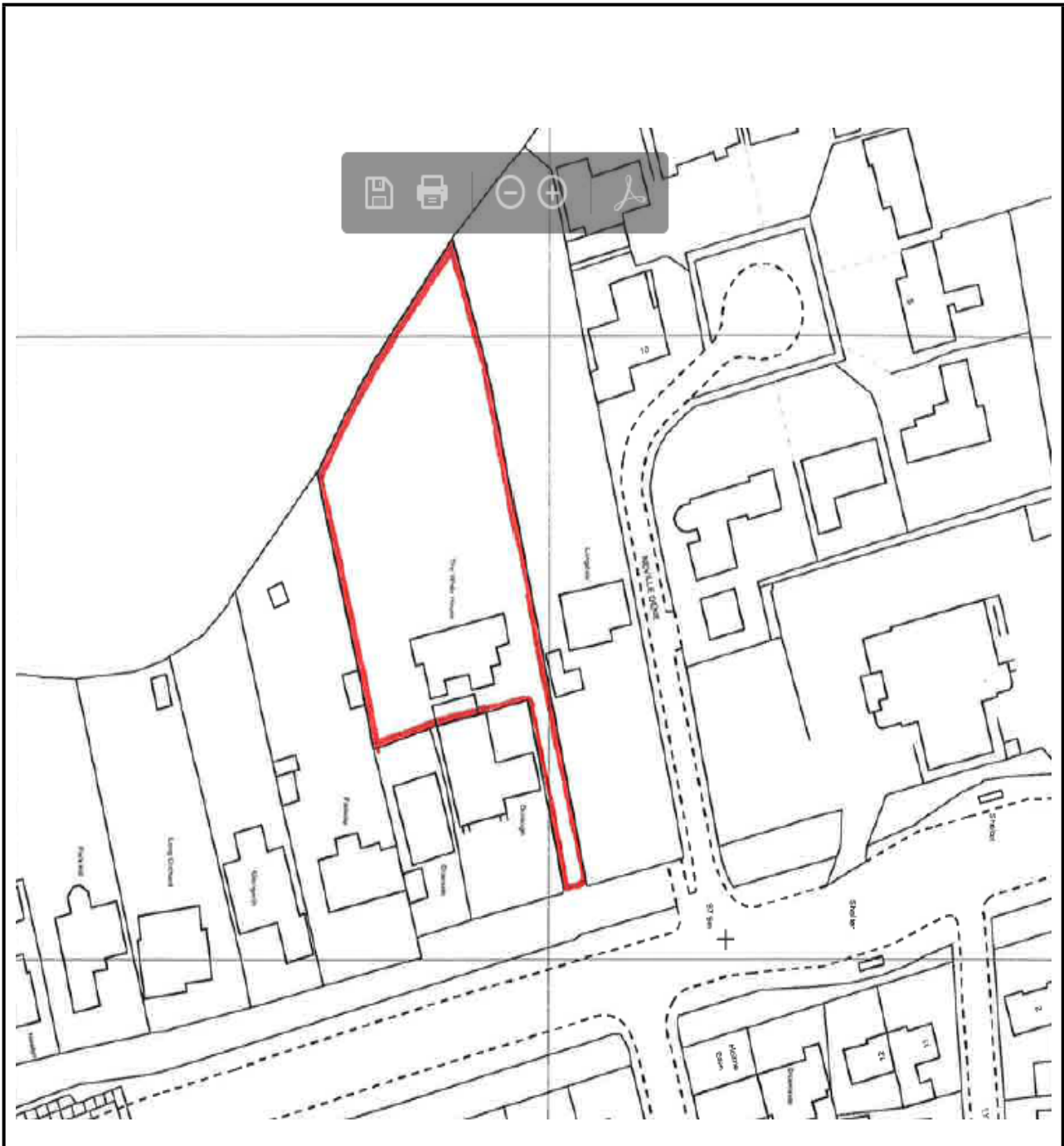
Submitted application forms, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2012)

National Planning Practice Guidance Notes

City of Durham Local Plan 2004

Statutory, internal and public consultation responses



Planning Services

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Comments

Date September 2016