

APPEAL UPDATE (EASINGTON AREA OFFICE)

1. APPEAL DECISIONS:

Appeal by Mr David Aimer

Site at Hardwick House, Hardwick Street, Horden, SR8 4JH

Planning Reference- PL/5/2010/0043

An appeal was lodged against the Council's refusal of planning permission for conversion from a single dwelling to seven separate dwelling units, with communal bathroom facilities. The application was refused, against officer recommendation, on the grounds that the units proposed were likely to lead to an increase in traffic generation and parking demand in the area and was also considered to be contrary to Local Plan Policy.

The inspectorate allowed the appeal stating that the on-street parking arrangement would not differ significantly from that of the current property or adversely impact upon road safety to such an extent to warrant refusal of the application. It was considered that due to the nature of the occupants who would reside in the property, they would be of limited means and therefore car ownership would be minimal.

Conditions ensuring that the car parking space as shown on the plans is provided before the change of use is brought into operation, and preventing further conversion of the building in to a lesser number of units, were attached to the approval.

Recommendation:

That the report be noted.

Appeal by Mr T Singh

Site at Former G L Barber Hardware, Claxton House, 73 Seaside Lane, Easington, Peterlee, SR8 3DH

Planning Reference- PL/5/2009/0514

An appeal was lodged against the Council's refusal of planning permission for the change of use from A1 Retail to A5 Hot food takeaway. The application was refused due to the stores location outside of the defined local shopping area, and potentially unacceptable levels of noise and disturbance for nearby residents.

The appeal was dismissed and the inspectorate concluded that the proposed change of use was contrary to Local Plan policy and would adversely impact upon the current residential amenity enjoyed within the area.

Recommendation:

That the report be noted.