

Planning Services

COMMITTEE REPORT

APPEAL UPDATE (DURHAM CITY AREA OFFICE)

APPEALS RECEIVED:

Appeal by Ms H Hooper Site at 22 North Crescent, Durham, DH1 4NE

An appeal has been lodged by Ms H Hooper against the Council's refusal to grant planning permission for demolition of existing conservatory and erection of two storey pitched roof extension to rear with replacement conservatory beyond and erection of pitched roof porch to front elevation at 22 North Crescent, Durham, DH1 4NE.

The appeal is to be dealt with by way of written representations and the Committee will be advised of the outcome in due course.

Recommendation:

That the report be noted.

APPEAL DECISIONS:

Site at 4 Pelham Court, Coxhoe, Durham, DH6 4SH

Appeal against refusal to grant planning permission for the erection of two storey side extension and a single storey rear extension to provide additional living accommodation at 4 Pelham Court, Coxhoe.

The planning application was refused 9th February 2009 as it was considered that the proposal two storey side extension would result in an unreasonable loss of privacy to properties to the rear on Ashbourne Drive.

The Inspector found that the distances between the rear elevation windows of the proposed extension to existing properties would be significantly less than the standard recommended by the Local Planning Authority and would result in an unacceptable degree of overlooking and loss of privacy.

As a result the Inspector **dismissed** the appeal.

Recommendation:

That the report be noted.

APPEAL UPDATE (EASINGTON AREA OFFICE)

Appeal by Telefonica O2 UK Ltd
Site at land at Enfield Road Garage, Enfield Road, Seaham

An appeal was lodged by Telefonica O2 UK Ltd against the Council's Refusal to grant planning permission for the erection of a telecommunications base station, comprising a 20 metre monopole mast (22.5 metre including antennas) associated antennas, equipment cabin and ancillary development at Enfield Road Garage, Enfield Road, Seaham. The application was recommended for approval by planning officers but refused by members on the basis that the proposal would have an adverse visual impact on the street scene and would prejudice the future development of an adjacent allocated site.

The appeal has been allowed and planning permission granted for the development.

The inspector considered that there were two main issues, the first being the effect of the development on the appearance of the street scene and the second being the perceived effect upon the health and well being of residents and community facilities such as a school.

The inspector noted that planning permission had already been granted for a 15 metre mast adjacent to the site and on this basis the principle of having a mast in the area had been accepted. It was considered that an increase in height to 20 metres would not significantly add to the visual impact on the street scene.

It was noted by the inspector that if base stations met ICNIRP guidelines for public exposure, then it should not be necessary to consider further health aspects and concerns about them. The applicant had submitted a declaration of conformity to confirm that predicted radio frequency field exposure levels would be significantly lower than the ICNIRP guidelines and therefore the health concerns did not justify refusal of planning permission.

Recommendation:

That the appeal decision be noted.

Appeal by Mr James Smith
Site at land off Wingate Road, Trimdon Station, TS29 6AR

An appeal has been lodged by Mr James Smith against the Council's Refusal to grant planning permission for the change of use of land to caravan site and associated works (access track, hardstanding, landscaping, utility block, septic tank etc) and stables with yard area and portable building for use as temporary stables.

The appeal is to be dealt with by way of an informal hearing and the Committee will be advised of the outcome in due course.

Recommendation:

That the report be noted
