

Planning Services

COMMITTEE REPORT

APPEAL UPDATE (EASINGTON AREA OFFICE)

APPEAL DECISIONS:

Appeal by Mr G Murray Site at 96 Dunelm Road, Thornley, Durham, DH6 3HY

An appeal was lodged against the Council's refusal to grant planning permission for the erection of a two-storey rear extension and detached garage at the above site.

The inspector has issued a split decision, dismissing the appeal in relation to the two-storey extension but allowing the appeal, and thus granting planning permission, in respect to the detached garage, conditioning that works must be carried out within a three-year time frame.

The inspector noted that the proposed extension would cause unacceptable harm to living conditions at the adjoining property by reason of overbearing and visual intrusion. Furthermore it was not in accordance with Local Plan Policies, which seek to safeguard the visual and general amenity of people living within the vicinity of the site by restricting development which would have a serious adverse effect in terms of visual intrusion.

With respect to the erection of the detached garage the Council had not raised any objections to this part of the development, seeing it entirely separately from the extension, and concluded that this element was in accordance with Local Plan Policy. However, unlike the Inspectorate, the Council is unable to make a split decision on a planning application.

Recommendation:

That the appeal decision be noted.

APPEAL UPDATE (DURHAM CITY AREA OFFICE)

APPEALS RECEIVED:

Appeals by Mr J Wallace Site at land west of 1 Mavin Street, Durham, DH7 8DT

Appeals have been lodged by Mr J Wallace against the Council's refusal to grant conservation area consent and planning permission for the partial demolition of existing wall and the erection of a two storey dwelling on land west of 1 Mavin Street, Durham, DH1 3AU.

The appeals are 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 by Mr E Clark**Site at land at rear of 54 Hallgarth Street, Durham, DH1 3AY**

An appeal has been lodged by Mr E Clark against the Council's refusal to grant planning permission for the extension to existing residential unit to form one additional bedsit (revised and resubmitted) on land at rear of 54 Hallgarth Street, Durham, DH1 3AY.

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.
