

Planning Services

COMMITTEE REPORT

APPEAL UPDATE (EASINGTON AREA OFFICE)

1. APPEALS RECEIVED:

Appeal by Mr David Bunton

Site at Beech Lodge, Mill Hill, Stockton Road, Castle Eden, Hartlepool, TS27 4SH

An appeal has been lodged against a condition attached to a recently approved planning application re. PLAN/2008/0591. Planning permission was granted for the erection of a rear extension (retrospective) at the above residential property.

The condition subject of this appeal required the roof tiles on the approved extension to be removed and replaced with reclaimed slates to match those on the original house. This work was required to take place within three months of the grant of planning permission. The appellant has appealed to have this condition removed from the planning permission.

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.

2. APPEAL DECISIONS:

Appeal by East Durham College

Site at East Durham College, Willerby Grove, Peterlee SR8 2RN

An appeal was lodged by East Durham College against the Council's refusal to grant advertisement consent for the erection of a free standing sign at the entrance to East Durham College, Willerby Grove, Peterlee. The application was originally recommended by Officers for approval but was refused by Members at the Planning Committee Meeting on 27th October 2009 due to concerns raised about the scale and visual impact of the sign by nearby residents and Peterlee Town Council.

The Inspectorate acknowledged that the sign would be a significant feature however it would be positioned at a lower level than the road and residential area and when viewed from here it would be seen against the backcloth of the main college building and the sports hall. It would be in scale with these buildings and the extensive area of car parking in the foreground. It was noted that whilst the existing buildings incorporate substantial identification displays the proposed sign would be assimilated into this setting without the area becoming overly cluttered or commercialised. Given that the car park is already well lit

and the additional illumination from the proposed sign would not be intrusive it was considered the sign would add interest to what is at present a relatively bland approach to the college.

In conclusion it was felt that the sign would not harm the character and appearance of the surrounding area and that its display would not be detrimental to the interests of amenity.

The appeal was therefore allowed and permission granted for the sign.

Recommendation:

That the report be noted.

Appeal by Mrs E Simpson

Site at Lake Bank Bungalow, Lake Bank Terrace, Station Town, Wingate, TS28 5DH

An appeal was lodged by Mrs Simpson against an enforcement notice issued by the Council in respect of the change of use, without planning permission, of an area of unadopted access roadway adjacent to the bungalow to use as domestic curtilage by the construction of a hardstanding area and partial wall enclosure.

The requirements of the notice are to cease the use of the land as domestic curtilage and to reinstate the land to the original use as unadopted roadway, by removing the unauthorised area of hardstanding, the unauthorised partial wall enclosure and any resultant debris.

The Inspectorate accepted that the unauthorised development has resulted in the blocking up of the unadopted roadway that leads to the south-western side of Lake View Terrace and to agricultural and other land to the west and south-west.

It was concluded that the unauthorised development has materially harmed the living and working conditions of occupiers in Lake View Terrace and the other affected land, by the restriction of a means of vehicular and pedestrian access, contrary to the relevant provisions of the Development Plan.

The appeal was dismissed and the enforcement notice was, therefore, upheld and the deemed application for planning permission refused.

Recommendation:

That the report be noted.
