

**CITY OF DURHAM**  
**DEVELOPMENT CONTROL COMMITTEE**

**2nd August 2007**

**REPORT OF THE HEAD OF PLANNING SERVICES**

**1. Reports for Information**

Members are asked to note that reports in relation to the following items are placed in the Members Room in the Town Hall: -

**1.1 Notice of Planning / Enforcement Appeals which have been lodged with the City Council**

- a) Appeal by Mr P McGowan  
Site at 9 Mount Joy Crescent, Durham, DH1 3BA

**1.2 Planning Applications – Determined under Plenary Powers**

**1.3 Building Control Applications – Determined under Plenary Power**

**2. Recommendation on other Applications**

The applications on the following pages will raise issues, which merit some detailed comment. I set out below a summary together with my recommendations:

<b>Number &amp; Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Recommendation</b>
<b>ITEM 1</b>			
07/00516/CAC & 07/00516/FPA  Hope Estates	13 Boyd Street, Durham	Demolition of existing outbuildings at rear of existing dwelling and part of rear enclosure in connection with proposed single storey pitched roof extension.  Erection of single storey pitched roof extension to rear of existing dwelling.	<b>Approve</b>
<b>ITEM 2</b>			
07/00582/FPA  Mr & Mrs Carter	24 Whitwell Acres, High Shincliffe, Durham	Erection of single storey pitched roof extension to front and rear elevations and erection of two storey pitched roof extension to front/side/rear of existing dwelling.	<b>Approve</b>
<b>ITEM 3</b>			
07/00652/PNT  O2 UK Limited	Highway verge north of West View, Meadowfield, Durham	Erection of 12.5 metre high telecommunications pole	<b>Approve</b>

**3. Tree Preservation Order**

ITEM 1

<p>07/00516/CAC &amp; 07/00516/FPA</p> <p>Hope Estates</p>	<p>13 Boyd Street, Durham</p> <p>Demolition of existing outbuildings at rear of existing dwelling and part of rear enclosure in connection with proposed single storey pitched roof extension.</p> <p>Erection of single storey pitched roof extension to rear of existing dwelling</p>
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**SITE AND APPLICATION DESCRIPTION**

The application relates to a north facing terraced property located on Boyd Street in the Durham City Centre Conservation Area. A narrow back street is located to the south of the curtilage with large separation distances to properties to the south.

The application seeks the demolition of existing outbuildings within the rear yard and a section of rear boundary in connection with proposed new extension subject to application 07/00515/FPA.

**RELEVANT HISTORY**

03/00427/FPA - Erection of two storey pitched roof extension to rear of existing dwelling – refused - 10.07.2003

05/00260/FPA - Erection of two storey pitched roof extension to rear of existing dwelling – approved - 10.05.2005

07/00515/FPA - Erection of single storey pitched roof extension to rear of existing dwelling – pending decision

**POLICIES**

National Policies

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government’s overarching planning policies on the delivery of sustainable development through the planning system.

PPG15 Planning and the Historic Environment: This PPG lays out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.

The frequently close link between controls over ‘listed’ buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together. Part One of the PPG deals with those aspects of conservation policy which interact most directly with the planning system.

These include matters of economic prosperity, visual impact, building alterations, traffic and affect on the character of conservation areas. Part Two addresses the identification and recording of the historic environment including listing procedures, upkeep and repairs and church buildings.

## Local Plan Policies

Policy Q9 (Alterations and Extensions to Residential Property) provides guidance on residential extensions stating that the design, scale and materials used should be sympathetic to the dwelling and character of the area. Wherever possible extensions should incorporate pitched roofs. Extensions should respect the privacy of adjoining occupiers.

Policy E6 (Durham (City Centre) Conservation Area) encourages all proposals to preserve or enhance the Conservation Area through incorporating appropriate design, using appropriate materials and reflecting the quality of design appropriate to the historic City Centre.

## **REPRESENTATIONS**

**STATUTORY RESPONSES** : County Highway Authority raise no objection.

**INTERNAL RESPONSES** :

### Heritage and Design

- ◆ Existing outbuildings are considered to be of little character
- ◆ The proposed extension is relatively small and appears suitable in terms of scale and materials
- ◆ The proposal will only be visible from rear lane and rear of High Wood View
- ◆ The property has been previously extended – this may be one step too far. The previous extension has left little rear amenity space and this will be further reduced.

### Environmental Health

- ◆ No comments

**PUBLIC RESPONSES** : One letter of objection has been received raising the following issues:

- ◆ Though in the heart of Durham living on this street feels like living in the countryside.
- ◆ A “Massive extension” at No. 13 did not preserve the peaceful residential character of the street and added virtually another house to the back of the original property.
- ◆ The proposal would further erode the character of the street from an architectural and environmental point.
- ◆ The proposal could set a precedent for other similar schemes.

## **PLANNING CONSIDERATIONS**

### For application No. 07/00516/CAC

A letter of objection has been received which raises points regarding detrimental impact to the area of the proposed extension work (Application No. 07/00515/FPA).

The existing outbuildings themselves are relatively small in scale and barely visible from outside the rear yard. Heritage and Design have been consulted on the application and have stated that the existing outbuildings are of little character.

Officers have considered the application for proposed extension work replacing the outbuildings and section of wall subject to this application and have recommended approval within application No. 07/00515/FPA

It is not considered that the existing outbuildings and rear boundary contribute significantly to the character or appearance of the Conservation Area and their loss is not considered to cause a significant detrimental impact upon the Conservation Area.

Officers therefore support the application, which is considered to comply with the requirements of Policy E6 of the City of Durham Local Plan 2004.

For application No. 07/00516/FPA

In accordance with Policies Q9 and E6 the principle issues concern the acceptability of the design, scale and materials of the alterations, their impacts upon the amenity of adjacent residents and on the character of the Conservation Area.

The proposed extension is relatively small. It is acknowledged that the dwelling has been extended in the past with a two storey rear extension previously approved under application No. 05/00260/FPA. This extension is indicated on the existing plans.

A letter of objection has been received with concern raised by the impact on the area of the existing two storey extension and how this extension will further cause a detrimental impact.

The proposed single storey rear extension will replace existing outbuildings and in terms of sheer scale the proposal is not significantly larger than existing outbuildings in the rear curtilage. Officers therefore consider that the proposed extension does not represent excessive cumulative extension work at the property nor reduce the amenity space significantly from existing. The proposed extension is single storey and when viewed from the rear the scale/massing of the proposal in conjunction with the existing two storey extension will remain acceptable. The proposal incorporates a mono pitch roof which is considered to relate well to the pitch of the existing two storey rear extension. Control over materials used has been retained through use of a condition and overall the design of the proposed extension is considered totally acceptable.

One side elevation window is proposed which faces a boundary wall in rear yard and no significant privacy concerns are raised.

Officers therefore support the application, which is considered to comply with the requirements of Policies Q9 and E6 of the City of Durham Local Plan 2004.

**RECOMMENDATION**

- a) That the application No. 07/00516/CAC be **APPROVED** subject to the following conditions:
  - 1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
  
- b) That the application No. 07/00516/FPA be **APPROVED** subject to the following conditions:
  - 1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
  
  - 2. Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before

the development is commenced, and thereafter implemented in accordance with the approved scheme.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications and the details agreed through the conditions of this planning permission.

## **BACKGROUND PAPERS**

Submitted Planning Application Forms and Plans

City of Durham Local Plan 2004

Planning Policy Statement 1: Delivering Sustainable Development

PPG15 Planning and the Historic Environment

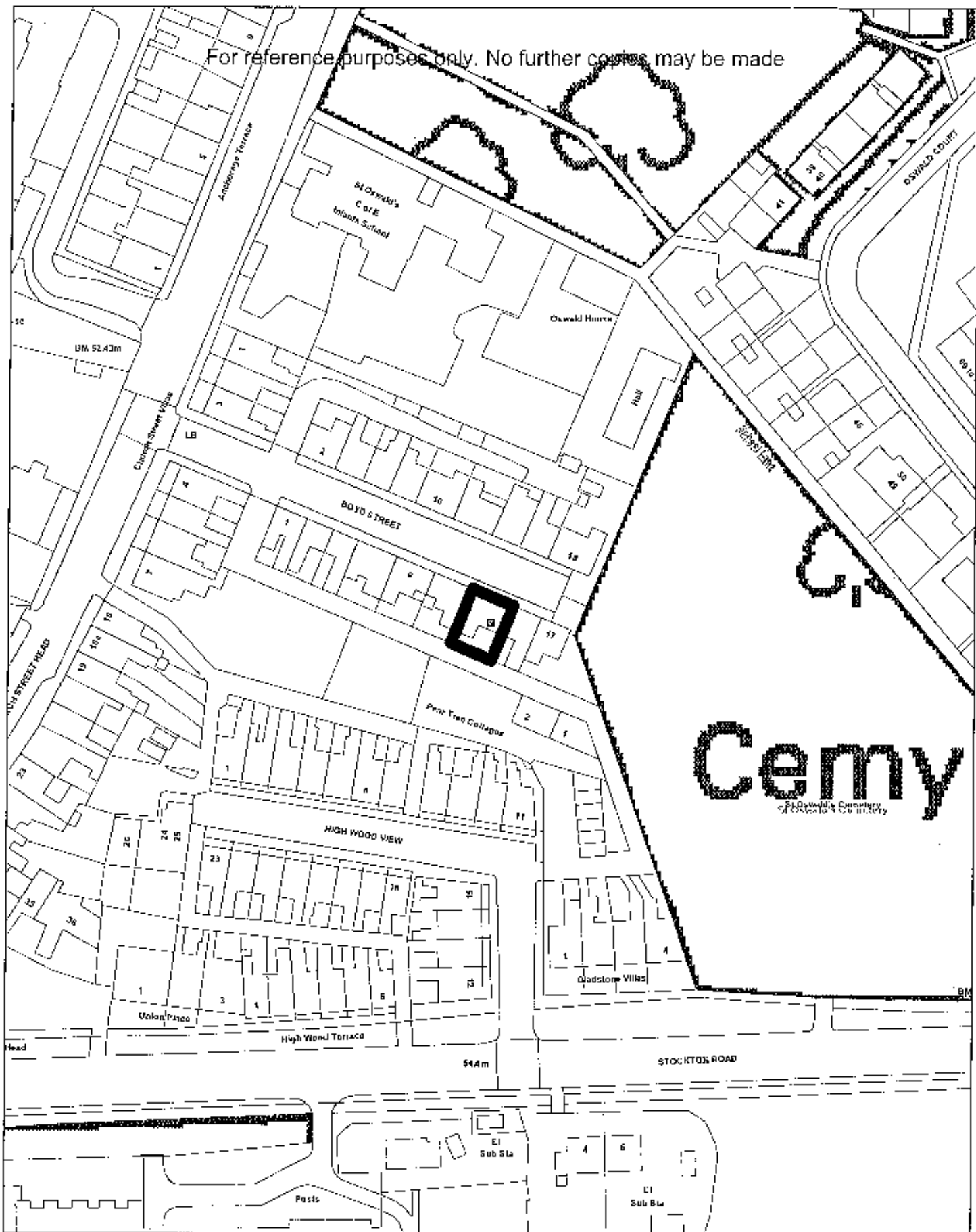
Public Consultation Responses

Planning Applications No. 03/00427/FPA, No. 05/00260/FPA, No. 07/00515/FPA & No. 07/00516/CAC

Various File Notes and Correspondence



For reference purposes only. No further copies may be made



**Cemy**  
 of Durham City Council



City of  
 Durham

Planning Services

Application No. 07/00515/FPA & 07/00516/CAC  
 13 Boyd Street, Durham, DH1 3DP

Comments

Date 17 July 2007

Scale 1:1000

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## ITEM 2

<b>07/00582/FPA</b> <b>Mr &amp; Mrs Carter</b>	<b>24 Whitwell Acres, High Shincliffe, Durham</b> <b>Erection of single storey pitched roof extension to front and rear elevations and erection of two storey pitched roof extension to front/side/rear of existing dwelling</b>
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### **SITE AND APPLICATION DESCRIPTION**

The application relates to an east facing detached dwelling with large curtilage located in High Shincliffe.

The application seeks the erection of a single storey rear extension to provide garden room which projects by 3.7m from the existing dining and lounge and 2.1m from the existing kitchen. The proposed sunroom extension incorporates a pitched roof with rear elevation windows, access door and three rooflights.

A first floor extension is also proposed. The proposed first floor extension projects by 3.7m to rear of the existing two storey rear building line. The extension also projects by 1.7m ahead of the existing first floor front building line. The proposed extension incorporates two front elevation first floor windows, southern elevation ground floor window into utility and first floor window into ensuite. A north elevation first floor window into bedroom is proposed. Ground and first floor rear elevation windows are proposed. Two side elevation rooflights are also proposed.

A single storey front extension is also proposed to provide study with width of 4m and projection of 2m. The extension incorporates a pitched roof and has a front elevation window proposed.

The proposed alterations also seek to bring the garage forward by 0.3m.

### **RELEVANT HISTORY**

07/00175/FPA - Erection of single storey pitched roof extension to front and rear elevations and erection of two storey pitched roof extension to front/side/rear of existing dwelling – Refused - 17.04.2007

### **POLICIES**

#### National Policies

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

#### Local Plan Policies

Policy Q9 (Alterations and Extensions to Residential Property): Provides guidance on residential extensions stating that the design, scale and materials used should be sympathetic to the dwelling and character of the area. Wherever possible extensions should incorporate pitched roofs. Extensions should respect the privacy of adjoining occupiers.

### **REPRESENTATIONS**

**STATUTORY RESPONSES** : None.



**INTERNAL RESPONSES** : None.

**PUBLIC RESPONSES** : Two letters of objection have been received raising the following issues:

- ◆ The exact size and location of the utility window is unclear but there is potential for invasion of privacy as it faces objector's front door, living room and garden. Nothing will obscure the view into and onto objector's property infringing on privacy/decency in relation to conversations. Also if this window is an opening window there will be possible encroachment onto the objector's property.
- ◆ The first floor en-suite window is an invasion of privacy as it looks directly into objector's master bedroom and also directly into the downstairs main living area. The objector considers that even if frosted glass were to be used, if the window can open its location is significantly closer to their property than would be expected when the rooms in question are major living areas. This window will look into the objector's garden and front porch at a very close proximity and the objector questions what the acceptable minimum distance is and whether this application meets the requirement.
- ◆ The proposed development will exceed an angle of 45 degrees from the extension to the centre of the main windows on the objector's property, exceeding the building line to the front of the house and together with the increased height of the extension to rear will affect light into master bedroom and living room and cast shadows.
- ◆ There are similar extensions elsewhere on the estate however, they are either in line with neighbouring properties or if extended ahead they are adjacent to a garage not living room and bedroom. The objector considers the proposal to have an overbearing impact on their property and an invasion of their private lives.
- ◆ Comparison with nearby properties cannot be made as these houses were developed at a different time and do not show a comparable representation. Therefore the proposed extension is not acceptable in scale and character and no other locations in Whitwell Acres are houses sited or extended so far in front of others or where windows directly invade private living space.
- ◆ The size of garage does not appear large enough to house a car and the driveway can only accommodate one car. The objector believes further parking is required for the additional space. The objector states there are already problems regarding street parking and cars parked across drives and opposite restricting entry/exit. This is of particular concern due to being on a hazardous blind corner. In addition Whitwell Acres is now part of a test route for motor cycles and cars including the corner being used in reverse manoeuvres.
- ◆ The proposed extension will bring the neighbouring side garage wall forward, outside the existing building line bringing the garage flush with the existing front porch. The objector questions whether the position of the structural wall for the first floor extension will be erected inside the garage or if it is proposed to lay foundations and build up on the outside together with light concerns.
- ◆ If an outer wall is proposed this will encroach onto the objector's boundary, the objector considers that any structural building must be at least 1m from a boundary. No consultation regarding this possible encroachment has been made and the objector does not give permission for this without negotiation.
- ◆ In relation to the first floor over garage this will further affect right to light into main living area.

- ◆ The objector questions if the skylights are in the bottom third of the roof, as the objector's understanding is that they should be in the middle third and evenly spaced.
- ◆ The scale of the development would render the house out of style and character with surrounding properties. The size of the intended extension is also out of proportion with neighbouring properties where extensions in the main have been made within the building line.
- ◆ Windows in the two storey extension at the rear will have windows which will overlook nearby properties.
- ◆ An objector has enclosed photographs to illustrate points made.

## **PLANNING CONSIDERATIONS**

In accordance with Policy Q9 the principle issues concern the acceptability of the design, scale and materials of the alterations, their impacts upon the amenity of adjacent residents and on the character of the dwellinghouse and the area.

This application is a resubmission of a refused application (07/00175/FPA). The previous application was refused on the grounds of the scale of the proposed extensions and also concern over the impact on the character of the main dwelling of the proposed extension to side/front.

The proposal involves significant extensions to the dwellinghouse. Policy Q9 states that the scale of an extension will not be limited to a particular volumetric percentage increase; however, it should remain subordinate to the dwelling.

The proposal incorporates front, rear and side extensions. The two storey extension is to project by 3.7m beyond the existing two storey rear building line of the dwelling. Neighbouring property No. 23 has a two storey rear building line set approximately 4m behind that of the host. Therefore no detrimental impact upon the amenity of the occupiers of No 23 from the rear projection is considered to occur. The proposed extensions to rear have been reduced from the previously, refused application (07/00175/FPA) with 1m removed from the projection of the two storey element and 0.5m removed from the single storey to rear. The increase in the footprint of the dwelling is not considered inappropriate within a large curtilage and given the scale of the existing property.

The proposed two storey extension is also to project beyond the existing two storey front building line by 1.7m. An objection is raised regarding a loss of light due to the scale of the front and side extensions. However, officers consider that due to the orientation of the properties with host dwelling to north and the movement of the sun from east to west that the objector's property to south of the extension will not be adversely affected in terms of a significant loss of light as stated. Officers consider that, bearing in mind the orientation of the properties, shadows may be cast to the north not south.

The objector also states that the extension to the front of their property causes an overbearing impact on their property and an invasion of their private lives. Although a loss of a view cannot be considered a material planning consideration an extension can be considered to be overbearing and a loss of outlook is a material planning consideration. The proposed extension does project approximately 4m ahead of the objector's first floor bedroom window raising concern. However, the properties are orientated in such a way that the existing host dwelling projects ahead of No. 23 significantly at present, by 4m at ground floor and approximately 2.5m at first floor. The extension above garage will bring the first floor projection ahead of No. 23 within closer proximity to the first floor windows of No. 23. However, a separation distance of 2.5m remains between the host dwelling and that of No. 23 and officers consider that with this in mind, together with the existing arrangement of No. 23 set significantly behind that of the host and with no loss of light considered

to occur, the detrimental impact upon the amenity of the occupiers of No. 23 is not considered significant enough to warrant refusal of the application.

The two storey extension is considered to be acceptable in terms of the impact on the character of the area. Although the proposal does seek to alter an existing gable end profile to hip above garage, several similar extensions are located in the area. With this in mind it is therefore considered that the extension is not out of character with the area nor creates an incongruous feature.

An objection has been raised at side elevation windows facing onto the property of No. 23. Neither window is into a habitable room being an en-suite and utility and both windows are relatively small. To ease some concern shown by the objector a condition is attached to ensure that the en-suite and utility windows are obscurely glazed. The objector does have issues remaining with obscure glazing, however, but account that the windows are not into habitable rooms, small in scale, do not directly face gable windows in No. 23 and a side elevation window in the existing ground floor could be created without the need of planning permission. Refusal of the application on the presence of these windows is considered unreasonable.

With regards to windows placed on the eastern, western and northern elevations large separation distances are considered to occur easing privacy concerns. No property directly faces to the east. A separation distance of 31m exists from the proposed extended property to the nearest dwelling to south-west, 25m to the nearest dwelling to north-west and 29m to nearest dwelling to north.

Parking issues have also been raised in an objection letter. However, it is considered that adequate in curtilage parking shall remain for a family dwelling of this scale. Although no comments have been received on this application, the County Highway Authority raised no objection to refused application 07/00175/FPA and officers conclude that impacts regarding parking and highways issues are acceptable.

Objections have been raised with regards to the proximity of the works to an objector's property and regarding foundation works and such issues are considered to be civil matters and not material planning considerations.

The proposed single storey front and rear extensions are not considered to cause any detrimental impact upon the amenity of adjacent residents and with the incorporation of pitched roofs and use of suitable materials, which is conditioned, are considered to be of acceptable design.

Cumulatively the proposed alterations represent a large volumetric increase in the dwelling. However, taking into consideration the size of existing dwelling, plot size and relationship with adjacent properties it is considered that the proposal remains one that officers can support.

Officers therefore recommend approval of the application, which is considered to comply with the requirements of Policy Q9 of the City of Durham Local Plan 2004.

**RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:

- 1) The development to which this permission relates shall be begun not later than three years from the date of this permission.
- 2) Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- 3) That notwithstanding the information shown on the submitted plans the windows to the en-suite and utility; hereby approved shall be obscure glazed to the satisfaction of the

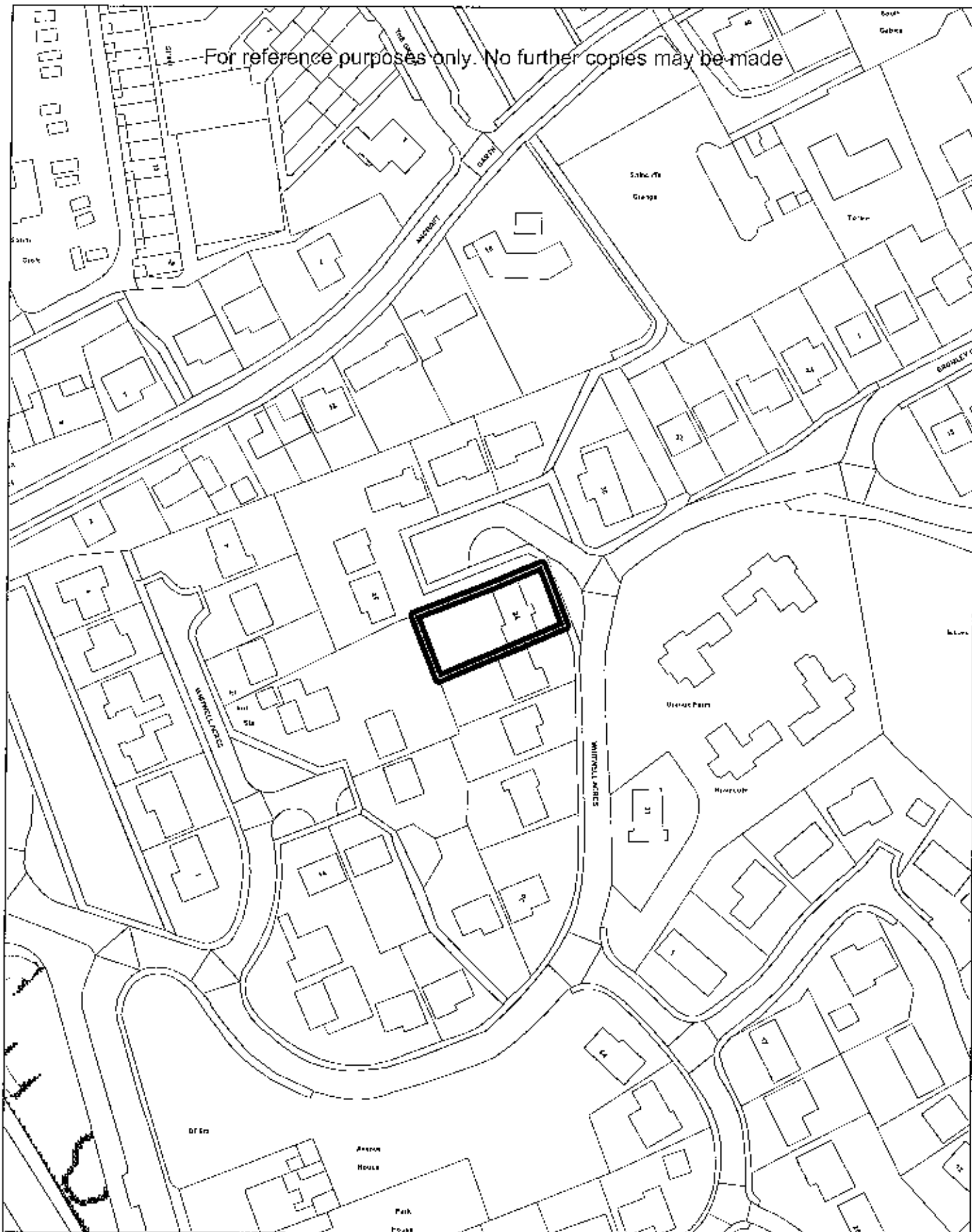
Local Planning Authority and shall remain so thereafter in accordance with the approved scheme.

- 4) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications and the details agreed through the conditions of this planning permission.

## **BACKGROUND PAPERS**

Submitted Planning Application Forms and Plans  
City of Durham Local Plan 2004  
Planning Policy Statement 1: Delivering Sustainable Development  
Public Consultation Responses  
Planning Application 07/00175/FPA  
Various File Notes and Correspondence

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City of  
Durham

Planning Services

Application No. 07/00582/FPA

24 Whitwell Acres, High Slincliffe, Durham,  
DH11 2PX

Comments

Date

17 July 2007

Scale

1:1250

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### ITEM 3

<b>07/00652/PNT</b> <b>O2 UK Limited</b>	<b>Highway verge north of West View Meadowfield, Durham.</b> <b>Erection of 12.5m high telecommunications pole</b>
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#### **SITE AND APPLICATION DESCRIPTION**

The site is highway verge between two existing lighting stands on the north side of the main A690 immediately outside the Meadowfield settlement that leads towards Brancepeth village.

Telecommunications masts that do not exceed 15 metres in height generally do not require full planning permission, but the applicants must apply to the planning authority for a determination as to whether their prior approval of the siting and appearance of the development is required.

Under the prior notification procedure, notice of the Council's determination must be given to the applicant within 56 days of the receipt of the application; otherwise the development may proceed once this period has expired. The Council, as Local Planning Authority, have no powers to extend this 56-day period.

The timescale that the Council has for determining this application is therefore very strict and inflexible.

Prior approval is sought for the siting and appearance of a 12.5 metre high telecommunications pole. The design is of a 24.5cm steel pole which is then clad with a glass fibre wood grain covering resembling the finish of a telegraph pole in a dark brown colour. Such a treatment is intended to reduce its visual impact. In addition to the surface finish the applicant proposes foot rungs for climbing the pole as would be found on a typical telegraph pole.

#### **RELEVANT HISTORY**

No relevant history to this location.

#### **POLICIES**

##### NATIONAL POLICIES

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Guidance Note 8 (PPG8) sets out the basic Central Government policy framework for Councils considering telecommunications development proposals, noting that protection from visual intrusion will be an important consideration in determining applications.

##### REGIONAL POLICY

Regional Planning Guidance for the North East (Regional Planning Guidance Note 1) reinforces national guidance and seeks to balance the benefits of improved telecommunication network for business and public use with the visual impact of proposals.

## LOCAL PLAN POLICIES

Policy U1 of the City of Durham Local Plan 2004, allows for the erection of telecommunications equipment if the benefits outweigh any environmental damage, and that specific criteria designed to minimise visual impact are taken into account. In particular, the Council will take the following factors into consideration:

- ◆ the specific needs and locational requirements of the proposal;
- ◆ the significance of the proposal as part of a national network;
- ◆ the suitability of alternative sites;
- ◆ the possibility of shared use of existing sites;
- ◆ associated developments including access road and ancillary buildings;
- ◆ the quality of the design of the mast or structure;
- ◆ the adequacy of screening to the ground station, and
- ◆ the adequacy of arrangements to ensure the removal of redundant equipment and restoration of the site.

## **REPRESENTATIONS**

**STATUTORY RESPONSES** : No objection has been received from the County Highway Authority.

**INTERNAL RESPONSES** : None.

**PUBLIC RESPONSES** : There has been a number of public objections from local residents to the installation on visual appearance, proximity to dwellings and health concerns.

## **PLANNING CONSIDERATIONS**

The siting of the mast in this area has been the subject of pre-application discussion. It was suggested by the LPA to move the mast further towards Brancepeth village, however O2 were unwilling to do this as it would not meet the coverage requirement. In the accompanying appendix of the applicants design and access statement coverage plots are shown giving the existing coverage gap in the Brandon South area, and how the siting of the mast will satisfy this shortfall. In accord with PPG8 it is concluded that the operator has reasonably demonstrated the need for the installation and a justification for the siting to meet the network's technical requirements.

Under the prior notification procedure, the LPA must consider the siting and appearance of the mast.

### Siting

As previously indicated the location of the mast satisfies a coverage shortfall identified by the operator. Regard is had as to how the visual amenity of surrounding occupiers and users of the highway will be impacted upon. The siting is not directly in front of no. 27 West View, which may have raised amenity concerns. At its proposed location west of the dwelling and alongside a highway the siting is considered commensurate with the street scene, mitigated by the appearance.

### Appearance

The appearance of the mast is to replicate a telegraph pole of which there are a few along this stretch of the A690, although not in this exact location. As the design is reasonably well disguised to replicate a common piece of street furniture the appearance is likely to assimilate well into the street scene. For users of the footway and road the mast is unlikely to detract from the visual amenity of this semi rural location, as it is on the cusp of the urban

area of Meadowfield. For the residents of West View the mast will not appear directly in their field of site and taking account of the replica design is not deemed to harm their amenity.

Colours:

Mast: BS 08 B29 Bitter Chocolate, very dark brown.

Cabinet: BS 14 C 39 Holly Dark Green

The applicant has provided a schedule of five alternative sites that have been considered. All locations are in far denser residential locations and despite the telegraph pole appearance are likely to be far more contentious than the current location.

Health issues are a frequent objection to all mast installations and are often the underlying reason why residents object to installations. The Government is clear that the planning system is not the forum for deciding on health issues and subject to there being any further direction and compliance with ICNIRP guidelines the installation is considered acceptable in this respect.

## **RECOMMENDATION**

That the application be **APPROVED**.

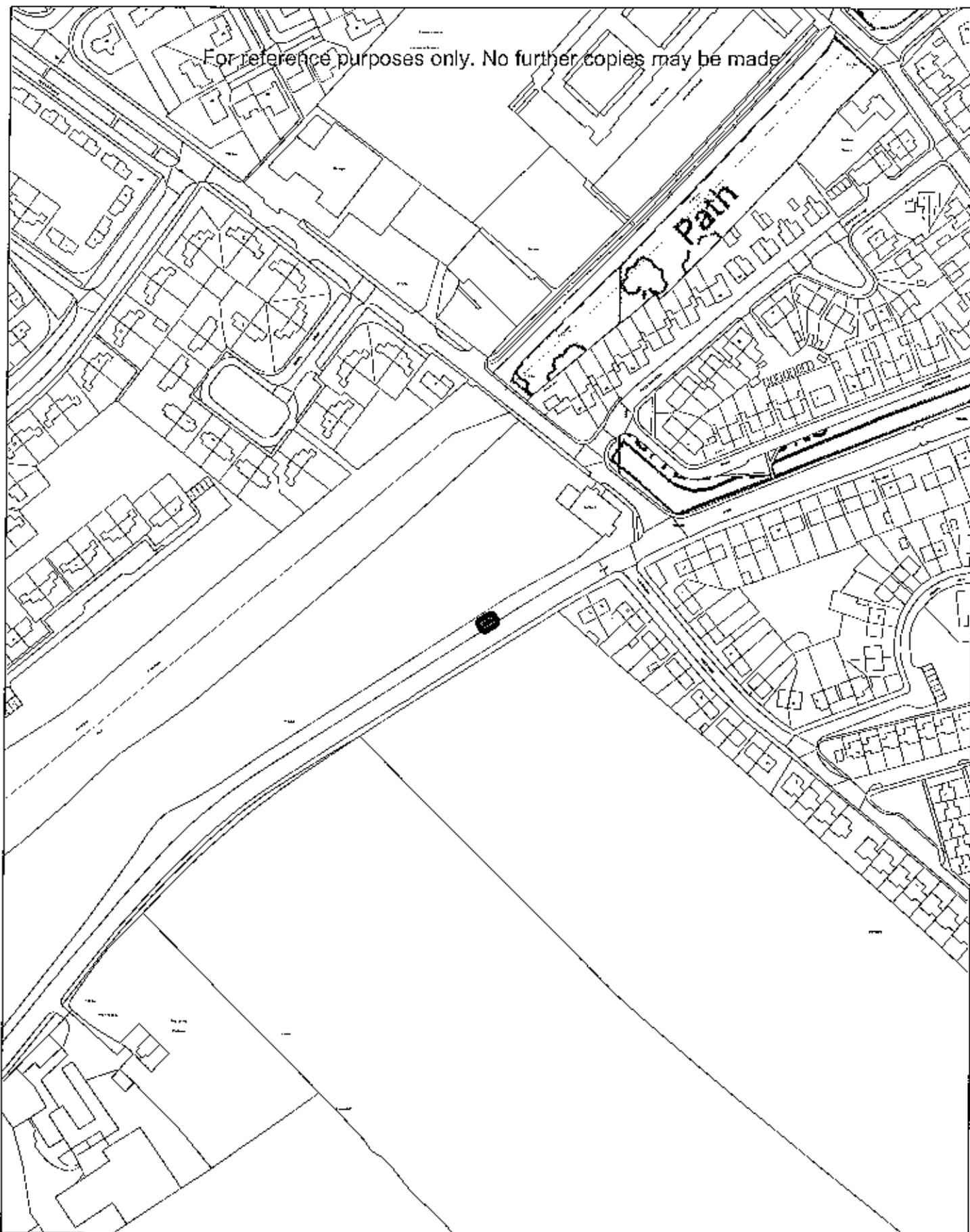
Conditions are not applicable on a Prior Notification.

## **BACKGROUND PAPERS**

Submitted Planning Application Forms and Plans  
Design and Access Statement and supporting documentation  
City of Durham Local Plan 2004  
Responses from Consultees  
Public Consultation Responses  
ICNIRP Declaration



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City of  
Durham

Planning Services

Application No. 07/00652/PN1

Highway verge north of West View, Meadowfield,  
Durham

Comments

Date

19 July 2007

Scale

1:2500

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### **3. Tree Preservation Order PN1/400 - 23 Dryburn Road**

This Tree Preservation Order (TPO) was served on the 1<sup>st</sup> March 2007. The Order was made to protect 2 no. Birch trees considered to be under threat due to development pressure following a change in ownership. The trees are located in a prominent location adjacent to Aykley Heads roundabout. The trees are of local visual importance and contribute to the character of the local area.

The level of threat is considered to be medium – there is local concern that the trees are going to be removed.

No objections to the order were received.

2 no. anonymous telephone calls were received in support of the TPO.

Confirmation of the TPO would safeguard the tree's contribution to local visual amenity in lieu of receipt of the inspector's decision on the TPO appeal.

#### **Recommendation**

That Tree Preservation Order PN1/400, 23 Dryburn Road, Durham is confirmed without modification.

# **CITY OF DURHAM**

## **DEVELOPMENT CONTROL COMMITTEE 2 August 2007**

### **Reports for Information**

**CITY OF DURHAM**

**DEVELOPMENT CONTROL COMMITTEE**

**2nd August 2007**

**REPORT OF THE HEAD OF PLANNING SERVICES**

**1. Notice of the Outcome of Planning / Enforcement Appeals which have been lodged with the City Council**

**1.1 Appeal by Mr P McGowan  
Site at 9 Mount Joy Crescent, Durham, DH1 3BA**

The above appeal has been lodged by Mr P McGowan against the Council's refusal to grant planning permission for the erection of a single storey flat roof extension to rear of existing dwellinghouse and insertion of door in rear yard wall at 9 Mount Joy Crescent, Durham, DH1 3BA

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. Planning Applications determined under Plenary Powers**

Attached in Appendix (A) are the lists of applications and conditions where decisions have been made under the Plenary Powers since the previous Committee.

**3. Building Control Applications determined under Plenary Powers**

Attached in Appendix (B) are the lists of applications where decisions have been made under Plenary Powers. I have also listed the building notices received.

**CITY OF DURHAM**

**APPLICATIONS DETERMINED UNDER PLENARY POWERS**

**PRINTED ON 6 July 2007**

**WEEK NO.24/2007**

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
07/00204/LB Mr And Mrs Hampton	Shincliffe Hall Hall Lane Shincliffe Durham DH1 2SY	Demolition of existing single storey flat roofed extension and erection of single storey glazed roof extension to rear of existing building
07/00207/FPA Mr And Mrs Hampton	Shincliffe Hall Hall Lane Shincliffe Durham DH1 2SY	Erection of single storey glazed roof extension to rear of existing building
07/00473/FPA Marstons Inns And Taverns	The Newton Grange Finchale Road Newton Hall Durham DH1 5SA	Erection of single storey timber frame structure to west elevation of existing public house

2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
#06/01042/LB The Council Of University Of Durham	University Library Section Palace Green Durham DH1 3RN	Alterations in association with installation of smoke detection system
*07/00203/FPA Kit Lau Clx Ltd	Unit 30b The Gates Durham DH1 4SL	Change of use of riverside footpath to pavement cafe area

#07/00321/LB University Of Durham	Great Hall And Minstrel's Gallery The Castle Palace Green Durham DH1 3RL	Removal and replacement of floodlights and wiring with installation of electrical socket with installation of carpeting at Minstrel's Gallery, with erection of hanging rails at Great Hall
*07/00346/FPA Artful Ink Ltd	7A Durham Road West Bowburn Durham DH6 5AU	Single storey extension to front of existing building
#07/00350/LB Durham University	Hall Stairs The Castle Palace Green Durham DH1 3RL	Provision of plasterboard ceiling to 6 no. bedrooms and associated corridors to level three
07/00385/FPA J D Reames	6 Westlands Coxhoe Durham DH6 4LH	Conversion of existing double garage to form granny annex and erection of single garage to side of existing dwelling
07/00388/FPA Mr And Mrs Swart	26 Telford Close High Shincliffe Durham DH1 2YJ	Demolition of existing conservatory and erection of 2 no. single storey pitched roof extensions to rear of existing dwelling and conversion of garage to habitable room
07/00412/FPA R W Marley	70 Hastings Avenue Durham DH1 3QQ	Erection of two storey pitched roof extension to side of existing dwelling
*07/00420/FPA Mr J Gibson	21 Witton Grove Framwellgate Moor Durham DH1 5AB	Erection of two storey pitched roof extension to rear and side of existing dwellinghouse and single storey pitched roof extension to rear
07/00426/FPA Mr Briggs	6 Baliol Square Durham DH1 3QH	Erection of two storey pitched roof extension to side and single storey pitched roof extension to front of existing dwelling

07/00433/FPA Rev And Mrs S Taylor	9 Lawson Terrace Durham DH1 4EW	Erection of single storey pitched roof extension to rear of existing dwelling and conservatory
07/00440/FPA Mr T And Mrs C Field	Station House Station Avenue Esh Winning Durham DH7 9HW	Erection of conservatory to side elevation of existing dwelling
07/00442/FPA Mr And Mrs McMillan	102 Featherstone Road Newton Hall Durham DH1 5YP	Erection of second storey pitched roof extension to side, front porch and pitched roof over existing single storey forward projection and erection of conservatory to rear of existing dwelling (revised and resubmitted)
07/00459/FPA Mr W Harle	10 Brookes Rise Langley Moor Durham DH7 8XY	Demolition of existing conservatory and erection of single storey pitched roof extension to rear of existing dwelling
07/00462/FPA Mr K Carter	68 Pilgrims Way Gilesgate Durham DH1 1HQ	Erection of single storey pitched roof extension to rear of existing dwelling
07/00472/FPA Mrs M J And Miss K Pascoe	51 Liddle Avenue Sherburn Durham DH6 1HZ	Erection of porch to front of existing residential dwelling
07/00476/FPA Mr S Carter	39 Ancroft Garth High Shincliffe Durham DH1 2UD	Erection of first floor pitched roof extension to side and single storey pitched roof extension to rear
07/00477/FPA Mr M Halton	72 Pilgrims Way Gilesgate Durham DH1 1HQ	Erection of single storey pitched roof extension to front, side and rear of existing dwelling
07/00484/FPA Mr R A Pears	82 Willowtree Avenue Gilesgate Moor Durham DH1 1DZ	Erection of pitched roof over existing porch and erection of pitched roof over existing first floor flat roof to rear of existing dwelling

07/00485/FPA H G Weston	17 Boyd Street Durham DH1 3DP	Erection of single storey pitched roof extension to rear of existing dwelling
07/00486/FPA Mr J Adams	The Old Chapel Front Street North Quarrington Hill Durham DH6 4QG	Retention of steel container, and retention of increased height of boundary wall adjacent main building
07/00488/FPA A Crich	16 Cambridge Terrace Bowburn Durham DH6 5AY	Erection of conservatory to rear of existing dwelling
07/00489/RM Mr M J Tait	4 Field View Terrace Bearpark Durham DH7 7AD	Reserved matters approval for alterations to existing dwelling and erection of 2 dwellings pursuant to outline approval 4/06/1061
07/00490/FPA Mr G Rennie	18 Ushaw Terrace Ushaw Moor Durham DH7 7PD	Erection of single storey pitched roof extension to rear of existing dwelling
07/00495/FPA Mr Littlewood	16 Dinsdale Drive Belmont Durham DH1 2TS	Erection of single storey pitched roof extension to rear of existing dwelling
07/00496/FPA Mr Crozier	25 Rowan Tree Avenue Gilesgate Moor Durham DH1 1DX	Erection of conservatory and single storey pitched roof extension to rear of existing dwelling
07/00498/FPA Mr Theakston	6 Suffolk Way Pity Me Durham DH1 5GN	Demolition of existing conservatory and erection of single storey pitched roof extension at rear of existing dwelling
07/00504/FPA Mr Twomey	204 Devonshire Road Belmont Durham DH1 2BN	Erection of single storey pitched roof extension to front of existing dwelling
07/00506/FPA Mr And Mrs Foster	3 Kinley Road Carrville Durham DH1 1LX	Erection of single storey pitched roof extension to rear and pitched roof to existing garage



07/00517/FPA  
Hope Estates

6 Mitchell Street  
Durham  
DH1 4DQ

Erection of two storey  
pitched roof extension to  
rear elevation of existing  
dwelling, including pitched  
roof to existing two storey  
extension

07/00550/FPA  
Mr P Pickering

3 Copeland Court  
Durham  
DH1 4LF

Erection of two and single  
storey extensions to rear of  
existing dwelling

\* Determined under Chairman and Vice Chairman Delegated Authority

# To be ratified by G.O.N.E

## **APPENDIX A**

**City of Durham  
Applications Determined Under Plenary Powers  
Printed on 6 July 2007  
Week No.24/2007**

### **Applications recommended for refusal – reasons**

4/07/00204/LB

The proposed 'single storey glazed - roof extension' by virtue of its scale, design and appearance would fail to preserve or enhance the character and appearance of the Grade II Listed Building and the surrounding area, and would therefore be contrary to Policies E23, Q9 and E1 of the City of Durham Local Plan 2004.

4/07/00207/FPA

The proposed 'single storey glazed - roof extension' by virtue of its scale, design and appearance would fail to preserve or enhance the character and appearance of the Grade II Listed Building and the surrounding area, and would therefore be contrary to Policies E23, Q9 and E1 of the City of Durham Local Plan 2004.

4/07/00473/FPA

The Local Planning Authority considers that the proposed extension to an existing public house would represent inappropriate and therefore harmful development within the Durham City Green Belt and is contrary to Planning Policy Guidance Note 2: Green Belts and Policy E1 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that, by virtue of the scale, design, materials and position of the proposed extension, it would fail to have regard to the distinct architectural character of the host building, appearing as an incongruous addition and would therefore be inappropriate in its context, contrary to Planning Policy Statement 1: Delivering Sustainable Development.

The Local Planning Authority considers that the form of development, having a solid roof but with open sides, would allow significantly increased levels of use of the premises externally, resulting in a level of noise and disturbance which would significantly adversely affect the level of residential amenity that the occupiers of the adjacent property should reasonably expect to enjoy, contrary to Policy H13 of the City of Durham Local Plan 2004.

## **APPENDIX B**

**City of Durham  
Applications Determined Under Plenary Powers  
Printed on 6 July 2007  
Week No.24/2007**

### **Applications recommended for conditional approval – conditions**

4/06/01042/LB

T1 Time Limit Full Approval 2004  
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted application details of all materials used internally and the standard of their finish should be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed locations for the aspirating pipes and capillary tubes and their associated fixings shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed locations of the fans necessary to draw air through the system shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed design for the 'air sampling box' shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed method of attachment for the 'air sampling boxes' shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, being thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed treatment to the existing holes proposed for use within the Routh Library shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, being thereafter implemented in accordance with the approved scheme.

4/07/00203/FPA

T1 Time Limit Full Approval 2004  
DT7A Complete Accord

The change of use hereby permitted shall be used only as a pavement café only in connection with the restaurant and operated until 20:00 in accordance with the licensed hours of the adjoining restaurant

No form of canopy, temporary or permanent shall be erected or attached to the building without first applying for formal planning consent from the Local Planning Authority

No sound reproduction equipment which is audible outside the curtilage of the premises shall be operated on the site

No floodlighting or other form of external lighting shall be installed

No furniture or equipment associated with the pavement café shall be permanently fixed and will be entirely removable in the event of flood risk

The use of the pavement café shall not commence until details of a scheme of delineation between the pavement café and the public highway has submitted to and in approved in writing by the Local Planning Authority and is thereafter implemented and retained. Any scheme of delineation shall be entirely removable, in accordance with Condition 6

4/07/00321/LB

T1 Time Limit Full Approval 2004  
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted application details of all materials used internally and the standard of their finish should be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application precise details of the proposed design, location and method of attachment for the proposed electrical sockets shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application details of the luminaries proposed shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application precise details of the proposed locations, and methods of attachment for the nine pictures and twenty-four coats of arms shall be submitted at scale 1:20, and approved in writing by the Local Authority before the development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed method of attachment for the carpet to the Minstrel's Gallery shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.

4/07/00346/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord

4/07/00350/LB

T1 Time Limit Full Approval 2004  
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted application details of all materials used internally and the standard of their finish should be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, precise details of the proposed depth of the plasterboard ceiling including the relationship with the existing window heights and details shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before the development is commenced, and thereafter implemented in accordance with the approved scheme.

4/07/00385/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord  
RU3 Occupation by Dependent Relative

4/07/00388/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials  
DT7A Complete Accord

4/07/00412/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00420/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord

4/07/00426/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00433/FPA

TL1 Time Limit Full Approval  
DT4 External Materials  
DT11 Fenestration Details  
DT12 Windows in Reveal

Notwithstanding the information shown on the submitted plans all windows and doors shall be constructed in timber and the roof of the extension constructed of natural slate.

4/07/00442/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials  
DT19 Obscure Glazing

4/07/00459/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00462/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00472/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord

4/07/00476/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord

4/07/00477/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00484/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00485/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00486/FPA

4/07/00488/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials  
DT7A Complete Accord

4/07/00489/RM

DT4 External Materials

4/07/00490/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT19 Obscure Glazing  
DT7A Complete Accord

4/07/00495/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00496/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00498/FPA

T1 Time Limit Full Approval 2004  
RN1 Full Approval Time Limit 2004  
DT3 Finish of Materials

4/07/00504/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00506/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord

4/07/00517/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00550/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials  
R7 Complete Accord  
DT7A Complete Accord



**CITY OF DURHAM**

**APPLICATIONS DETERMINED UNDER PLENARY POWERS**

**PRINTED ON 12 July 2007**

**WEEK NO. 25/2007**

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
*07/00387/FPA Mr P Eden	Nelson House Nelson Terrace Sherburn Durham DH6 1ED	Erection of pitched roof extension to existing detached garage
07/00586/FPA Mr Watkins	1 Joyce Terrace Ushaw Moor Durham DH7 7PP	Erection of detached two storey garage incorporating feature windows and balcony to upper storage/office area

2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
07/00383/FPA Mr Smith	5 Brierville Durham DH1 4QE	Erection of 2 no. pitched roof dormer windows to front of existing dwelling
*07/00427/FPA Mr And Mrs Hamilton	Valley House Nevilles Cross Bank Durham DH1 4JN	Erection of two storey pitched roof dwellinghouse
07/00439/FPA L Fets And S Newby	33 Cavendish Court Brandon Durham DH7 8UL	Erection of replacement detailed garage to rear of existing dwelling

*07/00467/FPA Mr Tognarelli	The Old Cottage Whitesmocks Durham DH1 4LL	Alterations and extensions to include single storey extension, and family room with bedroom above , attached to rear of existing dwelling, with detached summerhouse/garage. (Amended plans without balcony proposed on previous application)
07/00492/FPA F Rivett And Mr D Smith	Land Adjoining Green Gables Robin Lane West Rainton Houghton Le Spring DH5 9RQ	Retention of engineering operation involving formation of pond and alterations to access
07/00499/FPA Mrs Lonnely	28 Langton Lea High Shincliffe Durham DH1 2QF	Erection of single storey pitched roof extension to front and rear elevation of existing dwelling
07/00501/FPA Mr Henderson	26 Bridgemere Drive Framwellgate Moor Durham DH1 5FG	Erection of two storey pitched roof extension to side of existing dwelling
07/00502/FPA Mrs B Rogers	Cottage Adjacent To Mystic Manor Plantation Avenue Littletown Durham DH6 1PZ	Change of use of existing detached cottage to self-contained dwelling together with erection of double detached garage to south of existing building
07/00511/FPA Mr Erdman	6 Aykley Green Durham DH1 4LN	Erection of flat roof extension to rear of existing dwelling, demolition of existing conservatory and erection of single storey pitched roof extension
*07/00521/FPA Mrs M Tindle	10 Magdalene Avenue Carrville Durham DH1 1NN	Erection of two storey pitched roof extension to side elevation of existing dwelling and erection of porch to front

07/00526/FPA Mr And Mrs Wilson	26 Featherstone Road Newton Hall Durham DH1 5YW	Erection of conservatory to rear of dwelling
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3. Raise no objection to the County Matter listed below.

Number and Applicant	Location	Proposal
07/00648/CM Durham County Council	Hawthorn House Potterhouse Terrace Pity Me Durham DH1 5DL	Prior approval for demolition of existing building

\*Determined under Chairman and Vice-Chairman Delegated Authority

**Applications recommended for refusal – reasons**

4/07/00387/FPA

The proposed extension to garage is considered to be of an inappropriate scale and as a result considered to be contrary to the requirements of Policies Q9 and E22 of the City of Durham Local Plan 2004.

4/07/00586/FPA

The proposed garage by virtue of its scale and design is considered to be unsympathetic and incongruous within the immediate streetscene, to the detriment of residential amenity contrary to Policy Q9 of the City of Durham Local Plan 2004.

**Applications recommended for conditional approval – conditions**

4/07/00383/FPA

T1 Time Limit Full Approval 2004  
DT34A Timber Windows  
DT35A Slates  
DT4 External Materials  
DT7A Complete Accord

4/07/00427/FPA

T1 Time Limit Full Approval 2004  
DT5 Materials Sample  
DT8 Enclosure Details to be Agreed  
DT10 Hardstanding Surface Materials  
DT23 Drainage Scheme  
DT11 Fenestration Details  
DT35A Slates  
DT12 Windows in Reveal  
DT7A Complete Accord

Following the completion of all proposed works the footway to front must be reinstated following the construction works and all surfaces made good.

4/07/00439/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT7A Complete Accord  
RU4 Use as Private Garage Only

4/07/00467/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT8 Enclosure Details to be Agreed

The Conclusions and recommendations of the 'Springwell House and the Old Cottage, Whitesmocks, Durham, Bat Survey, March 2007', of Baker, Shepherd, Gillespie, Ecological Consultants, paras. 6.1 and 6.2 must be carried out in full before development work commences. If the development works do not take place within a period of 12 months of this consent, a further, up to date investigation must be carried out and submitted to the Council, and approved in writing by them before works commence.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no windows doors, or openings, other than those shown on the approved plans shall be erected on any part of the main building and its extensions, at any time, and the flat roof between the two storey elements of the design shall not be used as a balcony, nor for any other purpose save maintenance access, without the express grant of further specific permission from the Local Planning Authority.

4/07/00492/FPA

DT10            Hardstanding Surface Materials

Notwithstanding the information submitted on the application a soft landscaping scheme at the newly created access shall be submitted for approval in writing to the Local Planning Authority within 30 days of the consent hereby given. On receipt of such written approval, the scheme shall be implemented within six months of the approval and maintained thereafter for a period of five years.

No material of any description shall be imported to or removed from the development without first applying to the Local Planning Authority for formal planning consent.

4/07/00499/FPA

T1            Time Limit Full Approval 2004

DT4            External Materials

DT7A          Complete Accord

4/07/00501/FPA

T1            Time Limit Full Approval 2004

DT4            External Materials

DT19          Obscure Glazing

DT7A          Complete Accord

4/07/00502/FPA

T1            Time Limit Full Approval 2004

DT4            External Materials

DT7A          Complete Accord

DT8            Enclosure Details to be Agreed

PD2            Removal of PD Outbuildings

PD4            Removal of PD Extensions

Notwithstanding the information shown on the submitted plans the bedroom window to be blocked up shall be set at least 100mm in reveal in accordance with details which shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

4/07/00511/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT7A	Complete Accord

4/07/00521/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT7A	Complete Accord

All construction work shall take place between the hours of 08:00 - 18:30  
Monday - Friday and 08:30 - 18:00 Saturday with no working on Sundays or  
Bank Holidays.

4/07/00526/FPA

T1	Time Limit Full Approval 2004
DT7A	Complete Accord
DT3	Finish of Materials

## List of Approvals

From 29/06/2007 to 20/07/2007

Number and Applicant	Location	Proposal
07/00456/PARTNR Mr Whitaker	Plot 3 Low Farm Bradbury	Detached House
07/00686/DRO Janet Claire Yusuf	25 Hall Gardens Sherburn Durham DH6 1EB	Loft Conversion
07/00688/OTHC D Frankland	Three Horse Shoes Pit House Lane West Rainton Durham DH4	Extension To Public House
07/00702/DOM Mr W Howe	Land Adjacent Pine View Margaret Street Ludworth Durham DH6	Proposed Bungalow
07/00708/DRO Mr Michael Tait	4 Field View Terrace Bearpark Durham DH7 7AD	Loft Conversion & Internal Alterations and 2 terraced
07/00710/DOM John Douglas Seymour	1 Grove Cottages Coxhoe Durham DH6	Erection Of 2 Domestic Dwellings
07/00752/DEX Mr S Wilson	17 Hartside View Pity Me Durham DH1 5DX	Garage & Utility Room
07/00763/DEX Mr Anderson	66 Beechfield Rise Coxhoe Durham DH6 4SD	Kitchen Extension & Internal Alterations
07/00768/DEX Mrs P A Nelson	1 Aldin Grange Hall Bearpark Durham DH7 7AR	2 Storey Extension
07/00774/OTHDOM Mr & Mrs Iley	Belmont Cottage Belmont House Broomside Lane	Internal Alterations, PVCU Windows & Velux



Number and Applicant	Location	Proposal
07/00775/DEX Mr J G Gargan	35 Whitwell Acres High Shincliffe Durham DH1 2PX	Rear Extension
07/00777/PARTNR Ultimate Properties Ltd	153 North View Bungalow Hetton Le Hole Sunderland Tyne & Wear DH5 9PN	Additional bedroom, Kitchen extension & new roof
07/00783/DEX Hope Estates Ltd	20 May Street Durham City DH1 4EN	Extension & Alterations
07/00787/DEX Mr & Mrs Keating	9 Meldon Way High Shincliffe Durham DH1 2PZ	Internal alterations, single storey extension
07/00803/DEX Mr I Callum	8 Wanless Terrace Durham City DH1 1RU	2 storey extension & loft conversion
07/00805/PARTNR Mr P Rolfe	2 The Royalty Sunderland Tyne &	Loft conversion & rear
07/00806/DOM Mr A Langley	Plot 4 Roslyn Mews Coxhoe Durham DH6 4BP	New Dwelling
07/00809/DEX	The Paddocks 16 Heugh Hall Row Old Quarrington Durham	Ground floor extension to study/entrance and 1st floor bedroom extension
07/00810/RESUB Mr & Mrs Cheesey	9 Front Street South Cassop Durham DH6	Garden Room, Loft Conversion & Detached Garage
07/00826/DEX Mr Derek Hall	25 Durham Moor Crescent Framwellgate Moor Durham DH1	2 storey extension & single storey extension
07/00831/DEX Mr Beddoes	12 Beaver Close Pity Me Durham DH1 5GS	Living Room, bedroom & garage extension

Number and Applicant	Location	Proposal
07/00965/DEX Mr Hudson	20 Ryelands Way Pity Me Durham DH1 5GR	Kitchen extension
07/00966/DEX Mr Ridland	12 Oatlands Way Pity Me Durham DH1 5GL	Family Room, bathroom & bedroom extension
07/00969/DEX Mr James Gibson	21 Witton Grove Sniperley Park Durham DH1 5AB	Double storey rear and side extension.
07/00973/DEX Mr Urwin	6 Hatfield Close Framwellgate Moor Durham DH1 5FD	Dining, Utility, Bedroom & En-Suite Extension
07/00986/DOM Alan Mayhew	2 Roslyn Mews Coxhoe Durham DH6 4BP	New Dwelling and Detached Garage
07/00988/DEX Mr Tognarelli	The Old Cottage Whitesmocks Durham DH1 4LL	Alterations & Extensions & Erection of Garage/Summer House to Rear Garden
07/00989/DEX Mr Pears	82 Willowtree Avenue Gilesgate Moor Durham DH1 1DZ	CONVERSION OF FLAT TO PITCHED ROOFS OVER EXISTING EXTENSIONS
07/01095/DEX Mr Gill	8 Aykley Green Durham City DH1 4LN	Single storey kitchen and dining room extension
07/01097/DEX Mr Hann	26 The Orchard Pity Me Durham DH1 5DA	Convert garage into study
07/01098/DEX Mr & Mrs Gaskell	28 Lime Park Brandon Durham DH7 8QD	Two storey pitched roof extension
07/01100/DEX Mr A Hinton	9 Huntingdonshire Drive Belmont Durham DH1 2DL	Alteration to existing garage, extension to rear and installation of lintels with
07/01101/DEX Ms J Fielding	4 High Street High Shincliffe Durham DH1 2PN	Extension to dwelling and replacement windows

Number and Applicant	Location	Proposal
07/01103/OTHC Framwellgate Primary	Framwellgate Primary School Newton Drive Framwellgate Moor Durham DH1 5BG	Accessibility adaptations internal and external
07/01108/PARTNR Mr K Trenbirth	1 Crossgate Road Hetton Le Hole Tyne & Wear DH5 0EN	Bedroom above garage and bathroom
07/01109/OTHC Durham School	Bow School South Road Durham City DH1 3LS	Internal alterations and refurbishment
07/01110/PARTNR Durham County Council	Greenfield School & Arts College Greenfield Way Newton Aycliffe County Durham DL5 7LE	New ramped access to maths, science blocks and main school
07/01112/DEX Dr J.T.D & Mrs Hall	8 Springfield Park Durham DH1 4LS	Extension to existing utility
07/01119/DEX Mr Ayre	10 Red Courts Brandon Durham DH7 8QN	Bedroom & Sun Room Extension
07/01121/DEX Mr & Mrs Hughes	75 Park Avenue Coxhoe Durham DH6 4JJ	Car port with bedroom & en- suite over
07/01128/DEX Mr S Millward	10 Birkdale Gardens Belmont Durham DH1 2UJ	Sunroom Extension

## List of Refusals

From 29/06/2007 to 20/07/2007

Number and Applicant	Location	Proposal	Decision
07/00764/DOM Derek Coleman	Land Adjacent 18 Eden Road Newton Hall Durham DH1 5LF	New Dwelling	REJ16

# Building Notices

Between 29/06/2007 and 20/07/2007

## Number of cavity wall insulation applications 1

Number and Applicant	Location	Proposal
07/01094/OTHDBN S.P.E Properties Ltd	52 Hawthorn Terrace Durham City DH1 4EQ	New structural opening to be formed in dividing wall to form kitchen/dining room in basement area
07/01102/OTHDBN Michael Sykes	215 Gilesgate Durham DH1 1QN	Creation of en-suite bathroom in master bedroom
07/01114/OTHDBN 3R Land & Property Services Ltd	43 Crossgate Durham City DH1 4PS	Internal Alterations
07/01116/OTHDBN Dr & Mrs Amarasuriya	10 Rushey Gill Brandon Durham DH7 8BL	Installation of en-suite to 1st floor bedroom
07/01120/OTHDBN Lucy Weil	14 Allergate Durham DH1 4ET	Summerhouse
07/01131/GLAZBN Coxhoe Primary School	Coxhoe Primary School Cornforth Lane Coxhoe Durham DH6 4EJ	Replace seven windows
07/01132/DEXBN Mr & Mrs Belford	Alwyn House North Side Shadforth Durham DH6 1LJ	Removing of 2 internal walls, replacing of 2 no windows and formation of toilet in porch
07/01144/GLAZBN Richard Swart	26 Telford Close High Shincliffe Durham DH1 2YJ	Replacement windows
07/01146/OTHDBN Keith Spiller	21 Red Ridges Brandon Durham DH7 8QP	Removal of load bearing wall, conversion of out house
07/01147/GLAZBN Mr Robinson	3 Priors Grange High Pittington Durham DH6 1DA	UPVC Window to staircase

# List of Regularisations

From 29/06/2007 to 20/07/2007

Number and Applicant	Location	Proposal
07/00333/OTHDRG Mr & Mrs Mann	54 Runcie Road Bowburn Durham DH6 5EY	Garage conversion
07/00824/OTHDRG Mr P Bradley & Miss P Slack	Cherry Wappin Kelloe Law Farm Kelloe Durham TS29 6NS	Single storey pitched roof range of buildings including 3 no stables, garage and additional storage building
07/01122/GLAZRG Mr J P Gibson	15 Front Street Pity Me Durham DH1 5DT	Replacement Windows