

**CITY OF DURHAM**

**DEVELOPMENT CONTROL COMMITTEE**

**11<sup>th</sup> October 2007**

**REPORT OF STRATEGIC SERVICES**

**1. REPORT FOR INFORMATION**

**Section 106 Agreements**

Members are asked to note that a report in relation to monies received from developers as part of planning conditions has been placed in the Members' Room.

**2. PROPOSED STOPPING UP OF FOOTPATH AT FRONT STREET, SHERBURN HILL**

At the Development Control Committee held 8 March 2007 it was resolved that Durham City Council make an Order under Section 257 of the Town & Country Planning Act 1990 to give effect to the stopping up of a short length of footpath to the south of Front Street, Sherburn Hill to enable development to be carried out in accordance with planning permission granted by this Authority.

The Order was made on 2 August 2007 and in accordance with standard procedure, the making thereof was advertised in the Local Press and correspondence despatched to the relevant Statutory Consultees. There are no outstanding objections and the Council is now able to confirm the Order of its own volition as an unopposed Order

**Recommendation**

That the Committee now confirms the City of Durham (Footpath off Front Street, Shadforth Parish, Sherburn Hill, Durham) Stopping Up Order 2007



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

**11th October 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 Library: -

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

- a) Appeal by Mr P Eden  
Site at Nelson House, Nelson Terrace, Sherburn Village, Durham, DH6 1ED

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

- a) Appeal by Mr M Moore  
Site at Broom Hall Farm, Broom Crescent, Broompark, Ushaw Moor, Durham, DH7 7NB
- b) Appeal by Mr N Swift (Hope Estates)  
Site at 34 Young Street, Gilesgate, Durham, DH1 2JU

**1.3 Planning Applications - Determined under Plenary Powers**

**1.4 Building Control Applications – Determined under Plenary Powers**

**2. Decisions made by the County Council**

**2.1**

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**App No:** CM4/07/737  
**Applicant:** Durham County Council  
**Location:** Durham Gilesgate Sports College & Sixth Form Centre, Providence Row, Durham, DH1 1SG  
**Proposal:** Erection of demountable building to provide disabled/physiotherapy facilities

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The above application was considered by the City Council under delegated powers on 15th August 2007 when it was resolved to offer no objection.

Durham County Planning Committee has now considered the proposal and resolved to approve the application subject to conditions.

**RECOMMENDATION**

That the report be noted.

### 3. Development Brief: Neville Court, Nevilles Cross

A Brief has been submitted by King Sturge on behalf of the owners of Neville Court, The Avenue, Durham. The Brief has sought to identify the constraints which exist on the site and the policies at national, regional and local levels and to which regard must be had by a developer should an application be forthcoming for the redevelopment of the site. The Brief has been the subject of some limited informal officer discussion, but has no status in any subsequent pre-application discussions and should certainly not be interpreted as representing the views of the Council. The Brief will, however, serve as a basis for further ongoing discussions between officers and developers.

The Brief is available for inspection by Members upon request.

#### RECOMMENDATION

That the report be noted.

### 4. 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:

Number & Applicant	Location	Proposal	Recommendation
<b>ITEM 1</b>			
07/00/455/FPA & 07/00454/CAC Mr R Anderson	East Farm, Sunderland Bridge, Durham, DH6 5HD	Demolition & conversion of new build of East Farm buildings to provide 8 no. dwellings & conversion of farm track to access road	<b>Approve</b>
<b>ITEM 2</b>			
07/00749/FPA Castle Homes NE Limited	Ushaw Moor Working Mens Club, Station Road, Ushaw Moor, Durham	Demolition of existing buildings, & erection of 17 no apartments including provision of replacement hairdresser at ground floor level, with associated parking, bin & cycle storage	<b>Approve</b>

**ITEM 1**

<b>07/00/455/FPA &amp; 07/00454/CAC</b>  <b>Mr R Anderson</b>	<b>East Farm, Sunderland Bridge, Durham, DH6 5HD</b>  <b>Demolition, conversion &amp; new build of East Farm buildings to provide 8 no. dwellings &amp; conversion of farm track to access road</b>
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**SITE AND APPLICATION DESCRIPTION**

These applications relate to a proposed scheme of conversion and new build for the provision of 8 no. dwellings at East Farm in Sunderland Bridge Village. Sited east of West Farm, the site is south of, and for the most part concealed by the main village street, which exhibits a traditional ribbon development form, with a small area of Village Green. Sunderland Bridge is a charming agricultural village, located immediately east of the A167 midway between Durham City and Thinford, of the southern side of the River Wear. The Village has Conservation Area status, and the majority of the trees in the built area are covered by a Tree Preservation Order.

There is a mix of existing house types and styles, and the village appears immaculately maintained with a strong community feel. East Farm is currently accessed through the main street between other houses and sits immediately behind and adjacent the village. The majority of the existing farm buildings are a mix of brickwork and metal framed agricultural sheds with asbestos roofs, with occasional stonework and tiles. The farm group rises slowly to the north, mirroring the topography. A notable exception to the mainly utilitarian farm structures is an attractive stone cottage, used for many years now as a general purpose/storage building, whose traditional random rubble stonework and slate roof helps justify its listed status. The listed building consent required for the detail works to this building has been dealt with separately under the scheme of Delegated Powers. Approval for those works in no way compromises the consideration of the Planning Application presented here.

The applications propose the listed cottage building be converted and extended, with the remainder of the site redeveloped to provide 8 no. residential units in total. The units seek, via a number of architectural devices to give the impression of a traditional farm group converted into residential use, by visually breaking up the massing proposed in the use of one and two storey articulated blocks, traditionally referenced elevation detailing, and appropriate materials. One notable feature of the proposals is the access, which rather than use that existing, is proposed around fields to the south-east of the village.

With the listed building works proposed addressed under the scheme of Delegated Powers, the applications presented here are for full planning permission for the main development, and Conservation Area Consent for the necessary demolition works in the Conservation Area.

**RELEVANT HISTORY**

None.

**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 2: Set out the guiding principals for development in, and adjacent to the Green Belt, with a presumption against inappropriate development, five criteria to justify new buildings, and an overarching aim to protect 'openness'.

Planning Policy Statement 3: Housing. This PPG sets out the expectations of the Government for Local Planning Authorities considering the various aspects of development of new houses, including issues of sustainability, quality, mix, access to facilities and land supply.

Planning Policy Statement 7: Sustainable Development in the Countryside, sets out sustainable development as the key principal underpinning rural land use planning, setting out criteria for development and conversion of buildings in the countryside and appropriate land uses.

Planning Policy Guidance Note 13: Transport, seeks to promote more sustainable transport choices, and reduce the need to travel, especially by car.

Planning Policy Guidance Note 15: Planning and the Historic Environment provides a full statement for Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

## REGIONAL POLICY

Regional Planning Guidance for the North East (Regional Planning Guidance Note 1) reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008.

## LOCAL PLAN POLICIES

Policy E1 – Green Belts, seeks to meet the aspirations of PPS7 (above) and protect the openness of the Green Belt.

Policy E8 – Change of Use of Buildings in the Countryside, sets out a number of criteria, including references to scale and character, and complimentary policies, particularly those relating to highways matters.

Policy E22 – Conservation Areas, seeks to ensure a quality of development appropriate for the identified historic and natural attributes of the site.

Policy E24 – Archaeological Works, seeks to ensure that where there is evidence of archaeological remains, the effects of development will be mitigated, and appropriate recording is carried out.

Policy E10 – Area of High Landscape Value, seeks to protect the designated area from inappropriate development that would detract from it.

Policies T1 – Highways, and T10 – Parking set out the requirements of the Council in those areas, to be balanced against issues of sustainability noted in PPS1 (above).

Policy Q1 and Q2 – New Development , General Principals, details areas to be considered in all schemes including personal safety and crime prevention, servicing, access to emergency vehicles, and so on.

Policy Q8 – Quality of New Residential Development, sets out criteria for such, including appropriateness in scale, character and massing, protection of amenities of existing and

proposed residents, the need to retain existing features of interest, and having a well defined means of enclosure, amongst others.

Policy U8a – Foul and Surface Drainage, seeks to ensure adequate provision for such within new developments.

Policy R2 – Provision of Open Space, New residential Development, sets a threshold of 10 or more dwellings where such facilities must be provided.

Policy H12 – Affordable Housing, requires provision of an element of such on schemes over 25 units.

Policy Q15 – Art in Design, requires provision of such on schemes over 10 units.

The above policies are considered those most relevant to consideration of the applications. Their full text, and that of all other policies are available for inspection in the City of Durham Local Plan, which can be inspected on the Council's website.

## **REPRESENTATIONS**

**STATUTORY RESPONSES** : The County Highway Authority raise no objection to the proposals, noting the principle of the access has been agreed.

The County Archaeologist note the potential of East Farm for archaeological resources, and requests further information on the extent of ground disturbance.

The Environment Agency note the low sensitivity of the site in relation to contamination issues, suggesting the sewage undertaker be consulted.

**INTERNAL RESPONSES** : None.

**PUBLIC RESPONSES** : The Parish Council raise no object to the proposals.

There are objections from The Meadows, The Hermitage, and Greenacres. The proximity of the development in terms of overlooking windows and massing to existing dwellings is raised as a concern from local residents. The amount of recent development in this small agricultural village is considered excessive, and one correspondent notes the lack of play provision to meet the need for any family dwellings.

It is however transport issues that most concentrate objector's minds. The proposed circuitous access, when compared to existing arrangements is considered to compromise both the traditional and historic setting of the village, and road safety. There are concerns that the development will lead to further on-street parking in the village, and that it will exacerbate access/egress problems onto the A167.

The full text of representations is available for Members inspection on the application file, and the Council's website.

## **PLANNING CONSIDERATIONS**

The application has been the subject of pre-submission discussion with officers, particularly Conservation officers, as befitting its Conservation Area setting. The current farm group straddles, but is mostly contained within the settlement boundary, but with the demolition proposed to the utilitarian farm buildings on site, there is a net gain to the openness of the Green Belt. The developed area of the site overlaps in one location onto the countryside / green belt / are of high landscape value. The existing farm group constitutes a 'brownfield' development site.

The buildings proposed have a strong character, and will be constructed of materials appropriate to both the agricultural and village settings, in a designated Conservation Area. The detailed specification of materials will be addressed by appropriate condition. For the most part the general impact on the existing village will be minimal. The development will not be accessed through the existing farm entrance, and views of it from the main public highways will be restricted – the development seen ‘over the back’ of the existing village street, and well screened from the east and south by the rising ground and existing flora. Whilst the development will therefore lead to an increase in through traffic to a degree, the disruption of an intensification of vehicular use of the existing access across the Village Green, further disturbing local residents has been avoided.

Two areas of specific concern have been raised by local residents as to the relationship of the development to their properties. The potential impact of windows on the rear elevation of the listed cottage coming back into use, overlooking the entrance to The Hermitage have been addressed by blocking those openings (in a recessed form to denote their position and presence on the original structure) and utilising conservation roof-lights in their stead, in a revision achieved through officer negotiation. The relationship of one of the new units to The Meadows, presenting a single storey gable elevation to an existing residential property at a distance of 17.5 metres is considered acceptable as proposed, the guideline in the Local Plan for such a relationship being 6 metres.

Two detailed areas of elevational design remain as concern for officers, they being the presence of quoins on many of the brick buildings, and the regular size and disposition of proposed roof-lights, that to some extent give lie to the ‘farm conversion’ character sought. The agent has indicated a willingness to have these aspects conditioned to allow the further negotiation and alteration required. The agents have submitted supporting technical formation in a number of areas, and some areas of technical detail are still being addressed as this report is written. The requirements of the County Archaeologist have been passed to the agents, and the response of Natural England to the submitted protected species information is awaited, and shall be reported verbally. The Environment Agency and Northumbrian Water have been consulted on contamination and drainage issues relevant to their areas of expertise and conditions would be attached to any approval to meet their technical requirements.

The information to justify the redundancy of the farm buildings, and its subsequent marketing exercise, as required in these circumstances has been accepted.

The development is below the threshold where affordable housing provision, open/amenity space provision, or % for art policies would apply.

The position of the access to the south of the development, and separate from the village itself has been the subject of some contention. The existing access is not wholly in the applicants control, and officers were concerned, as noted above, that an intensified use of that, serving 8 no, residential units, would unduly affect the character of the village street, by virtue of the intensification of use that the increased number of vehicle movements would engender, particularly when situated so close to the West Farm development currently under construction. The access point, taken from the road to Hett, will skirt fields to approach the development from due south using an existing track. Conditioning of the materials to be used, and its width and detailed specification will ensure the rural feel required to ensure its proper integration into the protected surroundings. The County Highway Authority have no objection to the access proposed, subject to detailed design. Servicing requirements and car-parking to required standards have been designed into the scheme to the standards required.

The requirements for foul and surface water drainage will be addressed by way of condition to meet the standards of the Statutory Undertaker. Given the importance of maintaining the



farm conversion feel to the development, officers suggest the removal of residential permitted development rights, to give the Council future control over the form and finish of alterations and extensions to the buildings proposed.

Authorisation is sought, if the application is approved to serve a Tree Preservation Order on a particularly fine specimen immediately adjacent the access road, due south of the buildings

## **RECOMMENDATION**

**(a.)** That application 07/00455/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. Before the development hereby approved is commenced a sample panel of the proposed wall materials shall be erected on the site to include examples of all materials to be used, including mortars, its exposed finish, the coursing or bonding to be used, and the style of pointing of the finished wall. The proposed panel shall be made available for inspection by the Local Planning Authority and the development shall not be commenced until the said materials have been approved in writing by the Local Planning Authority.
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.
5. Details of any fences, walls or other means of enclosure to be erected on any of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
6. Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
7. That notwithstanding the information shown on the submitted plans precise details of all new fenestration, glazing and head and cill details shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme. This shall include in particular the size, position, type, finish and specification of all roof-lights.
8. Notwithstanding the information shown on the submitted plans the proposed windows 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 the development commences, and thereafter implemented in accordance with the approved scheme.
9. Notwithstanding the information shown on the submitted plans the precise design of the roof details including: (i) eaves, (ii) verges, (iii) chimneys, (iv) ventilation, (v) parapets, and (vi) guttering, shall be submitted at scale 1:20 and approved in writing

by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.

10. No development shall take place until a scheme showing the means by which foul sewage and surface water generated as a result of the development are to be catered for has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in accordance with the approved details before any part of the development is occupied.
11. Notwithstanding the information shown on the submitted plans the precise design of the proposed quoin, their location, and specification shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
12. Before development is commenced details of all flues, vents, and extracts shall be submitted to, and approved in writing by the Local Planning Authority, being thereafter implemented to the satisfaction of the said Authority.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no garages or car ports (other than those expressly authorised by this permission) shall be erected at any time without the grant of further specific permission from the Local Planning Authority.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that Order, no outbuildings, sheds, greenhouses or other free standing structures shall be erected at any time without the grant of further specific permission from the Local Planning Authority.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no fences, gates or walls, other than those expressly authorised by this permission shall at any time be erected beyond the forward-most part of any wall of a/the dwelling house which faces onto a vehicular highway, without the grant of further specific permission from the Local Planning Authority.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no extensions shall be constructed at any time to the dwelling house(s) without the grant of further specific permission from the Local Planning Authority.
17. Notwithstanding the information shown on the submitted plans, no development shall be commenced until details of the means of access, including the layout, construction, and sight lines to be provided have been submitted to and approved in writing by the Local Planning Authority, and the building(s) hereby permitted shall be occupied only provided the approved access has been constructed, in accordance with the approved plans and specifications.
18. The implications and recommendations of the 'Scoping Bat Survey of East Farm, Sunderland Bridge, 24th June 2005', by Durham Bat Group shall be fully adhered to by the developer, and the full responsibilities incumbent upon the developer under the Wildlife and Countryside Act 1981, and all subsequent and complimentary legislation relating to Protected Species must be acknowledged.

19. No site works shall be undertaken until the implementation of an appropriate programme of building recording/analysis has been agreed in writing with the local Planning Authority, in accordance with an approved brief.

**(b.)** That application 07/00454/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.

2. Development of the site with an approved development scheme shall be undertaken within 12 months of the clearance of the site, or a scheme to tidy and secure the land must be submitted to and approved by the Local Planning Authority, said scheme being implemented within 12 months of the clearance of the site.

**(c.)** That authorisation be granted for the serving of a Tree Preservation Order on the mature tree adjacent the access road to the south of the development.

### **BACKGROUND PAPERS**

Submitted Planning Application Forms and Plans

Design and Access Statement

City of Durham Local Plan 2004

Responses from Statutory consultees

Public Consultation Responses

Various File Notes and Correspondence

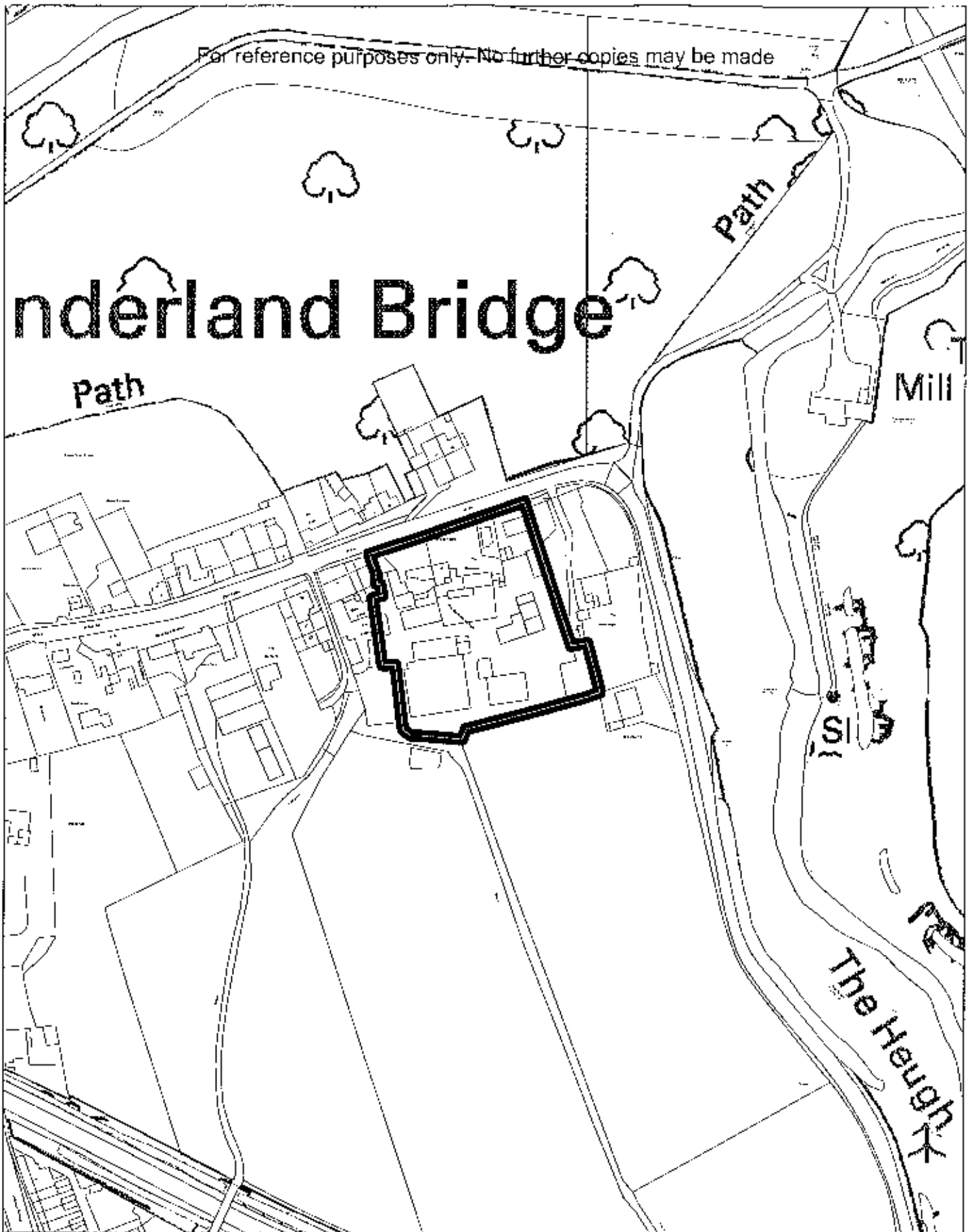
Planning Policy Guidance Notes and Statements Nos. 1, 2, 3, 7, 13 & 15

Regional Planning Guidance (RPG 1) for the North East



For reference purposes only. No further copies may be made

# Sunderland Bridge



City of  
Durham

Planning Services

Application No. 07/00455/1/PA, & 07/00454/CAC

East Farm, Sunderland Bridge, Durham

Comments

Date

27 September 2007

Scale

1:2500

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**ITEM 2**

<b>07/00749/FPA</b>	<b>Ushaw Moor Working Men's Club, Station Road, Ushaw Moor, Durham</b>
<b>Castle Homes NE Ltd</b>	<b>Demolition of existing buildings, &amp; erection of 17 no. apartments including provision of replacement hairdresser at ground floor level, with associated parking, bin and cycle storage</b>

**SITE AND APPLICATION DESCRIPTION**

The application site relates to a large building of brick and slate construction, used most recently as a working men's club, together with an attached dwelling and hairdresser. The site lies within the settlement limits of Ushaw Moor and adjoins a development of market and social housing undertaken by Durham Villages Regeneration, prompted by delivery of the Council's SRB5 project for the Lower Deerness Valley.

Planning permission is sought to demolish the buildings on the site and erect a replacement building which would comprise some 17 no. apartments and a replacement hairdresser in a three-storey block. Since submission, the plans have been amended to introduce a more traditional emphasis to the design and to address comments made by the County Highway Authority.

**RELEVANT HISTORY**

None.

**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 Statement 3: Housing underpins the delivery of the Government's strategic housing policy objectives and our goal of ensuring that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live. The effective and efficient use of previously-developed land are key criteria.

Planning Policy Statement 6: Planning for Town Centres, sets out the Government's key objective for town centres, which is to promote their vitality and viability by: planning for the growth and development of existing centres; promoting and enhancing existing centres, by focusing development in such centres; and, encouraging a wide range of services in a good environment, accessible to all.

Planning Policy Statement 9: Biodiversity and Geological Conservation, aims to ensure that planning decisions maintain, restore or enhance biological diversity and geological conservation interests. Local Authorities are therefore required to ensure that appropriate weight is attached to protected species including Biodiversity Action Plan habitats and to biological and geological interest within the wider community.

## REGIONAL POLICY

The current Regional Spatial Strategy for the North East (Regional Planning Guidance Note 1) reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008.

A revised draft Regional Spatial Strategy for the North East is emerging and has recently been the subject of examination in public and subsequent proposed changes have been published. In accordance with paragraph 4.19 of PPS12: Local Development Frameworks, where an examination in public has taken place and the proposed changes have been published, considerable weight may be attached to that strategy because of the strong possibility that it will be published in that form by the Secretary of State. The RSS supports the principles of PPS3 in terms of planning for future households and the provision of a better mix of dwelling types and sizes, particularly in urban areas, as this has important social and economic implications for the future and is essential if the Region is to have a sustainable pattern of development. In addition, Policy 39(e) specifically requires that residential schemes of 10 or more units to have 10% embedded renewable energy generation.

## LOCAL PLAN POLICIES

Policy E12 (Environmental Improvements – Derelict/Unused Land and Buildings) states that the Council will improve the appearance of the district by seeking the beneficial use of areas of vacant and underused land and buildings.

Policy E16 (Protection and Promotion of Nature Conservation) is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest.

Policy H3 (New Housing Development within the Villages) allows for windfall development of previously developed sites within the settlement boundaries of a number of specified former coalfield villages across the District, provided that the scheme is appropriate in scale, design location and number of units.

Policy H13 (Residential Areas – Impact upon Character and Amenity) states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

Policy T1 (Traffic – General) states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and/or have a significant effect on the amenity of occupiers of neighbouring property.

Policy T10 (Parking – General Provision) states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.

Policy S7 (Individual Shops) allows individual shops within settlement boundaries provided existing local centres are not undermined and where the character of an area or road safety would be adversely affected.

Policy R2 (Provision of Open Space – New Residential Development) states that in new residential development of 10 or more units, open space will be required to be provided within or adjacent to the development in accordance with the Council's standards. Where there is an identified deficiency and it is considered appropriate, the Council will seek to enter



into a planning agreement with developers to facilitate the provision of new or improved equipped play areas and recreational/leisure facilities to serve the development in accordance with Policy Q8.

Policy C9 (Community Facilities – Protection of Existing) states that planning permission for the development of a proposal which would result in the loss of an existing community facility identified in the Local Plan will not be permitted unless it can be demonstrated that: the facility is no longer financially viable; or there is no significant demand for the facility within that locality; or an equivalent alternative facility is available to satisfy the needs of the local community nearby.

Policies Q1 and Q2 (General Principles Designing for People and Accessibility) states that the layout and design of all new development should take into account the requirements of all users.

Policy Q3 (External Parking Areas) requires all external parking areas to be adequately landscaped, surfaced, demarcated, lit and signed. Large surface car parks should be subdivided into small units. Large exposed area of surface, street and rooftop parking are not considered appropriate.

Policy Q5 (Landscaping General Provision) sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.

Policy Q8 (Layout and Design – Residential Development) sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.

Policy Q15 (Art in Design) states that the Council will encourage the provision of artistic elements in the design and layout of proposed developments. Due regard will be made in determining applications to the contribution they make to the appearance of the proposal and the amenities of the area.

Policy U8a (Disposal of Foul and Surface Water) requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.

## **REPRESENTATIONS**

**STATUTORY RESPONSES** : The County Highway Authority is not satisfied with the layout of the scheme as originally submitted. They are concerned that the length of parking spaces proposed would be insufficient to allow safe manoeuvring of vehicles. Otherwise, the parking levels on site combined with the available spaces to the front of the building are considered sufficient, and subject to a revised layout, no objection was raised.

The Durham Bat Group advised that there appeared to be suitable feeding habitat for bats within a short distance of the building and recommended that no decision should be made without submitted evidence to show the effects on bats, in accordance with PPS9.

Northumbrian Water has raised no objection to the scheme.

**INTERNAL RESPONSES** : None.

**PUBLIC RESPONSES** : In accordance with Article 8 of the Town and Country Planning (General Development Procedure) Order 1995, the application was publicised on site, in the press and by way of individual letter to some 38 properties. No objections have been received.

Brandon and Byshottles Parish Council fully support the proposed development and consider that it will greatly enhance the approach to the village and contribute to the continuing regeneration of the village.

## **PLANNING CONSIDERATIONS**

The main issues relate to the principle of the development, the impacts upon visual and residential amenity and the impacts upon highway safety and protected species.

The proposed development will result in the loss of a community facility, however, it is considered that its loss does not conflict with Policy C9, since alternative facilities exist within the settlement and it is clearly no longer viable given its continued vacancy. The application site itself comprises previously-developed land for planning purposes, and the demolition of the existing buildings and a replacement residential scheme represents effective use of brownfield land in an efficient manner, as required by PPS3. The redevelopment of this prominent site for housing will enhance the attractiveness of the existing housing stock and further improve the prospects for securing ongoing regeneration in the village, including improvement of the environment. This accords with Priority 6 of the Council's Housing Strategy 2006 – 2009.

The existing building is a large and imposing structure which is highly visible when approaching Ushaw Moor from a number of directions. The proposed building, while being three-storey's in height is considerably lower in overall height than the existing building, and the vehicular accesses at either end of the proposed building provides a break to the lower two-storey dwellings alongside which the proposed building will be accommodated. In terms of layout and design, the scheme consists of three blocks which incorporate articulation to elevations, modulation to eaves and ridge levels, and following a series of amendments is now proposed in a form which exhibits traditional emphasis to fenestration, whilst incorporating a number of features found on the existing building. It is considered that the scale, design and massing of the scheme are appropriate to the site given the scale of the existing building and the terraced form of adjacent development.

The proposals incorporate a retail unit at ground floor level, likely to be occupied by a hairdresser replacing that which currently exists on the site. While PPS6 would ordinarily seek to ensure such developments are contained within defined centres, given the replacement nature of the proposal, there is considered to be no conflict with PPS6 or Policy S7 of the Local Plan.

In terms of the amenity of residents, it is considered that the privacy of residents is respected given the orientation of windows in both the existing dwellings and those to the proposed gables. The vehicular access at either end of the proposed building also assists in ensuring that the development will not dominate the occupiers of the adjacent residential dwellings.

The revised layout has provided increased drive depths allowing for ease of manoeuvring and therefore addressing the concerns of the County Highway Authority. The proposed parking standards within the site are at around 1.3 spaces per dwelling, however, on-street parking is available to the front of the building which should adequately address any additional demand. The proposals are considered to be acceptable in terms of highway safety, in accordance with Policies T1 and T10 of the Local Plan.

During the course of assessing the application, the applicants were advised of the need to consider the implications for bats as protected species in accordance with PPS9. A survey

has been carried out and a subsequent report produced which concludes that the removal of the building would not cause harm to protected species, in accordance with both PPS9 and Policy E16 of the Local Plan.

In terms of conditions, it should be noted that Policy 39(e) of the RSS is now material and given the number of units proposed, a condition requiring 10% embedded renewable energy generation from the scheme is required. Similarly, being over 10 units, a financial contribution in lieu of on-site open space provision and a contribution in relation to 'per cent for art' are required, in accordance with Policies R2 and Q15, respectively. Conditions are recommended to address these issues in addition to conditions necessary to ensure a high standard of development.

In summary, the proposed demolition of the existing buildings and replacement with an apartment block and hairdresser represents effective and efficient use of previously-developed land, which will continue to assist in the regeneration of Ushaw Moor, and accordingly the application is fully supported.

## **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. 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.
3. 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.
4. Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
5. That notwithstanding the information shown on the submitted plans precise details of all new fenestration, glazing and head and cill details shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.
6. Notwithstanding the information shown on the submitted plans the proposed windows 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 the development commences, and thereafter implemented in accordance with the approved scheme.
7. Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which

they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

8. Prior to development commencing, a scheme for the provision of at least 10% of the site's energy requirements from embedded renewable energy shall be agreed in writing with the Local planning Authority. Thereafter, the terms of that agreement shall be fully complied with, and documentary evidence made available upon request.
9. No development shall commence until a scheme for the delivery of a "percent for art", in accordance with the objectives and provisions of Policy Q15 of the City of Durham Local Plan 2004, has been agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be implemented within a timescale that will form part of the aforementioned agreement.
10. No development shall take place until a scheme showing the means by which foul sewage and surface water generated as a result of the development are to be catered for has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in accordance with the approved details before any part of the development is occupied.

## **BACKGROUND PAPERS**

Submitted Planning Application Forms and Plans

Design and Access Statement

PPS1 Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 6: Planning for Town Centres

Planning Policy Statement 9: Biodiversity and Geological Conservation

Regional Spatial Strategy for the North East (Regional Planning Guidance Note 1)

Draft Regional Spatial Strategy for the North East

City of Durham Local Plan 2004

Housing Strategy 2006 – 2009 City of Durham (2007)

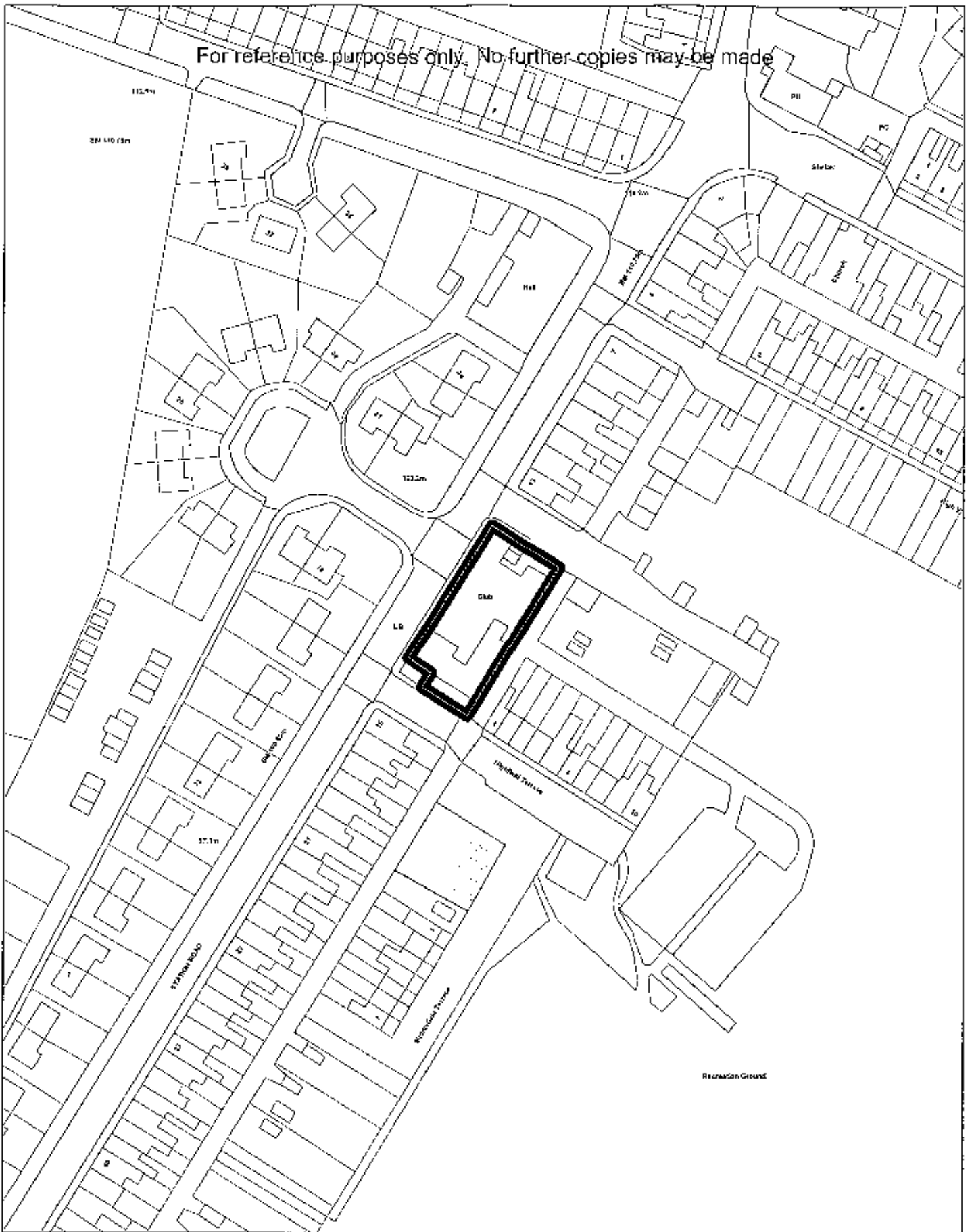
Responses from County Highway Authority, Durham Bat Group, Brandon & Byshottles

Parish Council and Northumbrian Water

Public Consultation Responses

Various File Notes and Correspondence

For reference purposes only. No further copies may be made



City of  
Durham

Planning Services

Application No. 07/00749/FPA

Ushaw Moor Working Men's Club, Station Road,  
Ushaw Moor, Durham

Comments

Date

27 September 2007

Scale

1:1250

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# **CITY OF DURHAM**

## **DEVELOPMENT CONTROL COMMITTEE 11 October 2007**

### **Reports for Information**





CITY OF DURHAMDEVELOPMENT CONTROL COMMITTEE11<sup>th</sup> October 2007REPORT OF DIRECTOR OF STRATEGIC SERVICESSection 106 Agreements

These relate to cash received from developers as part of planning conditions. They are held for application against the provision of community recreation and other facilities and the amounts held relate to:-

	<b>Brought Forward 01/04/07 £</b>	<b>Received in Year £</b>	<b>Applied / Allocated in Year £</b>	<b>Carried Forward 30/06/07 £</b>
S106 Sherburn SC	16,543	-	-	16,543
S106 Belmont (Play Facilities)	7,060	-	-	7,060
S106 Bowburn Hall	11,630	-	-	11,630
S106 Rock Terrace, New Brancepeth	3,645	-	-	3,645
S106 Lowland House	14,985	-	-	14,985
S106 High Street, Carrville	6,040	-	-	6,480
S106 Court Lane, Durham	6,885	-	-	6,885
S106 Browns Bus Dev., New Brancepeth	8,100	-	-	8,100
S106 Cheserton Homes	6,075	-	-	6,075
S106 Dryburn Hospital	40,905	-	-	40,905
S106 Brancepeth Castle Development	4,455	-	-	4,455
S106 Shepard Homes – Rainton Lodge	4,860	-	-	4,860
S106 Shepard Homes – Cock of the North	17,010	-	-	17,010
S106 AMEC Millennium Place	50,000	-	(50,000)	-
S106 Persimmon Homes –	-	20,000	-	20,000
<b>Totals</b>	<b>198,193</b>	<b>20,000</b>	<b>(50,000)</b>	<b>168,193</b>

**Recommended:** That the report be noted.



**CITY OF DURHAM**

**DEVELOPMENT CONTROL COMMITTEE**

**11th October 2007**

**REPORT OF THE HEAD OF PLANNING SERVICES**

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

**1.1 Appeal by Mr P Eden  
Site at Nelson House, Nelson Terrace, Sherburn Village, Durham, DH6 1ED**

An appeal had been lodged by Mr P Eden against the Council's refusal to grant planning permission for the erection of a pitched roof extension to existing detached garage at Nelson House, Nelson Terrace, Sherburn Village, Durham, DH6 1ED

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

**2.1 Appeal by Mr M Moore  
Site at Broom Hall Farm, Broom Crescent, Broompark, Ushaw Moor, Durham, DH7 7NB**

An appeal against the Council's refusal to grant outline planning permission for the erection of 56 residential units, of two, three and four bedrooms, to include details of siting, design, appearance and access at Broom Hall Farm, Broom Crescent, Broompark, Ushaw Moor, Durham, DH7 7NB, has been dismissed in the Council's favour. (See Appendix (A))

**Recommendation**

That the report be noted.

**2.2 Appeal by Mr N Swift (Hope Estates)  
Site at 34 Young Street, Gilesgate, Durham, DH1 2JU**

The above appeal against the Council's refusal to grant planning permission for the erection of one and two storey pitched roof extensions to rear of existing dwelling to create 5 bedroomed house (revised and resubmitted) at 34 Young Street, Gilesgate, Durham, DH1 2JU, has been dismissed in the Council's favour. (See Appendix (B))

**Recommendation**

That the report be noted.

**3. Planning Applications determined under Plenary Powers**

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

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

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



# Appeal Decision

Hearing held on 23 August 2007

Site visit made on 23 August 2007

by **Malcolm Rivett** BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
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Temple Quay House  
2 The Square  
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Bristol BS1 6PN

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Date: 12 September  
2007

**Appeal Ref: APP/Z1320/A/07/2042860**

**Broom Hall Farm, Broom Park, Durham, DH7 7NB**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr M Moore against the decision of Durham City Council.
- The application Ref 4/06/00611/OUT, dated 16 June 2006, was refused by notice dated 13 October 2006.
- The development proposed is housing development of 56 sustainable residential units of mixed sizes.

**Summary of Decision: the appeal is dismissed.**

## Preliminary Matters

1. The application was submitted in outline, with landscaping identified as the only matter reserved for subsequent approval. However, at the Hearing the appellant requested that I consider the appeal on the basis of all detailed matters being reserved for future approval. The Council indicated that it does not object to this and I am satisfied that it would not prejudice third parties. I have therefore determined the appeal solely on the basis of the principle of 56 sustainable residential units on the site.
2. The main parties are in agreement that, having regard to Planning Policy Guidance 2: Green Belts (PPG2), the proposal constitutes inappropriate development in the Green Belt.

## Main Issues

3. The main issues are:
  - The effect of the proposal on the openness of the Green Belt.
  - Whether the proposal would harm the countryside.
  - The effect of the proposal on pedestrian and vehicular safety.
  - Whether there are any material considerations sufficient to clearly outweigh the proposal's harm to the Green Belt, and any other harm, which thereby justify the proposal on the basis of very special circumstances.

## Reasons

4. The appeal site is a paddock lying adjacent to the buildings of Broom Hall Farm. The site abuts, but is outside, the settlement boundary of Ushaw Moor, as defined by the adopted City of Durham Local Plan (CDLP). It is also within the North Durham Green Belt. Paragraphs 3.1 and 3.2 of PPG2 state that

inappropriate development is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances. Policy E1 of the CDLP effectively echoes national policy in this respect.

5. Apart from the chain link fencing around its perimeter, the site is currently entirely open grassland. From the adjoining road and a number of nearby dwellings there are clear views across the site to the countryside beyond. Whilst the ridge of the hill obstructs longer distance views from the parts of the village lower down the hill, the openness of the site itself is clearly visible on the skyline, even from Broom Lane on the southern side of the settlement. In my opinion, therefore, whilst its landscape is itself of no great merit, the site's openness is very important in defining Ushaw Moor as being a small settlement surrounded by open countryside and the Green Belt.
6. Whatever their appearance and screening by landscaping, the physical presence of 56 dwellings on the site would, in my judgement, destroy the current openness of this part of the Green Belt – openness being, according to PPG2, the Green Belt's most important attribute. The dwellings would also substantially obstruct the longer distance views onto the site and across it to the open land to the north of the village, undermining the sense of the settlement's proximity to the open countryside. Whilst I accept the appellant's contention that the proposal would not significantly harm the role of the Green Belt in providing a physical break in development between Ushaw Moor and Bearpark, the development of the site would, nevertheless, result in the loss of a visible break in development between the two settlements from a number of key vantage points within Ushaw Moor. Although it abuts the built-up area of the village, the proposal would also completely alter, and in my view harm, the site's current character as open countryside.
7. The appellant has argued that the proposal would, in effect, represent the infilling of a gap in existing development on the edge of the settlement between the houses in Skippers Meadow and the Broom Hall Farm buildings. However, the site is beyond the defined development limits of the village and therefore its development does not constitute village infilling in the Green Belt, in accordance with PPG2. Moreover, the site separates the houses and farm by more than 200m and the farm's low rise, sprawling buildings, characteristic of the open countryside, appear as a very different form of built-development from the suburban-style houses. Visually, therefore, the proposal would not, in my judgement, appear to be the infilling of a gap in existing built development in, or on the edge of, the settlement.
8. As inappropriate development in the Green Belt, and given the harm it would cause to the Green Belt's openness, I find that the proposal thus conflicts with the objectives of PPG2 and policy E1 of the CDLP, as set out above. It also conflicts with policies E7 and H5 of the CDLP, which do not permit new housing development in the countryside (other than where necessary in connection with agriculture) in order to protect the countryside and its character, as a finite resource, for its own sake.
9. The Highway Authority indicated that the layout of the proposal, which I am treating as illustrative, does not meet its requirements for vehicular and pedestrian safety. However, I see no reason why, in principle, safe access for vehicles, pedestrians and cyclists into and within the site could not be achieved

in accordance with policies T1, T10, Q1, Q2 and Q8 of the CDLP. Indeed, I have been provided with an amended illustrative layout which I understand the Highway Authority has informally indicated addresses its original concerns. Nevertheless, I consider the proposal's effects on the Green Belt and countryside are of overriding importance.

10. It is the appellant's intention that the development would be a showcase for sustainable development, the dwellings incorporating features such as photovoltaic panels, triple glazing, heat recovery systems and reed bed, waste water disposal. At the Hearing the appellant indicated that the south-facing, hill-side site, with adjoining open land, is an ideal location for such features and that, once built, the dwellings would be "near zero carbon" and would exceed Code Level 4 as defined by the Code for Sustainable Homes. Whilst I understand that more work is needed to refine the details of the measures, I am satisfied that, were I to allow the appeal, the condition suggested by the appellant could ensure that the development would only proceed if it could be demonstrated to exceed Code Level 4 "sustainability".
11. I applaud the appellant's commitment to developing the site in as sustainable a manner as possible. However, in my view, the reduced environmental impact, in terms of carbon/water use and emissions across 56 dwellings, resulting from the proposed sustainability measures, does not outweigh the harm I have found the development would cause to the Green Belt and open countryside. The appellant contends that the proposal would be an exemplar for sustainable housing development and that its benefits would, therefore, extend beyond the development itself. However, the sustainability of the proposal also needs to be considered in terms of the use of land, which like carbon and water is also a finite resource. The development of a green field, Green Belt, open countryside site would, in my judgement, significantly undermine the proposal's credentials as an exemplar for sustainable development. Furthermore, whilst I accept that the site's location is ideal for the operation of the proposed measures, it appears to me that a substantial proportion of the proposal's sustainability benefits could be achieved on previously developed land within a settlement and that, therefore, there is not an overriding need for the exemplar scheme to be developed on the appeal site.
12. I appreciate that the proposal, which could include an element of affordable housing, would make efficient use of the site and contribute towards housing choice in Ushaw Moor and to the regeneration of the village. However, I envisage that such benefits would be small in comparison with the proposal's harm to the Green Belt and countryside. The appellant has also referred to the possible development for housing of green field land, within the settlement boundary, opposite the appeal site. However, I understand that this is just one of a number of options being considered by the Council as part of the early preparation work of its Local Development Framework. This matter has therefore carried little weight in my decision.
13. It has been stated that, before determining the application, the Council did not give the appellant opportunity to provide additional information in support of his justification of the proposal. However paragraph 3.2 of PPG2 makes it clear that, in cases of inappropriate development, it is for the applicant to show why permission should be granted. In any case, having read and heard the

appellant's more detailed justification of the proposal, I consider that the harm resulting from the scheme would outweigh its benefits.

14. In conclusion, the main parties agree that the proposal is inappropriate development in the Green Belt having regard to PPG2 and this guidance indicates that such development is, by definition, harmful to the Green Belt. I have also found that the scheme would cause significant harm to the openness of the Green Belt (identified by PPG2, as being its most important attribute), to the character of the countryside and to the setting of Ushaw Moor. I consider that this harm would not be outweighed by any other matters and consequently there are no very special circumstances which would justify the proposal. I find, therefore, the proposal is not acceptable having regard to national and local policies which seek to strictly control new development in the Green Belt and countryside. I conclude, therefore, having regard to the views of the local councillor and residents and all other matters raised, that the appeal should be dismissed.

**Formal Decision**

15. I dismiss the appeal.

*Malcolm Rivett*

INSPECTOR





# Appeal Decision

Site visit made on 14 August 2007

by **Kevin Ward** BA (Hons) MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
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Date: 13 September  
2007

**Appeal Ref: APP/Z1320/A/07/2042662**

**34 Young Street, Gilesgate, Durham DH1 2JU**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Hope Estates against the decision of Durham City Council.
- The application Ref 4/07/00145/FPA, dated 8 February 2007, was refused by notice dated 5 April 2007.
- The development proposed is a TV room, bedroom and lounge.

## Decision

1. I dismiss the appeal.

## Procedural Matter

2. The description of the proposed development set out in the heading above is taken from the application form, but it would be more accurately described as a one and two storey rear extension.

## Main Issue

3. The main issue is the potential effect of the proposed development on the living conditions of the occupiers of the appeal property in respect of privacy, outlook and daylight.

## Reasons

4. The rear of the appeal property is not in a prominent position and the scale and design of the extension would be appropriate to the existing dwelling and the surrounding area. The extension would preserve the character and appearance of the Durham City Centre Conservation Area.
5. The two storey element of the extension would include a first floor window at the side. This window would be close to and face the side window of the rear extension at No.36 which itself has obscure glazing. Given the close proximity of these windows there would be some visibility between the properties but the obscure glazing in the side window of the proposed extension and at No.36 would mean that the effect on privacy would not be significant. However, while the outlook from the proposed side window would be limited due to the proximity of other buildings, it would be further reduced by the obscure glazing proposed.

6. The rear of No.34 is close to and faces the gable end of the public house across the rear access lane. This gable end has windows on three floors which are boarded up as the public house is currently not in use. The windows at first and second floor level overlook the rear of No.34 and would overlook the proposed roof light. Given the close proximity of the properties and the relative height of the windows, this overlooking would have a significant effect on the privacy of the occupiers of No.34 without some mechanism to obscure the view through the roof light. Whilst the external louvres would obscure the view sufficiently to overcome the effect on privacy, they would significantly reduce the amount of daylight penetrating into the room. Although the outlook from the roof light would be limited in any case, it would be greatly reduced by the external louvres.
7. I consider that the proposed development would not result in significant harm to the privacy of the occupiers of No.34 or adjoining properties, the scale and design of the extension would be appropriate and it would preserve the character and appearance of the conservation area. It would therefore comply with Policies Q9 and E6 of the City of Durham Local Plan. However, this is outweighed by the adverse effect that the obscure glazing and external louvres would have on the living conditions of occupiers of No.34 in terms of outlook and daylight. I consider that Policy Q1 of the Local Plan is relevant in this case given its reference to the layout and design of development taking into account the requirements of users.

### **Conclusion**

8. For the above reasons and taking into account other matters raised I conclude that the proposed development would cause unacceptable harm to the living conditions of the occupiers of 34 Young Street in respect of outlook and daylight contrary to Policy Q1 of the Local Plan and that the appeal should be dismissed.

*Kevin Ward*

INSPECTOR

**CITY OF DURHAM**

**APPLICATIONS DETERMINED UNDER PLENARY POWERS**

**PRINTED ON 14 September 2007**

**WEEK NO.34/2007**

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

Number and Applicant	Location	Proposal
*07/00287/FPA Adderstone Group	1 St Hilds Lane Durham DH1 1QL	Change of use and conversion of existing dwelling to provide 3 no. apartments including erection of two storey pitched roof extension to side of existing dwelling and associated works
*07/00743/FPA Mr J R O Amos	Land At Site Adjoining Diamond Terrace Durham	Demolition of existing agricultural buildings and erection of two storey dwellinghouse and provision of communal car park
07/00747/FPA Mr D Pepper	113 Musgrave Gardens Gilesgate Moor Durham DH1 1PJ	Erection of first floor pitched roof extension to side of existing dwelling
07/00799/FPA I Williams	5 Victor Terrace Bearpark Durham DH7 7DG	Erection of flat roof dormer extension to front and rear of existing dwelling

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

Number and Applicant	Location	Proposal
*07/00351/FPA The Co-operative Group	North Eastern Co Op Front Street Sherburn Durham DH6 1HE	Provision of shop front including insertion of new automatic entrance door, creation of external store housing refrigeration units and wheelie bins

*07/00510/FPA Mr S Scarr	2 Romaine Square Bowburn Durham DH6 5AE	Change of use of existing shop (Class A1) to mixed use A1/A5 (Hot Food Takeaway) including installation of new shopfront and erection of ventilation flu to rear of existing building (Amended description)
*07/00551/RM A And J Bartram	Plot 1 Land To Rear Of Roslyn House The Avenue Coxhoe	Reserved Matters application for the erection of 1 no. detached two storey dwelling including rooms in the roof
*07/00584/FPA Mr I Callum	8 Wanless Terrace Durham DH1 1RU	Erection of full width two storey pitched roof extension to rear of existing building and loft conversion
07/00599/FPA Mr J P Gargan	35 Whitwell Acres High Shincliffe Durham DH1 2PX	Erection of single storey pitched roof extension to rear elevation of existing dwelling
07/00673/FPA K Forster	Owengate House 1 Owengate Durham DH1 3HB	Change of use to beauty salon
07/00674/LB K Forster	Owengate House Saddler Street Durham DH1 3NU	Alterations to Listed Building to include installation of wash basins and shower, sliding folding door in existing opening, and erection of signage
07/00722/LB All Facilities Services PLC	Royal County Hotel Old Elvet Durham DH1 3JN	Erection of pitched roof to existing pump house and erection of pitched roof timber clad water storage tank on west elevation of existing building together with associated internal alterations to provide fire protection sprinkler system
07/00723/FPA All Facilities Services PLC	Royal County Hotel Old Elvet Durham DH1 3JN	Erection of pitched roof to existing pump house and erection of pitched roof timber clad water storage

		tank on west elevation of existing building
07/00724/FPA Calamander Developments Ltd	Finchale Banks Farm Cocken Road Finchale Durham DH4 6QP	Erection of two storey pitched roof extensions to south and west/north elevations of existing dwelling, erection of single storey flat roof extension to west elevation, and porch to north elevation
*07/00732/FPA Mr And Mrs Lavelle	27 Beechfield Rise Coxhoe Durham DH6 4SB	Erection of single storey pitched roof extension to rear of existing dwelling
07/00739/FPA CBRE Investors	Unit 3 Arnison Centre Pity Me Durham DH1 5GF	External alterations to front side and rear of commercial building, including alterations to fenestration, insertion of fire doors and replacement roller shutter
07/00742/FPA CBRE Investors	Land To The North West Of Service Yard Behind Units 1-4 Arnison Centre Pity Me	Erection of single storey pitched roof building for use as security cabin
07/00744/FPA Mrs G Morrow	10 Aged Miners Homes Sherburn Hill Durham DH6 1HN	Erection of flat roof sectional concrete garage
07/00745/FPA Mrs F Sadeghinia And Mr N Tajik	Land Adjacent To 8 Edward Terrace New Brancepeth Durham DH7 7EN	Demolition of existing single storey offshoots and erection of 2 no. apartments
07/00771/FPA R F Drewett	38 The Avenue Durham DH1 4EB	Erection of 2.5m high wall to rear of existing dwelling (revised and resubmitted)
07/00774/FPA Brancepeth Castle Golf Club	Golf Club Golf Club Road Brancepeth Durham DH7 8EA	Erection of replacement pedestrian bridge

07/00818/FPA  
Mr P And Mrs N Bowman

3 Richmond Road  
Newton Hall  
Durham  
DH1 5NT

Erection of single storey  
pitched roof extension to  
front of existing dwelling

\* Determined under Chairman and Vice Chairman delegated Authority

3. Raise no objection to the County Matter listed below.

Number and Applicant	Location	Proposal
07/00876/CM Northumbrian Water Ltd	Land Between B6300 (Browney Lane) And Browney Sewage Treatment Works Durham	Construction of temporary access road to facilitate upgrading of sewage treatment works

Raise no objection subject to a condition imposed that following the completion of upgrade works to the sewage treatment works the land should be immediately reinstated to a condition as it was prior to the construction of the temporary access road as a grassed farm track with all material removed including hardstandings to avoid harm to the appearance of the historic park and greenbelt.

**Applications recommended for refusal – reasons**

4/07/00287/FPA

The proposed development will result in a density of accommodation that will generate vehicular and pedestrian activity on the proposed access ramp to a level where the privacy and amenity of the residents of the adjacent residential dwelling would be below what they could reasonably expect to enjoy, contrary to Policies Q9, H9 and H13 of the City of Durham Local Plan 2004.

4/07/00743/FPA

In the opinion of the Local Planning Authority the proposed dwelling and car park lies within the green belt and no adequate justification for the development has been submitted. In addition the development is considered to detract from the openness of the greenbelt and lead to suburbanization of the countryside. The development also conflicts with one of the principle reasons for the inclusion of land within the green belt that being to preserve the setting and special character of the town. For these reasons the application is not considered to be acceptable and contrary to the national policy PPG2 and to Policy E1 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the proposed dwelling and car park detracts from the openness and setting from the designation of the area as having a high landscape value. In particular the dwelling and parking area brings a domestic appearance to the area which detracts from the landscape and detracts from the setting and historic character of Durham City. For these reasons the application is not considered satisfactory and contrary to Policy E10 of the City of Durham Local Plan 2004.

The application site lies within the City of Durham Conservation Area where any development should preserve or enhance the Conservation Area. In the opinion of the Local Planning Authority the proposed development detracts from the setting of the Conservation Area due to the domestic nature of the applications on the rural fringe which detracts from the setting and historic character of Durham City. For this reason the application is contrary to national policy PPG15 and to Policy E22 of the City of Durham Local Plan 2004.

4/07/00747/FPA

The Local Planning Authority considers that the proposed first floor side and front extension is a form of design incongruous to the host dwelling and the visual character and amenity of the surrounding area contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/00799/FPA

The Local Planning Authority considers that the proposed dormer windows to both front and rear elevations would be of such a scale and design that they would fail to have regard to the scale and character of the host property or to the character and appearance of the area, contrary to Policies Q9 and Q10 of the City of Durham Local Plan 2004.



## APPENDIX B

City of Durham  
Applications Determined Under Plenary Powers  
Printed on 14 September 2007  
Week No.34/2007

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

#### 4/07/00351/FPA

T1 Time Limit Full Approval 2004  
DT24 Access for Disabled People  
DT8 Enclosure Details to be Agreed  
DT7A Complete Accord

#### 4/07/00510/FPA

T1 Time Limit Full Approval 2004  
DT28 Flues Vents and Extracts

Notwithstanding the details submitted with the application the A5 hot food takeaway use hereby approved shall operate between the hours of 9am-6pm only Monday to Friday and 10am-4pm Saturday and Sunday.

#### 4/07/00551/RM

DT4 External Materials  
DT8 Enclosure Details to be Agreed  
DT19 Obscure Glazing  
LA4 Retention of Existing Trees and Hedges  
DT27 Levels and or Retaining Structures  
DT23 Drainage Scheme  
DT10 Hardstanding Surface Materials  
PD6 Removal of PD Windows Doors Openings  
DT7A Complete Accord

#### 4/07/00584/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials  
DT11 Fenestration Details  
DT12 Windows in Reveal  
DT7A Complete Accord

#### 4/07/00599/FPA

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

4/07/00673/FPA

T1 Time Limit Full Approval 2004  
AD1 Removal of Existing Advertisements  
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 plans precise details of the proposed pipe work runs, method of attachment of pipe work, materials and equipment proposed shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans precise details of the proposed location, size and treatment of the proposed collection tank and pump shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed location of the proposed hole between the existing external wall to the north west of the ground floor shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed method of attachment for the proposed wash basin and shower units shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed design and method of attachment for the sliding partition doors shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted application details of the proposed method of attachment for the projecting sign 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.

Notwithstanding the information shown on the submitted application, precise details of the proposed design of the bracket for the projecting sign 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.

Notwithstanding the information shown on the submitted application, precise details of the proposed location for the projecting sign 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.

The proposed sign shall have a minimum clearance of 2.4 metres above the level of the highway.

4/07/00674/LB

T1	Time Limit Full Approval 2004
AD1	Removal of Existing Advertisements
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 plans precise details of the proposed pipe work runs, method of attachment of pipe work, materials and equipment proposed shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans precise details of the proposed location, size and treatment of the proposed collection tank and pump shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed location of the proposed hole between the existing external wall to the north west of the ground floor shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed method of attachment for the proposed wash basin and shower units shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed design and method of attachment for the sliding partition doors shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted application details of the proposed method of attachment for the projecting sign 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.

Notwithstanding the information shown on the submitted application, precise details of the proposed design of the bracket for the projecting sign 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.

Notwithstanding the information shown on the submitted application, precise details of the proposed location for the projecting sign 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.

The proposed sign shall have a minimum clearance of 2.4 metres above the level of the highway.

4/07/00722/LB

T1	Time Limit Full Approval 2004
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT29	Fenestration Joinery Details
DT4	External Materials
DT5	Materials Sample
DT31	Rainwater Goods
LB2	Examination of Hidden Features
AC1	Archaeology Programme

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 plans precise details of the proposed pipe work runs, method of attachment of pipe work, materials and equipment proposed shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans precise details of the location and size of proposed hatches to be inserted within the ceiling structure shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, prior to hatches being inserted on site, a site inspection shall be carried out by the Local Planning Authority, in order to determine the exact location, scale and number of hatches necessary. These locations shall then be approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed finish to the ceilings following the works etc shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00723/FPA

T1	Time Limit Full Approval 2004
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT29	Fenestration Joinery Details
DT4	External Materials
DT5	Materials Sample
DT31	Rainwater Goods
LB2	Examination of Hidden Features
AC1	Archaeology Programme

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 plans precise details of the proposed pipe work runs, method of attachment of pipe work, materials and equipment proposed shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans precise details of the location and size of proposed hatches to be inserted within the ceiling structure shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, prior to hatches being inserted on site, a site inspection shall be carried out by the Local Planning Authority, in order to determine the exact location, scale and number of hatches necessary. These locations shall then be approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed finish to the ceilings following the works etc shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00724/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials

DT8 Enclosure Details to be Agreed  
DT10 Hardstanding Surface Materials  
LA2 Landscaping Scheme Full Reserved Matter

Notwithstanding the provision of Article 3 and Classes A, B, C, D, E, F of Part 1 and Classes A, B and C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 et seq none of the categories of development described therein shall be carried out on the site without an application for planning permission having been made to and approved in writing by the Local Planning Authority.

Notwithstanding the information on the submitted application precise details of the fenestration on the south and east elevations of the Kitchen/family room shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information on the submitted application precise details of the rainwater goods proposed shall be submitted to and agreed in writing with the local planning authority prior to development commencing and thereafter implemented in accordance with the approved scheme.

4/07/00732/FPA

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

4/07/00739/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials

4/07/00742/FPA

T1 Time Limit Full Approval 2004  
DT7A Complete Accord

4/07/00744/FPA

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

4/07/00745/FPA

T1 Time Limit Full Approval 2004  
DT5 Materials Sample  
DT8 Enclosure Details to be Agreed  
DT23 Drainage Scheme

DT35A Slates  
DT19 Obscure Glazing  
DT7A Complete Accord

Notwithstanding the information shown on the submitted application details of all materials to be used externally on the side elevations and roof of dormer window 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.

4/07/00771/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials

4/07/00774/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials

Before development commences details shall be submitted to and agreed in writing with the local planning authority of all works to the landscape required in connection with the installation of the bridge including:

- The position of all existing trees adjacent to the bridge development
- Trees to be removed and tree works needed to accommodate construction of the bridge
- Identification of areas and vegetation, including any protected species present, where disturbance is necessary to construct the bridge
- Mitigation works to minimise biodiversity damage and to include tree protection to be carried out before the start of development on site and maintained during construction of the bridge and approach works.
- A landscape scheme to show approach paths, reinstatement of disturbed areas, additional tree planting and habitat enhancement
- The agreed landscape scheme shall be implemented within 6 months of the completion of the bridge.

Notwithstanding the information submitted with the application any tree works required in order to install and use the bridge shall be carried out in accordance with the provisions of BS3998, 1989 as agreed with the Local Planning Authority.

4/07/00818/FPA

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





**CITY OF DURHAM**

**APPLICATIONS DETERMINED UNDER PLENARY POWERS**

**PRINTED ON 21 September 2007**

**WEEK NO.35/2007**

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

Number and Applicant	Location	Proposal
07/00686/FPA Mr D Stott	52 Petterson Dale Coxhoe Durham DH6 4HA	Erection of single storey pitched roof extension to side elevation of existing dwelling
07/00775/FPA Mr J Hamilton	90 Wantage Road Carrville Durham DH1 1LR	Erection of extension to front/side of existing garage with pitched roof over existing and proposed
*07/00777/FPA Hope Estates Ltd	13 May Street Durham DH1 4EN	Removal of existing two storey extension and erection of two and single storey pitched roof extensions to rear elevation of existing dwelling
*07/00778/FPA A Bimbi	1A Rogerson Terrace Croxdale Durham DH6 5HJ	Erection of new dwelling adjacent to 1A Rogerson Terrace, and erection of two storey pitched roof extension to rear of existing dwelling

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

Number and Applicant	Location	Proposal
07/00571/FPA Mr S Scarr	Living Accommodation 2 Romaine Square Bowburn Durham DH6 5AE	Loft conversion including insertion of 2 no. rooflights to rear of existing flat
07/00581/FPA J Darling	48 Hedleyhill Terrace Waterhouses Durham DH7 9AZ	Retrospective consent for creation of vehicular access

07/00758/FPA Mr And Mrs W R Wright	10 Durham Moor Crescent Framwellgate Moor Durham DH1 5AW	Replacement detached garage to rear of existing dwelling
07/00760/FPA Mr M And Mrs S Leitch	15 Moor Edge Crossgate Moor Durham DH1 4HT	Erection of single storey pitched roof extension to side elevation of existing dwelling
07/00763/FPA Mr J Robinson	7 Osprey Close Esh Winning Durham DH7 9JP	Erection of pitched roof extension to rear of existing bungalow
07/00768/FPA Mrs J White	8 Raby Road Newton Hall Durham DH1 5NJ	Erection of single storey pitched roof extension to rear of existing dwelling
07/00770/FPA Ms C Weightman	10 Warwick Court Durham DH1 3QA	Erection of single storey pitched roof extension to rear of existing dwelling. Moving door from gable to rear of existing dwelling
07/00772/FPA Mr L Murray	76 Grinstead Way Carrville Durham DH1 1LZ	Erection of flat roofed garage extension to front of existing attached garage
07/00773/FPA Mr And Mrs Cowley	9 Carlisle Road Newton Hall Durham DH1 5XE	Erection of conservatory to rear of existing dwelling
*07/00796/FPA Mr Turnbull	21 Kirkstone Drive Carrville Durham DH1 1AH	Erection of single storey pitched roof extension to side of existing dwelling and pitched roof over existing garage
07/00797/FPA Mr G Kennedy	8 Fir Tree Close Gilesgate Moor Durham DH1 1DT	Erection of single storey pitched roof extension to front of existing dwelling and removal of existing garage/utility and erection of replacement single storey pitched roof extension

07/00803/FPA  
Mr J Race

5 Lowes Court  
The Downs  
Durham  
DH1 4NR

Erection of first floor pitched  
roof extension over existing  
garage and erection of two  
storey pitched roof  
extension to side of existing  
dwelling

07/00819/FPA  
W Sedgewick And Sons

Long Myers Farm  
Sherburn House  
Durham  
DH1 2SP

Erection of agricultural  
building for livestock storage

\* Determined under Chairman and Vice Chairman Delegated Authority



**Applications recommended for refusal – reasons**

4/07/00686/FPA

In the opinion of the Local Planning Authority the proposed extension would result in the loss of existing car parking to the detriment of highway safety in a location where on street parking is not available. AS such the proposed development is not considered to be acceptable and is contrary to Policy T10 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the proposed extension is not set back from the front elevation of the host property. For this reason the design is not considered subordinate to the host property and is not considered acceptable and is contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/00775/FPA

The Local Planning Authority considers that the proposed extension by virtue of its scale, massing and location is inappropriate, appearing visually dominant and causing a detrimental impact upon the street scene of Grinstead Way. As a result the proposal fails to remain sympathetic to the character and appearance of the area, contrary to the requirements of Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the proposed new vehicular access in association with the proposed garage extension is located in a position which would be harmful to highway safety due to its proximity to the junction of Grinstead Way and Wantage Road which is considered an unsafe location for turning movements. As a result the proposal is considered to be contrary to the requirements of Policy T1 of the City of Durham Local Plan 2004.

4/07/00777/FPA

The Local Planning Authority considers that the proposed extensions and alterations by virtue of their size and scale are considered to represent an overdevelopment of the plot with insufficient outdoor amenity space remaining. The proposal is therefore considered to fail to remain sympathetic to the host property and is therefore contrary to the requirements of Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the incorporation of a first floor east elevation window to bedroom in proposed rear extension will cause overlooking into rear yard space and west elevation window in the single storey rear offshoot of neighbouring property No. 7 May Street resulting in a significant loss of privacy, contrary to the requirements of Policy Q9 of the City of Durham Local Plan 2004.

4/07/00778/FPA

In the opinion of the Local Planning Authority the proposed new dwelling leads to the loss of the existing parking space for the existing property. The retention and proposed extension of the existing dwelling without the provision of any car parking will lead to on street parking in an area that suffers from on street parking congestion. This is not considered to be acceptable and is contrary to Policy T10 of the City of Durham Local Plan 2004.

**APPENDIX B**

City of Durham  
Applications Determined Under Plenary Powers  
Printed on 21 September 2007  
Week No.35/2007

**Applications recommended for conditional approval – conditions**

4/07/00571/FPA

T1 Time Limit Full Approval 2004

4/07/00581/FPA

T1 Time Limit Full Approval 2004  
RN1 Full Approval Time Limit 2004

4/07/00758/FPA

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

4/07/00760/FPA

T1 Time Limit Full Approval 2004  
DT3 Finish of Materials

4/07/00763/FPA

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

4/07/00768/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials

4/07/00770/FPA

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

4/07/00772/FPA

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

The garage door shall be of a roller shutter variety and shall be as such henceforth.

4/07/00773/FPA

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

4/07/00796/FPA

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

4/07/00797/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials

4/07/00803/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials

4/07/00819/FPA

T1 Time Limit Full Approval 2004  
DT4 External Materials



## List of Approvals

From 07/09/2007 to 26/09/2007

Number and Applicant	Location	Proposal
07/00701/DEX Paul Gill	Mill Race Shincliffe Mill Shincliffe Durham DH1 2SU	Extension to residential bungalow
07/01133/ELECTR J Robinson	83 Rowan Drive Brasside Durham DH1 5YE	Single storey living room extension, single storey pitched roof garage and utility
07/01140/PARTNR Mr Tweddall	23 Merrington Close Kirk Merrington County Durham	Utility, W.C, Sun Room, Study, Bedroom & Internal
07/01148/DEX Mr Atushi Kimurh	54 Middleham Road Newton Hall Durham DH1 5QH	Single storey extension, bay windows, hipped roof over extensions
07/01158/ELECTR David Oliver	41 Rowan Drive Brasside Durham DH1 5YE	2 storey extension and single storey extension
07/01160/ELECTR Julie White	52 Prebends Field Gilesgate Durham DH1 1HJ	Conversion of existing garage into habitable room
07/01189/DOM Mr Reed	Land Between 7 Woodbine Terrace & Sleetburn House New Brancepeth Durham DH7 7HE	New Dwelling
07/01205/ELECTR Lee Smurthwaite	5 Summerville Durham City DH1 4QH	Demolition of external stores and erection of single storey extension with loft
07/01209/DEX Mr & Mrs Llewelin	4 Robson Terrace Shincliffe Durham DH1 2NL	Sun Room, Dormer Window, Internal alterations

Number and Applicant	Location	Proposal
07/01215/DEX Mr & Mrs Pinkney	High Grange Farm West Street Hett Durham DH6 5LS	Removal of stone structure/2 storey extension
07/01220/ELECTR J Crilley	7 Lady Durham Close Sherburn Durham DH6 1RW	Single storey front extension
07/01222/OTHC Sharrif Uddin	9 Station Road Ushaw Moor Durham DH7 7PX	Conversion Into food takeaway
07/01225/RESUB Mr George Chissel	98 Grange Road Carrville Durham DH1 1AQ	Loft Conversion
07/01228/DEX Mr Ian Hutchinson	3 Moor Edge Brandon Durham DH7 8AE	Two storey extension to side
07/01234/DEX Mrs J Davies	9 Alston Way Meadowfield Durham DH7 8XF	Summer Room
07/01254/DOM Mr S Harris	Former Police Station John Street South Meadowfield Durham DH7 8RP	Conversion into dwelling
07/01264/DEX Mr & Mrs Stoker	10 Littlebridge Court Framwellgate Moor Durham DH1 5FW	Single storey pitched roof extension, garage conversion
07/01267/OTHDOM Mr & Mrs Pinglley	5 Town Kelloe Kelloe Durham DH6 4PR	Internal Alterations
07/01271/DEX Mr M Frostwick	32 Rochester Road Newton Hall Durham DH1 5QD	Extension to rear, tiled garage roof
07/01272/DEX Mr & Mrs Laing	31 Oatlands Way Pity Me Durham DH1 5GL	Front & Rear Extension

Number and Applicant	Location	Proposal
07/01273/OTHC Durham University	University Science Site Stockton Road Durham City DH1 3LE	Internal Works to create laboratories
07/01276/PARTNR Mr Gardner	2 Prospect Terrace Lanchester County Durham DH7 0HF	Family Room, Utility & W.C Extension
07/01279/OTHC Durham County Council	Bearpark Primary School Colliery Road Bearpark Durham DH7	Fire Alarm Installation
07/01281/PARTNR Durham County Council	Cockton Hill Junior School McIntyre Terrace Bishop Auckland Co Durham	New Fire Alarm Installation
07/01282/OTHC Durham County Council	Durham Trinity Bek Primary School Aykley Heads Durham	New Fire Alarm Installation
07/01283/OTHC Durham County Council	West Rainton Primary School School Avenue West Rainton Durham DH4 6RN	Fire Alarm Installation
07/01284/PARTNR Durham County Council	Durham Dales Centre Stanhope Co Durham	Fire Alarm Centre
07/01285/PARTNR Durham County Council	Consett Junior School Beechdale Road Consett Co Durham	New Fire Alarm Installation
07/01291/PARTNR Durham County Council	Annfield Plain Primary School Annfield Plain County Durham	Fire Alarm System
07/01292/PARTNR Durham County Council	Pelton Roseberry Primary School Pelton Chester-le-Street Co	Fire Alarm Installation

Number and Applicant	Location	Proposal
07/01293/PARTNR Durham County Council	West Cornforth Primary School West Cornforth Co Durham	Fire Alarm Installation
07/01294/PARTNR Durham County Council	Cleves Cross Primary School Ferryhill Co Durham	Fire Alarm System
07/01295/PARTNR Durham County Council	Red Rose Primary School Chester-Le-Street County Durham	Fire Alarm Installation
07/01296/PARTNR Durham County Council	East Stanley Primary School Stanley Co Durham	Fire alarm Installation
07/01297/PARTNR Durham County Council	Staindrop Primary School Staindrop Barnard Castle Co	Fire Alarm Installation
07/01298/PARTNR Durham County Council	St Annes Church Of England Primary School Bishop Auckland Co Durham	Fire Alarm Installation
07/01302/PARTNR Durham County Council	Willington C Of E Primary School Hall Lane Low Willington County Durham DL15	Installation of fire alarm system
07/01303/PARTNR Durham County Hall	Witton Le Wear Primary School St James Gardens Witton Le Wear County Durham	Fire Alarm system installation
07/01304/PARTNR Durham County Council	Evenwood C Of E Primary School New Road Evenwood County Durham DL14 9QZ	Installation of fire alarm system
07/01305/PARTNR Mr Morton	47 Market Street Ferryhill County	Lounge And Bedroom

Number and Applicant	Location	Proposal
07/01306/PARTNR Mr Hudspeth	26 The Green West Cornforth County	Kitchen Extension
07/01307/PARTNR Durham County Council	Woolsingham Primary School Upper Town Woolsingham County Durham DL13 3ET	Fire Alarm Installation
07/01308/PARTNR Durham County Council	Leadgate Junior School Alder Grove Consett County Durham DH8 7RH	Installation Of Fire Alarm Installation
07/01309/PARTNR Durham County Council	Castleside Primary School Moorland Crescent Consett County Durham DH8 9RG	Fire Alarm System
07/01311/DEX Mr Kendal	7 Priors Grange High Pittington Durham DH6 1DA	Bedroom, En-suite & Garage Extension and Conversion of Garage
07/01316/DEX Mrs Hart	20 Goodyear Crescent Sherburn Road Estate Durham DH1 2EB	Single storey extension
07/01317/DEX Mrs Dunn	19 Copperfield Merryoaks Durham DH1	Single Storey Extension, rear dining room and utility
07/01319/DEX Dr Clark	23 Cambridgeshire Drive Belmont Durham DH1 2LS	Bedroom Extension
07/01326/DRO Mrs Stephenson	43 Broomside Lane Carrville Durham DH1 2QT	Loft Conversion
07/01334/OTHC Robert Revell	University Hospital Of North Durham North Road Durham City DH1 5TW	Forming new materials store and amendments to existing male/female changing facilities at the lower ground

Number and Applicant	Location	Proposal
07/01335/PARTNR Durham County Council	South Pelaw Infant School South Pelaw County Durham	Fire Alarm Installation
07/02638/OTHC Andrew Morris	County Hall Aykley Heads Durham DH1 5UL	Refurbishment of existing staircase to include replacement of balustrade

## List of Refusals

From 07/09/2007 to 26/09/2007

Number and Applicant	Location	Proposal	Decision
07/01165/DEX Mr Stuart Parnaby	8 Almoners Barn Durham City DH1 3TZ	Erection of 2 No pitched roof extensions to sides of existing dwelling, including balcony to rear, dormer windows to front and rear	REJ16





# Building Notices

Between 07/09/2007 and 26/09/2007

## Number of cavity wall insulation applications 10

Number and Applicant	Location	Proposal
07/01310/GLAZBN Kevin Dowson	9 Lynes Drive Langley Moor Durham DH7 8LY	Utility room, lounge and bedroom extension to the rear and bedroom extension to the
07/01314/GLAZBN Mr & Mrs Buxton	2 Laburnum Avenue Durham DH1 4HA	2 new windows to the back of the house
07/01315/OTHCBN LPW Group Ltd	Road Chef Motorway Services Tursdale Road Bowburn Durham DH6 5NP	Vehicle Wash Structures
07/01336/OTHDBN Selena Malortie	61 Musgrave Gardens Gilesgate Moor Durham DH1 1PL	Conversion of doorway into window and window into doorway
07/01337/OTHDBN Kathleen Vallance	6 Mossdale Belmont Durham DH1 2AZ	Garage Conversion
07/02633/ELECBN Mr J Wild	63 Park House Gardens Sherburn Durham DH6 1DU	Replace consumer unit
07/02634/OTHDBN Mr Robinson	2 Kings Grove Merryoakes Durham DH1 3QD	Installation of velux window
07/02645/OTHDBN Mr & Mrs Robinson	122 The Grove Coxhoe Durham DH6 4AP	Replace living room window with french doors
07/02646/OTHDBN Mrs Woods	21 St Monicas Grove Durham City DH1 4AS	Conversion of understairs cupboard into W.C, including window and s.V.P



# List of Regularisations

From 07/09/2007 to 26/09/2007

Number and Applicant	Location	Proposal
07/01338/OTHDRG Henry Broxson	8, 10, 26, 38, 39, 40 Faraday Court Nevilles Cross Durham DH1 4FG	Sub division of large room to form two bedrooms. Erection of partition wall in garage to form storage area

