



Civic Centre,  
Crook,  
County Durham.  
DL15 9ES  
Tel: 01388 765555 Fax: 01388 766660  
Minicom: 01388 761515 e-mail: [m.laing@wearvalley.gov.uk](mailto:m.laing@wearvalley.gov.uk)

---

Michael Laing Chief Executive

---

11<sup>th</sup> September 2007

Dear Councillor,

I hereby give you Notice that a Special Meeting of the **DEVELOPMENT CONTROL COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY 19<sup>TH</sup> SEPTEMBER 2007** at **5.00 P.M.**

### AGENDA

- |   | Page No. |
|---|----------|
| 1. Apologies for absence  |          |
| 2. To consider development control application 3/2007/0613 – Replacement of existing windows and doors with UPVC double glazed windows and UPVC doors to the same size and style at 1 Dorset Place, Bishop Auckland for Wear Valley District Council.   | 1 - 4    |
| 3. To consider development control application 3/2007/0612 – Replacement of existing windows and doors with UPVC double glazed windows and UPVC doors to the same size and style at 20-21 Edward Street, 32-34, 36, 41-48, 5, 7-12, 16, 20-21, 24-26, 28-29, 17, 31, Edgar Grove, Bishop Auckland for Wear Valley District Council. | 5 - 8    |

Yours faithfully

Chief Executive

Members of this Committee: Councillors Anderson, Bowser, Buckham, Mrs Burn, Mrs Douthwaite, Gale, Grogan, Jopling, Kay, Kingston, Laurie, Mrs Lee, Lethbridge, Mairs, Mowbray, Mews, Murphy\*, Perkins, Seabury\*, Taylor, Des Wilson and Zair.

\*ex-officio, non-voting capacity.

Chair: Councillor Grogan

Deputy Chair: Councillor Mews

TO: All other Members of the Council for information  
Management Team

**SPECIAL DEVELOPMENT CONTROL COMMITTEE**

**19<sup>th</sup> SEPTEMBER 2007**

---

Report of the Strategic Director for Environment and Regeneration

**PART 1 – APPLICATION FOR DECISION**

**3/2007/0613 - REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH UPVC DOUBLE GLAZED WINDOWS AND UPVC DOORS TO SAME SIZE AND STYLE AT 1 DORSET PLACE, BISHOP AUCKLAND FOR WEAR VALLEY DISTRICT COUNCIL – 16.08.2007**

**description of site and proposals**

1. Planning permission is sought for the replacement of existing windows and doors with U.P.V.C. double glazed windows and doors at 1 Dorset Place, Henknowle.
2. The sites comprise of a residential building within a housing area of Bishop Auckland. The existing windows and doors are currently in poor condition and in need of replacement.

**planning history**

3. None.

**planning policies**

4. The following policies of the Wear Valley District Local Plan are relevant in the consideration of this application:
  - GD1 General Development Criteria
  - FPG5 Alteration and Extensions Guidelines

**consultations**

5. Bishop Auckland Town Council: No response.

**officer analysis**

6. The key issues for consideration are:
  - Impact on the Appearance of the Property and Surrounding Area
  - Residential Amenity

impact on the appearance of the property and surrounding area

7. It is considered that the proposed replacement windows and doors would be in keeping with the character of the existing dwelling in terms of mass, scale, design and materials. The proposed replacement windows and doors would not have a detrimental effect upon the appearance of the host property and would not have an adverse impact on the visual amenity of the surrounding area. It is considered that the proposed development would improve the appearance of the property and the surrounding area as the existing windows and doors are currently in need of replacement due to their poor condition and appearance. The proposal conforms to policies GD1 and FPG5 of the Wear Valley District Local Plan.

residential amenity

8. As there are no new openings proposed in the property nor the enlargement of existing openings it is considered that the proposed development would not adversely affect the privacy or amenity of neighbouring properties in accordance with policy GD1 of the Wear Valley District Local Plan.

#### **objections/observations**

9. Occupiers of the surrounding properties have been notified in writing and a site notice was also posted.
10. No observations have been received.

#### **conclusion and reasons for approval**

1. The proposal is acceptable in relation to policies GD1 and FPG5 of the Wear Valley District Local Plan as the new windows and doors:
  1. Are in keeping with host property in terms of design, scale, mass and materials and would improve the appearance of the property and surrounding area.
  2. Would not result in loss of privacy or amenity for occupiers of neighbouring properties.

#### **RECOMMENDED**

That planning permission be **GRANTED**.

#### **background information**

Application file, WVDLP.

<b>PS code</b>	10		
<b>number of days to Committee</b>	34	<b>target achieved</b>	√
<b>explanation</b>			

---

**Officer responsible for the report**

Robert Hope

Strategic Director for Environment and Regeneration

Ext 264

**Author of the report**

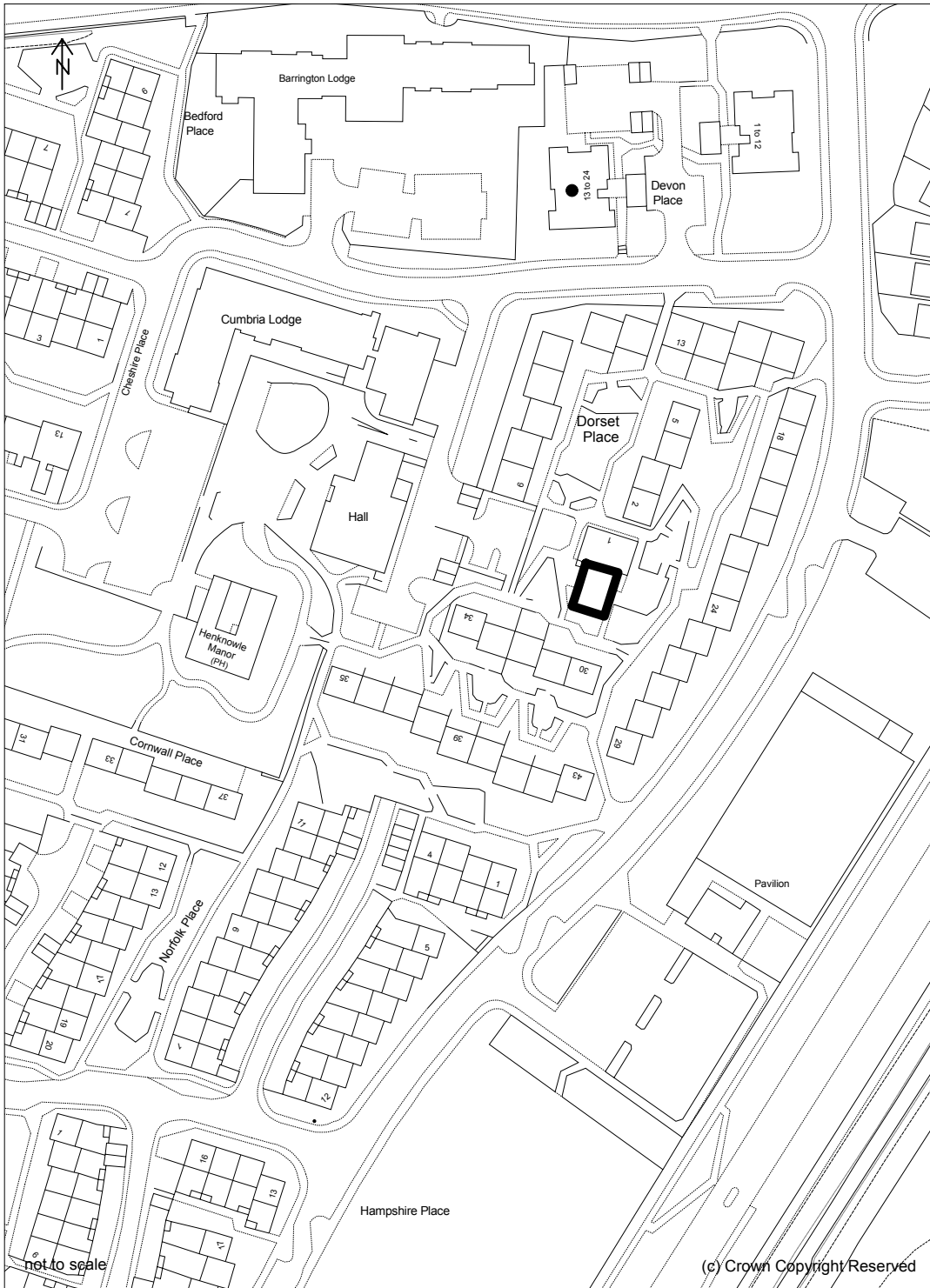
Sinead Folan

Planning Officer

Ext 272

---

**3/2007/0613 - REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH UPVC DOUBLE GLAZED WINDOWS AND UPVC DOORS TO SAME SIZE AND STYLE AT 1 DORSET PLACE, BISHOP AUCKLAND FOR WEAR VALLEY DISTRICT COUNCIL – 16.08.2007**



**SPECIAL DEVELOPMENT CONTROL COMMITTEE**

**19<sup>TH</sup> SEPTEMBER 2007**

---

Report of the Strategic Director for Environment and Regeneration

**PART 1 – APPLICATION FOR DECISION**

**3/2007/0612 - REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH UPVC DOUBLE GLAZED WINDOWS AND UPVC DOORS TO SAME SIZE AND STYLE AT 20-21 EDWARD STREET 32-34, 36, 41-48, 5, 7-12, 16, 20-21, 24-26, 28-29, 17, 31, EDGAR GROVE, BISHOP AUCKLAND FOR WEAR VALLEY DISTRICT COUNCIL – 16.08.2007**

**description of site and proposals**

1. Planning permission is sought for the replacement of existing windows and doors with U.P.V.C double glazed windows and doors at 31 flats, 2 of which are at Edward Street, Bishop Auckland and 29 of which are located within Edgar Grove, Bishop Auckland. The properties are managed by Dale and Valley Homes.
2. The sites comprise of a number of flats within a residential area of Bishop Auckland. The existing windows and doors are currently in poor condition and in need of replacement. Numbers 20 and 21 Edgar Grove are located within Bishop Auckland Conservation Area.

**planning history**

3. None.

**planning policies**

4. The following policies of the Wear Valley District Local Plan (WVDLP) are relevant in the consideration of this application:
  - BE5 Conservation Areas
  - BE6 New Development and Alterations in Conservation Areas
  - GD1 General Development Criteria
  - FPG5 Alteration and Extensions Guidelines

**consultations**

5. Bishop Auckland Town Council: No response.

## **officer analysis**

6. The key issues for consideration are:

- Impact on the Appearance of the Properties and Surrounding Area
- Residential Amenity

impact on the appearance of the properties and surrounding area

7. It is considered that the proposed replacement windows and doors would be in keeping with the character of the existing dwellings in terms of mass, scale, design and materials. The proposed replacement windows and doors would not have a detrimental effect upon the appearance of the host properties and would not have an adverse impact on the visual amenity of the surrounding area. It is considered that the proposed development would improve the appearance of the properties and the area as the existing windows and doors are currently in need of replacement due to their poor condition and appearance. The proposal conforms to policies GD1, BE5, BE6 and FPG5 of the Wear Valley District Local Plan.

residential amenity

8. As there are no new openings proposed at the properties nor the enlargement of existing openings it is considered that the proposed development would not adversely affect the privacy or amenity of neighbouring properties in accordance with policy GD1 of the Wear Valley District Local Plan.

## **objections/observations**

9. Occupiers of the surrounding properties have been notified in writing and a site notice was also posted. The application was also advertised in the press.

10. No observations have been received.

## **conclusion and reasons for approval**

1. The proposal is acceptable in relation to policies GD1, BE5, BE6 and FPG5 of the Wear Valley District Local Plan as the new windows and doors:

1. Are in keeping with the host properties in terms of design, scale, mass and materials and would improve the appearance of the properties and the area.
2. Would not result in loss of privacy or amenity for occupiers of neighbouring properties.

## **RECOMMENDED**

That planning permission be **GRANTED**.

## **background information**

Application file, WVDLP.



**PS code**

10

**number of days to Committee**

34

**target achieved**

√

**explanation**

---

**Officer responsible for the report**

Robert Hope

Strategic Director for Environment and Regeneration

Ext 264

**Author of the report**

Sinead Folan

Planning Officer

Ext 272

---

**3/2007/0612 - REPLACEMENT OF EXISTING WINDOWS AND DOORS WITH UPVC DOUBLE GLAZED WINDOWS AND UPVC DOORS TO SAME SIZE AND STYLE AT 20-21 EDWARD STREET 32-34, 36, 41-48, 5, 7-12, 16, 20-21, 24-26, 28-29, 17, 31, EDGAR GROVE, BISHOP AUCKLAND FOR WEAR VALLEY DISTRICT COUNCIL – 16.08.2007**

