

City of Durham

At a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** held in the Gala Theatre, Durham, on Thursday, 22nd November, 2007, at 5.30 p.m.

Present: Councillor Simmons (in the Chair)
and Councillors Cowper, Holland, Howarth, Lodge, Marsden, Plews, Simpson, Southwell, Stoddart, Taylor and Young.

Also Present: Councillors Kellett, Kelly, McDonnell, Thomson and Turnbull.

358. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bell, Carr, Crooks, Guy, Kinghorn, Laverick, Norman, Walker and Wolstenholme

359. MINUTES

The Minutes of the Meeting held on 1st November, 2007, were confirmed as a correct record and signed by the Chairman.

Report of Head of Planning Services

360. REPORTS FOR INFORMATION

Reports in relation to the following items had been circulated:-

- (a) Notice of Planning/Enforcement Appeals which had been lodged with the City Council:
 - (i) Appeal by Harrison Properties Ltd – Site at Units 46, 47 and 48-51 Dragonville Industrial Park, Dragon Lane, Durham DH1 2XU.
 - (ii) Appeal by Primelight Advertising – Site at Dragonville Filling Station, Alma Place, Durham, DH1 2HN.

- (b) Notice of the Outcome of Planning/Enforcement Appeals which had been lodged with the City Council:
 - (i) Appeal by Hallam Land Management – Site at Former Cape Asbestos Works, Durham Road, Bowburn, Durham.
 - (ii) Appeal by J Charlton – Site at 224 Finchale Road, Newton Hall, Durham, DH1 5QP.

- (c) Applications – Determined under Plenary Powers

- (d) Building Control Applications

Resolved: That the reports be noted.

361. DECISION MADE BY THE COUNTY COUNCIL

CM4/07/876	Land between B6300 (Browney Lane) and Browney
Northumbrian Water Ltd	Sewage Treatment Works, Durham
	Construction of temporary access road to facilitate
	upgrading of sewage treatment works

The above application was considered by the City Council under delegated powers on 14th September, 2007, when it was resolved to offer no objection subject to a condition being imposed that following the completion of the 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 materials removed including hardstandings to avoid harm to the appearance of the historic park and greenbelt.

Durham County Planning Committee had now considered the proposals and resolved to approve the application subject to conditions.

Resolved: That the report be noted.

362. WADDINGTON STREET APPEAL DECISIONS

At the Meeting of the Development Control Committee on 1st November, 2007, Members sought in relation to the content of the recent Inspector's report in relation to the refusal of planning permissions and Conservation Area Consents at Nos. 7, 8 and 9 Waddington Street. More specifically, clarification was sought in relation to the Inspector's comments about windows inserted to the front of Nos. 8 and 9 Waddington Street.

The Inspector's report commented that '*I consider that the windows inserted at the front of Nos. 8 and 9 are detrimental to the character of the host buildings as they disrupt the rhythm and proportion of the front elevations of these houses and detract from the positive contribution they make to the character and appearance of the Conservation Area*'.

However, following the refusal of planning permission on 2nd February, 2007, the applicants' agent had enquired by letter on 19th February, 2007, as to whether or not the insertion of the windows would require planning permission. The insertion of windows to the front of Nos. 8 and 9 Waddington Street constituted permitted development by virtue of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, and as such planning permission was not required. The Inspector did not make comment as to whether such works did or did not require planning permission and such comments are certainly of no legal effect and do not amount to the withdrawal of permitted development rights. Officers had delegated authority to determine whether or not development is permitted within the parameters set out in the General Permitted Development Order.

Therefore, whilst acknowledging the Inspector's comments, the windows were outside of the control of the Local Planning Authority. In order to prevent such works continuing without consent and causing harm to the Durham (City Centre) Conservation Area, the Article 4(2) previously reported to Committee, was continuing to be rolled out incrementally across the Conservation Area. When the Order had been confirmed for a constituent area this would have the effect of bringing such works into the Council's control.

Enforcement would be considered in cases where the relevant permissions had not been sought. As there was no breach of planning control in the case of Waddington Street, there was no requirement to consider enforcement action.

Resolved: That the report be noted.

363. RECOMMENDATIONS ON OTHER APPLICATIONS

The Head of Planning Services presented reports on the following applications and the following decisions were made:-

(a) **07/00907/FPA**
Hope Estates Ltd

1 Holly Street, Durham, DH1 4ER
Demolition of existing two storey extension to rear of existing dwelling and erection of two storey pitched roof extension and 2 no. single storey pitched roof extension to rear

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

- (1) - The development to which this permission relates shall be begun not later than 3 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 in writing by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
- (3) - 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.
- (4) - Notwithstanding the information on the submitted application, all new windows and doors on the development hereby approved shall be constructed from timber, the details of which 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.
- (5) - Notwithstanding the information on the submitted application, the roof of the development hereby approved shall use natural slates, the details of which 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) - 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 this planning permission.

(b) 07/00910/FPA
F Da Silva

**Greyhound Inn, Tate Avenue, Kelloe, Durham, DH6
4LU**

**Demolition of existing public house and erection of
11 no. apartments with associated parking and
landscaping (revised and resubmitted)**

Resolved: That the application be **REFUSED** for the
following reason:-

The Local Planning Authority considers that the proposed apartment block would be of a scale, massing, density, appearance and layout, and therefore overall design which would not be well integrated with or complimentary to surrounding neighbouring development and would therefore be detrimental to the character of the area, contrary to Policies H3 and Q8 of the City of Durham Local Plan 2004, PPS1: Delivering Sustainable Development and PPS3: Housing.

The Meeting terminated at 6.05 p.m.

Chairman

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

13th December 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.

CITY OF DURHAM
DEVELOPMENT CONTROL COMMITTEE

13 December 2007

REPORT OF THE HEAD OF PLANNING SERVICES

Reports for Information

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

- 1. Notice of Planning / Enforcement Appeals which have been lodged with the City Council**
 - a) Appeal by Mr A Hill
Site at Periwinkle Barn, Low Raisby Farm, Kelloe, Durham, DH6 4PW
 - b) Appeal by Mr I Foster
Site at land east of Paradise Cottage, Shadforth, Durham, DH6 1NJ
 - c) Appeal by S G Petch
Site at Vacant Land at New Ferens Park, Broomside Park, Belmont, Durham
- 1.1 Notice of Outcome of Planning / Enforcement Appeals which have been lodged with the Council**
 - a) Appeal by Mr P Tognarelli
Site at The Old Cottage, Whitesmocks, Durham, DH1 4LL
 - b) Appeal by Mr P Stott
Site at Land at Old Cassop Farm, Old Cassop Farm, Durham
 - c) Appeal by Mr S Hoole
Site at 24 Brookside, Witton Gilbert, Durham, DH7 6RS
 - d) Appeal by Mr S Hoole
Site at 24 Brookside, Witton Gilbert, Durham, DH7 6RS
- 2. Planning Applications – Determined under Plenary Powers**
- 3. Building Control Applications – Determined under Plenary Powers**

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 And Applicant	Location	Proposal	Recommendation
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ITEM 1

07/00875/FPA Cussins Ltd	Brandon And District Social Club And Institute Commercial Street Brandon Durham	Erection of 21 dwellings, public and private open space, vehicular highways and parking	Approve
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ITEM 1

07/00875/FPA Cussins Ltd	Brandon And District Social Club And Institute, Commercial Street, Brandon, Durham Erection of 21 dwellings, public and private open space, vehicular highways and parking
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SITE AND APPLICATION DESCRIPTION

The application site comprises the extent of ownership of Brandon And District Social Club And Institute, sited to the rear of Commercial Street, in Brandon, Durham.

Sited on ground rising to the west this application proposes 21 dwellings on land currently occupied by the imposing red-brick buildings of the Brandon Social Club, and its associated storage buildings. With a roughly surfaced car-parking and turning area to the front, the area to the rear of the main building is un-maintained rough grassland. This prominent site currently has a negative visual impact.

The front of the site is separated from the existing Victorian terraced properties of Commercial Street by a metalled back lane. To the west, on the rising slope, allotments are separated from the site by a nominal access, although this is part overgrown and impassable. The un-maintained grassland to the north of the site is separated by a rough metalled access to Brandon Football Club's clubhouse and facilities, with the well maintained grassland immediately bounding the west of the site facing High Shaws, recently subject to a planning approval (as detailed below).

The general area as existing comprises a mix of Victorian and local authority residential developments, with a newer estate of more modern units evident to the north of the development site. A district sports centre, with recently developed outdoor pitches, along with extensive open space is within easy reach, along with Brandon Cricket Club, the aforementioned football club, and the formal cycle network, with its links to Bishop Auckland, Lanchester, and across the City. There is a chemist and convenience store nearby the site, and two small supermarkets within 20 minutes walk or a short drive.

RELEVANT HISTORY

Whilst the club building appears to have been extensively extended in the past, there is no recent relevant planning history on the site. The adjacent open space, on the corner of Commercial Street and Stack Garth, was granted consent in September 2007 for a Durham Villages Regeneration (DVR) scheme of residential development (42 units) comprising 2, 3 and 4 bedroom houses, associated garages, roads and engineering works.

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

Planning Policy Statement 12: Local Development Frameworks, sets out the framework for the evolving planning system, including the relevance of other hierarchical documents, such as the Regional Spatial Strategy, and the weight that should be given them in development control decision making.

REGIONAL POLICY

Currently in draft form, the Regional Spatial Strategy for the North East (RSS) sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. When adopted, the RSS will set out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

This document 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. Policies are also included to ensure incorporation of alternative energy production methods to reduce carbon emissions.

LOCAL PLAN POLICIES

The following policies are those considered most relevant from the City of Durham Local Plan 2004, having been identified as 'saved' policies through the interim examination procedures that will eventually lead to the Local Development Framework:

Policy Q8 (Layout and Design – Residential Development) seeks to ensure that schemes are appropriate in scale, form, density and materials, whilst ensuring adequate amenity and privacy for new, and existing residents, among a list of other criteria.

Policy H3 (New Housing Development within the Villages) holds that previously developed (brownfield) windfall sites will be permitted, again with caveats on scale, form and density.

Policy H10 (Backland and Tandem Development) sets out three criteria to be met for sites that can be termed 'Backland', requiring a safe and satisfactory access, respect to existing dwelling's amenity, and references to character, scale, and density of surroundings.

Policy C9 (Community Facilities – Protection of Existing) seeks to protect community facilities, countenancing their loss only when they are not financially viable, they generate no demand, or there are alternate facilities elsewhere.

Policy R2 (Provision of Open Space – New Residential Development) requires developments of 10 units or more to either incorporate areas of open space within the development to a specified standard, or to provide monies in lieu, to be directed to new or existing facilities in the vicinity of the site.

Policies T1 (Traffic Generation – General) and T10 (Parking – General Provision) address the general highways and parking restrictions on the site, with Policy U8a requiring drainage matters to be acknowledged or addressed.

Supplementary planning policies on developments requiring a '% for art' with monies directed at either artworks or features within the site designed to raise the interest and quality of residential development have been adopted, as a progression of Policy Q15.

The scheme is below the threshold where the Council would expect an element of affordable housing be included within the proposals.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority raise no objection to the proposals, subject to conditions relating to the highway layout and site access, with disagreement over the car-parking layout proposed having been resolved.

Northumbrian Water raise no objection to the proposal. A standard condition in line with Policy U8a as above will ensure a scheme to their standards.

PUBLIC RESPONSES

The City of Durham Trust request the application refused on the basis of it not being listed in the Urban Capacity Study of 2005.

An apparent objection from the Club itself has been withdrawn, confirming they are experiencing severe trading difficulties, and are actively seeking alternate premises.

PLANNING CONSIDERATIONS

The loss of the existing building, and the quality of the grounds of the club as existing present a negative visual impact and are two potential benefits of the proposed development. The site is currently in a very exposed position, and whilst this will change on implementation of the adjacent approved DVR scheme, a high standard of design is expected from any development proposals for this land.

Therefore, the layout and design of the proposed development has been subject to extensive pre-submission discussion with officers, and is considered to present a highly attractive scheme of traditionally styled modern dwellings. Attention has been paid to both the massing, form and detailing of the buildings, the use of appropriate materials, and the context of the structures to the surrounding spaces. The scheme provides an attractive communal environment, whilst giving appropriate properties defined private space, and a layout not dominated by the requirements of vehicular circulation or parking, albeit these elements are provided to the required standards.

The nature and extent of the site result in a compact design which gives a good degree of inherent surveillance of the various spaces within the scheme. The relationship and orientation of the development to the site access has been particularly carefully considered, with the context of the approved development on the adjacent site also taken into account. The site entrance and the boundary with the existing back lane of the properties in Commercial Street are proposed with a mix of fencing and walling, acknowledging the greater public aspect of these areas.

One element not addressed by the submitted plans is the issue of the existing and proposed levels on the site. However, given the layout of the buildings across the site changes of level may be able to be accommodated within the proposed design. A condition to require the detail of the proposed site levels is proposed. If however the change of levels across the site is such that it alters the character of the development to an unreasonable degree, or introduces relationships and impacts not apparent from the current plans, such as the introduction of retaining walls or stepped elevations, a revised application will be required.

As noted above, initial reservations from the County Highway Authority have been overcome, or can be addressed by conditions. Likewise, with no objection from Northumbrian Water, a standard condition is appropriate to address drainage issues.

There has been a dialogue with the applicants regarding the Council's requirements for 'embedded energy' as derived from the Regional Spatial Strategy (RSS). Whilst the RSS is an emerging document, it is a material planning consideration, and a reasonable requirement in new development. The recent appeal decision on the 'Cape Asbestos' site set out a condition to require such, and a variation of this and one suggested by the developer is proposed. The developer has the opportunity to appeal the condition if it is felt unreasonable.

A condition requiring the incorporation of the % for art requirements may be addressed in a number of ways, with the developer suggesting its incorporation by way of artistic elements incorporated into either the buildings, or the open spaces and/or functional elements. A condition to achieve this to a level appropriate to the aspirations of the Council's policies is suggested below.

An element of open space has been provided within the site, however not to the level required by the number of units proposed. A condition to ensure compliance with the requirements for provision of such or approved alternatives is included below, in accordance with Policy R2.

In response to the City Trust's objection Policy Officers acknowledge that sites to the north and east have been identified as preferred sites in the Housing Preferred Options Report, however, subject to meeting the requirements of Policies H3, H10 and C9, they consider there are no policy grounds to sustain a refusal.

The proposed development relates to a brownfield development site within the defined settlement boundary, well related to a range of existing local facilities. The design proposed is an attractive development of traditionally referenced and detailed modern homes, which will compliment and enhance existing surrounding residential property, and takes proper account of approved but not yet constructed development on adjacent sites. Dwellings incorporate a good degree of privacy, and the relationships both within the site, and to the surroundings appear well thought out. Parking and access standards are achieved and conditions to address matters such as embedded energy, % for art, and appropriate provision of open space can be reasonably addressed through conditions. The application is offered officer support.

RECOMMENDATION

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

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to

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

3. 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.
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. 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.
8. 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.
9. No development shall take place until a scheme of proposed levels for all proposed structures and hardstanding areas has been submitted to, and approved in writing by the Local Planning Authority, said development being thereafter constructed wholly in accordance with that approval.
10. The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990, before the written agreement of the Local Planning Authority to a scheme to make provision for the format, detail, and implementation of either an installation of public art or incorporation of artistic elements into the design of Buildings, Open Spaces, or functional elements of the scheme, to a value equal to 1% of the construction cost of the capital project.
11. No development shall take place until details of the energy efficiency measures to be included within the scheme have been submitted to and approved in writing by the Local Planning Authority. These measures shall be incorporated into the construction of the development and retained thereafter, the measures being in compliance with the BRE Ecohomes, BREEAM, Building for life and Secured by Design guidance and standards, unless otherwise agreed in writing by the Local Planning Authority.

12. 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.
13. The development shall not be initiated by the undertaking of a material operation as defined in section 56(4) (a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to section 106 of the said act or appropriate agreement relating to the land has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will provide a financial sum, calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan, towards local facilities in lieu of the provision of open and play space within the application site or percentage of such offset against partial provision of such on the site.

BACKGROUND PAPERS

Submitted Application Forms and Plans

Design and Access Statement, and supporting statement

Planning Policy Statements (PPS1,3,12) & Planning Policy Guidance (PPG13)

Regional Spatial Strategy for the North East 2005

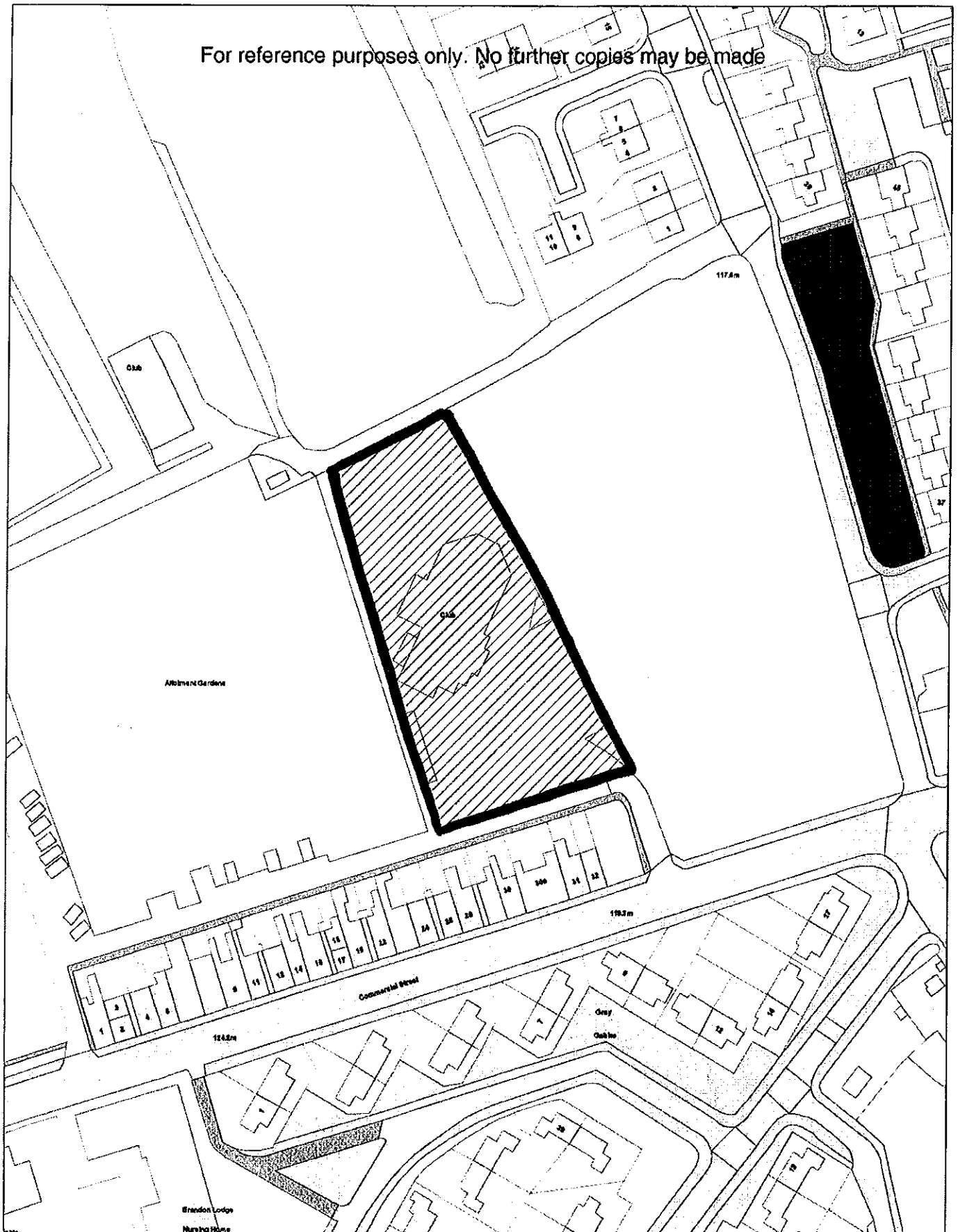
City of Durham Local Plan 2004

Responses from Northumbrian Water and Durham County Council (Highways Authority)

Public Consultation Responses

Various File Notes and Correspondence, and e-mails

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

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Application No. 4/07/00875/FPA

Brandon And District Social Club And Institute

Comments

Date

30 November 2007

Scale

1:1250

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

13th December 2007

REPORT OF DIRECTOR OF STRATEGIC SERVICES

Section 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:-

	Brought Forward 01/04/07 £	Received in Year £	Applied / Allocated in Year £	Carried Forward 30/09/07 £
S106 Rock Terrace, New Brancepeth	3,645	-	-	3,645
S106 Lowland House	14,985	-	-	14,985
S106 Kepier Woods	6,480	-	-	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 New Durham Courtyard	-	7,290	-	7,290
S106 Rear of Marshall Terrace	-	12,960	-	12,960
S106 Angerstein Court	-	4,455	-	4,455
Totals	163,400	24,705	(50,000)	138,105

Recommended: That the report be noted.

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

13 December 2007

REPORT OF THE HEAD OF PLANNING SERVICES

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

**a) Appeal by Mr A Hill
Site at Periwinkle Barn, Low Raisby Farm, Kelloe, Durham, DH6 4PW**

An appeal has been lodged by Mr A Hill against the issue of an Enforcement Notice in respect of the change of use of land, without planning permission, from agricultural paddock to use for the siting of a residential caravan and for private garden use on land to the south of Periwinkle Barn, Low Raisby Farm, Kelloe, Durham.

The appeal is to be dealt with by way of a Public Inquiry and the Committee will be advised of the outcome in due course.

Recommendation

That the report be noted.

**b) Appeal by Mr I Foster
Site at land east of Paradise Cottage, Shadforth, Durham, DH6 1NJ**

An appeal has been lodged by Mr I Foster against the issue of an Enforcement Notice in respect of the change of use of land, without planning permission, for the siting of a residential caravan on land east of Paradise Cottage, Shadforth, Durham.

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.

**b) Appeal by S G Petch
Site at Vacant Land at New Ferens Park, Broomside Park, Belmont, Durham
Erection of car showroom, parking, display, access and servicing areas and landscaping works**

An appeal has been lodged by S G Petch in connection with the above, against condition no.12 of planning permission 4/07/134 reading as follows:-

“The hedge line to be layered along the southern boundary of the site facing Belmont Road shall be allowed to regrow to a minimum height of 2 metres, and maintained to at least that height thereafter.”

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.

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

a) Appeals by Mr P Tognarelli Site at The Old Cottage, Whitesmocks, Durham, DH1 4LL

The above appeal against the Council's refusal to grant planning permission for alterations and extensions to include single storey with balcony above, and family room with bedroom above, attached to rear of existing dwelling, with detached summerhouse at The Old Cottage, Whitesmocks, Durham, DH1 4LL, has been dismissed in the Council's favour. (See Appendix A)

Recommendation

That the report be noted.

b) Appeal by Mr P Stott Site at Land at Old Cassop, Durham

The above appeal against the Council's refusal to grant planning permission for the erection of detached dwellinghouse (revised and resubmitted application) at Old Cassop Farm, Old Cassop, Durham has been dismissed in the Council's favour. (See Appendix B)

Recommendation

That the report be noted.

c) Appeal by Mr S Hoole Site at 24 Brookside, Witton Gilbert, Durham, DH7 6RS

The above appeal against the Council's issue of an Enforcement Notice in respect of the carrying out of the following building or engineering operations without planning permission:-

- (i) Excavation of a trench along the western boundary of the land
- (ii) Erection of part steel reinforced concrete block retaining/foundation wall with single skin concrete block wall atop along a section of the western boundary of the land
- (iii) The recontouring of the land to the rear of the dwellinghouse involving the deposit of building materials, hardcore and subsoil,

has been dismissed in the Council's favour and the Enforcement Notice upheld. (See Appendix C – Appeal 1)

Recommendation

That the report be noted.

d) Appeal by Mr S Hoole Site at 24 Brookside, Witton Gilbert, Durham, DH7 6RS

The above appeal against the Council's refusal to grant planning permission for engineering operations including alterations to ground levels and erection of retaining wall with timber fence atop (revised and resubmitted proposal) at 24 Brookside, Witton Gilbert, Durham, DH7 6RS, has been dismissed in the Council's favour. (See Appendix C – Appeal 2)

2. Planning Applications determined under Plenary Powers

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

3. Building Control Applications determined under Plenary Powers

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



Appeal Decision

Site visit made on 23 October 2007

by **Malcolm Rivett BA (Hons) MSc 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
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
13 November 2007

Appeal Ref: APP/Z1320/A/07/2044258 The Old Cottage, Whitesmocks, Durham, DH4 4LL

- 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 Mr Tognarelli against the decision of Durham City Council.
- The application Ref 4/07/00087/FPA, dated 31 January 2007, was refused by notice dated 3 May 2007.
- The development proposed is alterations and extensions to existing dwelling and erection of summer house to rear garden.

Procedural Matter

1. During the planning application stage the appellant submitted amended plans, incorporating a glass screen on the balcony element of the proposal, on which the Council's decision was based. I have determined the appeal on the basis of this amendment.

Decision

2. I dismiss the appeal.

Main Issue

3. The main issue is the effect of the proposal on the living conditions of the occupants of The Stables, with particular regard to privacy.

Reasons

4. The proposal includes a first floor balcony area between bedrooms 2 and 3. Whilst this area would be edged by a 1.5m high obscure glazed screen, it seems to me that most people, when standing next to it, would be able to easily see over a screen of this height. From this vantage point one would have a clear view over the entrance courtyard of the neighbouring property, The Stables, and, at a distance of around 12m, its side elevation. This elevation includes 2 windows serving a main bedroom of the dwelling which are positioned at an unusually low level within the room. It appears likely to me that anyone looking over the glass screen would have a clear view into this room and of the bed in particular. The bedroom is currently not overlooked, other than at an acute angle through the small side window of the appeal property's first floor oriel window. Given this, I consider that the view from the balcony would be likely to result in loss of privacy to any users of the bedroom to such extent that it would cause appreciable harm to the living conditions of the occupants of The Stables.

5. I find therefore that the proposal conflicts with policy Q9 of the adopted City of Durham Local Plan which requires that extensions to dwellings respect the privacy of the occupiers of adjoining property. I understand that this policy has been formally "saved" by a direction of the Secretary of State pending the adoption of replacement policies.
6. The appellant argues that the balcony would be used infrequently. However, I have borne in mind that possible future occupiers of the property could use it much more frequently than is the appellant's intention. I appreciate that Council officers recommended approval of the scheme and I note the appellant's comments concerning the way in which the committee reached its decision. However, I consider that these are not good reasons to allow the appeal, in view of the harm I have identified the proposal would cause.
7. I gather that the Council does not have concerns about the other elements of the proposal and I have no reason to disagree with its stance. However, I am not aware that the other parts of the scheme are divisible from the balcony and therefore I find that the proposal as a whole should not be allowed.
8. For the above reasons I conclude that the appeal should be dismissed.

Malcolm Rivett

INSPECTOR



Appeal Decision

Site visit made on 23 October 2007

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

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

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Decision date:
13 November 2007

Appeal Ref: APP/Z1320/A/07/2047397 Infill site within the village of Old Cassop

- 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 Mr Peter Stott against the decision of Durham City Council.
- The application Ref 4/06/01287/FPA, dated 21 December 2006, was refused by notice dated 15 March 2007.
- The development proposed is described as single detached residential house (contemporary barn design, 5 bedroom) on infill site formerly the farm yard and storage area.

Preliminary Matter

1. Of the policies referred to by the parties I consider policies E7, E22 and H4 of the adopted City of Durham Local Plan (CDLP) to be most relevant to this appeal. I understand that these have been formally "saved" by direction of the Secretary of State, pending the adoption of replacement policies.

Decision

2. I dismiss the appeal.

Main Issues

3. The main issues are the effect of the proposal on:
 - the objective of restricting new development outside main settlements;
 - the character and appearance of the Old Cassop Conservation Area; and
 - the sycamore tree on the site.

Reasons

4. The appeal site lies within the Old Cassop Conservation Area (CA). I agree with the Council that Old Cassop is a loose-knit settlement, with substantial gaps between many of its buildings which provide views towards the surrounding fields. These gaps and views are, in my opinion, key and attractive characteristics of the CA. The appeal site is an undeveloped gap, between converted agricultural buildings and a pair of semi detached houses, fronting a track leading off the main road through the settlement. Given that it is the only substantial gap between these buildings, the site is, in my judgement, one of the gaps of importance to the character of the CA. I note that it also affords

views out of the settlement from the track and a number of surrounding properties.

5. Policy E7 of the CDLP indicates that new development in the countryside, outside the boundaries of defined main settlements, will not be permitted unless it falls within a limited number of exceptions. Policy H4 of the CDLP states that infill housing in such locations will only be permitted if (amongst other things) it comprises a single dwelling infilling a small gap between existing buildings which does not comprise an open space that is important to the street scene.
6. I understand that the site is outside a settlement boundary and therefore the proposal would harm the objective of restricting new development in such locations and therefore conflicts with policy E7 as set out above. This policy is subtitled "Development Outside Settlement Boundaries" and therefore I disagree with the appellant's contention that it does not apply to the appeal proposal. It is my view that, although within a small settlement, being outside a defined settlement boundary, the site is within the countryside. The proposal would also destroy the openness of the site, consolidating the built form of the settlement, thereby undermining the character and appearance of the street scene and the wider CA. Therefore it is not, in my view, a scheme which would accord with policy H4 of the CDLP and it consequently also conflicts with the part of policy E22 of the CDLP which indicates that development which detracts from the character or appearance of a CA will not be permitted. The appellant argues that permitted development rights would enable various structures to be erected on the site. However, in my opinion, the scale of such development would be unlikely to harm the openness of the site to the same extent as the appeal proposal.
7. There is disagreement between the parties as to whether or not the site is previously developed land and what I have read and seen has not proved conclusive on this matter. I appreciate that Planning Policy Statement 3 – Housing (PPS3) indicates that the majority of new housing should be on previously developed land. However, at paragraph 41, it indicates that not all such land is necessarily suitable for housing and that the sustainability of sites should also be considered. It also states, at paragraph 10, that housing development should be in locations which offer a good range of community facilities with good access to jobs. I understand that Old Cassop has no such facilities and consequently residents of the proposal would have to travel out of the settlement, most likely by private car, to reach most day to day services. Consequently, although it is within a settlement, the site is not, in my view, a sustainable location for new housing. Therefore, even if the site were to be regarded as previously developed land, the benefits of its reuse, and the fact that a new dwelling could be delivered on it within 5 years, would not in my view outweigh the harm to sustainability objectives, or indeed the detrimental effect on the character and appearance of the CA.
8. I agree that the mature sycamore tree on the site is worthy of retention, given its contribution to the appearance of the street scene. However, the main building works would need to take place in only a very small part of the tree's identified root protection area. I am satisfied, therefore, that with appropriate construction and tree protection methods, the tree would be unlikely to be harmed by the proposal. Consequently I find that the scheme has no conflict

with the part of policy E22 of the CDLP which states that the Council will seek to protect trees which contribute to the character and appearance of a CA. Nevertheless this does not undermine my other concerns about the proposal as set out above.

9. The appellant has referred to other housing developments constructed in Old Cassop in recent years which he argues have consolidated the settlement. However, I understand that these were approved prior to the adoption of the CDLP and the publication of PPS3. Moreover, in my view, the settlement with these developments in place has largely retained its loose-knit form, whilst I have found that the appeal proposal would be likely to harm this characteristic of the CA. I note that the Council's Conservation Officer was supportive of the scheme and that the design of the proposal would be sympathetic to surrounding properties. However, this does not outweigh my concerns about the proposal set out above. I agree with the appellant that some of the policies referred to by the Council are not strictly relevant to this appeal. However this, alone, is not good reason to allow the proposal.
10. For the above reasons, and having regard to the views of local residents, I conclude that the appeal should be dismissed.

Malcolm Rivett

INSPECTOR



Appeal decisions

Site visit made on 20 November 2007

by **Mike Croft** MA DipTP MRTPI

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

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Decision date:
27th November 2007

Appeal 1: ref APP/Z1320/C/07/2040857

24 Brookside, Witton Gilbert, Durham, DH7 6RS

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Stephen Hoole against an enforcement notice issued by Durham City Council.
- The Council's reference is 4/06/00843/FPA.
- The notice was issued on 22 February 2007.
- The breach of planning control as alleged in the notice is the excavation of a trench along the western boundary, the erection of a retaining/foundation wall with a single skin concrete block wall atop along a section of the western boundary, and the recontouring of the land to the rear of the house involving the deposit of building materials, hardcore and subsoil.
- The requirements of the notice are to backfill the trench, cut off the steel protruding from the retaining/foundation wall, demolish the single skin concrete block wall and remove the resultant materials from the land, remove from the land all building materials, hardcore and subsoil as part of the recontouring, and level and grade the land and finish it with top soil.
- The period for compliance is 3 months.
- The appeal is proceeding on the grounds set out in section 174(2)(a) of the 1990 Act.

Appeal 2: ref APP/Z1320/A/06/2027748

24 Brookside, Witton Gilbert, Durham, DH7 6RS

- 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 Mr S Hoole against the decision of Durham City Council.
- The application (ref 4/06/00843/FPA) dated 9 August 2006, was refused by notice dated 3 October 2006.
- The development proposed consists of engineering operations including alterations to ground levels and the erection of a retaining wall with timber fence atop.

Decisions

Appeal 1

1. I dismiss the appeal, uphold the enforcement notice, and refuse planning permission on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Appeal 2

2. I dismiss the appeal.

Preliminary matters

3. The works listed in the allegation in the enforcement notice (appeal 1) have not been completed to the extent of full implementation of what is proposed in the separate planning application (appeal 2), but they are clearly intended as part of that implementation process. The intention of that separate planning

application is inconsistent with the works carried out only in that it proposes a timber fence on top of the retaining wall whereas a single skin concrete wall has been partly built there. So I deal with the 2 cases together.

Main issue

4. In my opinion, the main issue is whether the development in question results in serious overlooking that affects the privacy of the occupants of a nearby house, Holly Lodge.

Inspector's reasons

5. Holly Lodge lies west of the appeal property and the original ground sloped steeply down from east to west. The appellant says that his objective is to remove the slope in the rear garden to enable the 2 small children living there to play in safety. However, the raising of the ground at its lower levels would, when complete, have the effect of bringing the part of no 24's rear garden from which there would be clear views into the dining room of Holly Lodge nearer to that window. The distance would be of the order of 6 m. Although, as the appellant claims, the dining room is not in constant use, it is a habitable room, and 6 m is a very short distance in these circumstances. I agree with the Council, and with those who occupy Holly Lodge, that the degree of overlooking and loss of privacy involved would be too serious to be allowed. I do not believe there would be much loss of privacy to Holly Lodge's garden, but that does nothing to eliminate the other problem I have mentioned.
6. I note that a row of conifers has been removed within no 24's rear garden, and it may well be that occupants of Holly Lodge now benefit from increased light levels, and that would probably remain an advantage for them if permission were to be granted in these cases. But I do not believe that that outweighs the increased overlooking that would arise.
7. I have no doubt that the development in question is at odds with policy Q9 of the City of Durham Local Plan 2004. That says that proposals for alterations and extensions to residential property will be permitted provided, *inter alia*, that the privacy of adjoining occupiers is respected. That is part of the development plan, and my decisions need to accord with the plan unless material considerations indicate otherwise. There are no material considerations that do that in my view. The appellant's expectation that the Council would grant permission in the light of discussions with their officer is not supported by the fact that the officer recommendation was, in fact, one of refusal.
8. It follows that neither appeal should succeed. Those living at Holly Lodge seek the complete removal of the retaining wall and all its foundations: that is more than the Council seek in the enforcement notice, and I do not believe that such a step is necessary to minimise the loss of privacy. So my decisions, as indicated above, are to uphold the enforcement notice as it stands as well as dismissing the section 78 appeal.

Mike Croft

Inspector

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 15 November 2007

WEEK NO.42/2007

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

Number and Applicant	Location	Proposal
07/00788/AD Just Car Clinic	Just Car Clinic 12 Rennys Lane New Durham Durham DH1 2RS	Erection of 12.75m fascia sign with trough illumination
07/00934/FPA Dr A K Smith	5 Brierville Durham DH1 4QE	Erection of dormer window to rear of existing dwelling
*07/00951/AD J C Decaux	Bowburn Post Office 5 The Leazes Bowburn Durham DH6 5AA	Erection and display of 48 sheet advertisement hoarding to side of existing building

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

Number and Applicant	Location	Proposal
07/00494/FPA Mr And Mrs R Broadbridge	Flass Hall Flass Terrace Esh Winning Durham DH7 9QD	Alterations to existing openings, and erection of 2 no. single storey extensions to side elevations of existing dwelling (revised and resubmitted)
07/00507/LB Mr And Mrs R Broadbridge	Flass Hall Flass Terrace Esh Winning Durham DH7 9QD	Demolition of existing utility room, removal of fire escape, alterations to existing openings, removal of internal partitions and erection of 2 no. single storey extensions to side elevations of existing dwelling

07/00890/CAC Mrs L Watt	17 East Street Hett Village Durham DH6 5LP	Demolition of wall to front of site
*07/00940/FPA Artful Ink Tattoo Studio	Artful Ink Tattoo Studio 7A Durham Road West Bowburn Durham DH6 5AU	Erection of single storey pitched roof extension to front of existing building
07/00948/FPA Mr S And Mrs J Boyd	50 Moor Crescent Gilesgate Moor Durham DH1 1DA	Erection of porch to front elevation of existing dwelling
*07/00952/FPA Willowtree Properties	Access To Parking/Service Yard Of 19-21A Willowtree Avenue Gilesgate Moor Durham DH1 1EA	Installation of security gates, removal of grassed area, resurfacing and provision of parking spaces
07/00984/FPA Mr R Wilson	55 Albert Street Durham DH1 4RJ	Erection of single storey pitched roof extension to rear of existing dwelling (retrospective)
07/00989/FPA Mr And Mrs Carter	24 Whitwell Acres High Shincliffe Durham DH1 2PX	Erection of single storey pitched roof extension to front and rear elevation and erection of two storey pitched roof extension to side/rear of existing dwelling (revised and resubmitted)

* Determined under Chairman and Vice Chairman Delegated Authority

Applications recommended for refusal – reasons

4/07/00788/AD

The proposed signage is considered to be of a scale, design and illumination that will be distracting to highway users of the A1 (M) contrary to Policy Q16 of the City of Durham Local Plan 2004.

4/07/00934/FPA

The Local Planning Authority considers that the proposed dormer window to the rear roof elevation would result in a significant loss of privacy for the occupiers of properties on Nevilleside Terrace by virtue of unacceptable separation distances between habitable windows. The proposal is therefore considered to be contrary to Policies Q9 and Q10 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the full effects of the proposed development on the character and appearance of the Durham (City Centre) Conservation Area cannot be properly assessed due to the lack of adequately detailed and accurate submitted plans in the planning application, contrary to Policies E6, E22 and Q9 of the City of Durham Local Plan 2004.

The proposed dormer window to the rear roof elevation by virtue of its location and design does not respect the existing fenestration or character of the host dwelling and hence is contrary to Policies Q9 and Q10 of the City of Durham Local Plan 2004.

The proposed dormer window to the rear roof elevation by virtue of its location and design neither preserves nor enhances the Durham (City Centre) Conservation Area and hence is contrary to Policy E6 of the City of Durham Local Plan 2004.

4/07/00951/AD

The Local Planning Authority considers that the proposed advertisement panel is located within a predominantly residential area with housing within close proximity. In addition the proposed advertisement panel located on side elevation is clearly visible from the A177, a main radial route into the City. An advertisement panel of this size and scale within this location is considered to cause an adverse impact on visual amenity to the detriment of the character of the local built environment contrary to the requirements of Policies Q16 and

Q17 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the submitted application form and supporting information and plans are contradictory. The application form in section 6(A) states that no illumination of the advertisement is proposed. A scaled drawing detailing the form of illumination was submitted accompanying the application, received 20th September 2007. Whether a proposed advertisement is illuminated or not and the form and hours of illumination is a material planning consideration and the conflicting and confusing information submitted relating to this is considered to be unacceptable.

Applications recommended for conditional approval – conditions

4/07/00494/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT5	Materials Sample
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT15	Roof Details
DT17	Parapet Details
DT29	Fenestration Joinery Details
DT31	Rainwater Goods
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 design, scale and appearance of the proposed columns to the front elevation of the Garden Room shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed design, scale and appearance of the proposed glazed elements to the front elevation of the Garden Room shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plan full joinery details drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.

4/07/00507/LB

T1	Time Limit Full Approval 2004
DT4	External Materials
DT5	Materials Sample
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows

DT15	Roof Details
DT17	Parapet Details
DT29	Fenestration Joinery Details
DT31	Rainwater Goods
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 design, scale and appearance of the proposed columns to the front elevation of the Garden Room shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed design, scale and appearance of the proposed glazed elements to the front elevation of the Garden Room shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plan full joinery details drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.

4/07/00890/CAC

T1	Time Limit Full Approval 2004
DT7A	Complete Accord

Development of the site with an approved development scheme shall be undertaken within 6 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 6 months of the clearance of the site.

The proposed demolition hereby approved relates only to the section of wall located within the west of the application site, adjacent to the frontage of the site.

4/07/00940/FPA

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

4/07/00948/FPA

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

4/07/00952/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord
DT10 Hardstanding Surface Materials

4/07/00989/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT11 Fenestration Details
DT19 Obscure Glazing
DT7A Complete Accord

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 23 November 2007

WEEK NO.43/2007

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

Number and Applicant	Location	Proposal
07/00953/FPA Mr C Cade	11 Leesfield Road Meadowfield Durham DH7 8NJ	Erection of two storey pitched roof, plain gable, extension to side porch to front, and conservatory to rear of existing dwelling
*07/00981/FPA Mr L Bishton	1 Friars Row Gilesgate Durham DH1 1HF	Erection of flat roof dormer to rear elevation of existing dwelling

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

Number and Applicant	Location	Proposal
07/00444/LB V Arceri	Emilios Restaurant 96 Elvet Bridge Durham DH1 3AG	Refurbishment of existing shopfront and joinery, including pilasters, doors, fascias, glazing, insertion of folding french doors, erection of additional wall mounted signage at existing restaurant
07/00761/FPA J Maitland	30 Marshall Terrace Gilesgate Durham DH1 2HX	Change of use to allow use of ground and first floors as hairdressing salon and for non residential educational training purposes. (D1) (Amended description)
07/00769/FPA Mr J Dobinson	1 Blackgate West Coxhoe Durham DH6 4AJ	Erection of single storey pitched roof extension to side/rear of existing dwelling and conversion of garage to habitable room

07/00795/AD V Arceri	Emilios Restaurant 96 Elvet Bridge Durham DH1 3AG	Erection and display of non illuminated advertisements to front of existing building
07/00828/FPA Mr F Bell	34 Lindisfarne Road Newton Hall Durham DH1 5YQ	Erection of two storey pitched roof extension to side of existing dwelling
07/00870/FPA G Quigley	2 Station Road Ushaw Moor Durham DH7 7PX	Change of use to café (Class A3)
07/00877/FPA Mr And Mrs R Hindmarch	Land To Rear Of 10 Blackgate West Coxhoe Durham DH6 4AJ	Demolition of existing workshop building and erection of 1 no. detached bungalow
*07/00889/FPA Mr P Pattinson	Land West Of Town Kelloe Kelloe Durham	Retention of field shelter and access to classified road and erection of stable block
*07/00939/FPA Bannatyne Hotels Ltd	Bannatyne Hotel Eden Terrace Dragonville Durham DH1 2HJ	Erection of extension to west elevation of existing building (revised and resubmitted)
*07/00962/CAC Hope Estates Ltd	20 May Street Durham DH1 4EN	Demolition of existing single storey extension to rear of existing dwelling in association with proposed two storey extension (revised and resubmitted)
*07/00963/FPA Hope Estates Ltd	20 May Street Durham DH1 4EN	Demolition of existing single storey extension and erection of two and single storey pitched roof extensions to rear of existing dwelling (revised and resubmitted)
07/00983/FPA Mr C P Burns	Hirds House 8 North Street West Rainton Durham DH4 6NU	Erection of detached timber shed and gazebo

*07/00991/FPA Mr N Swift	16 Whinney Hill Durham DH1 3BE	Erection of one and two storey pitched roof extensions to rear of existing dwelling
07/00992/FPA Mrs Scott	6 Field House Terrace Durham DH1 4NA	Erection of single storey pitched roof extensions to rear of existing dwelling with erection of pitched roof garage in garden across back lane
07/00994/FPA Mr Gray	18 Auton Stile Bearpark Durham DH7 7DB	Change of use of existing shop to residential dwelling, incorporating first floor pitched roof extension to rear
*07/00995/FPA Mr Holloway	Montrose Nevilles Cross Bank Durham DH1 4JP	Erection of two storey pitched roof extensions to side and rear of existing dwelling
07/01010/FPA Mr K S Goodall And Miss C Robinson	Land Adjacent 15 Lime Park Brandon Durham DH7 8QD	Retrospective application for change of use of public open space to private garden and retention of existing timber shed
07/01030/FPA T A And J Grieves	The Nook North End Durham DH1 4LW	Demolition of bungalow and erection of dwellinghouse
07/01042/FPA Mr Wood	Tyneville Newcastle Road Crossgate Moor Durham DH1 4AD	Erection of single storey pitched roof extension to front of existing garage

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

Number and Applicant	Location	Proposal
#07/01094/CM Durham Gilesgate Sixth Form Centre	Site Of Former Royal Mail Sorting Office Providence Row Durham DH1 1SQ	Proposed temporary car park including lighting and electronic barrier

#The Council raise no objections to the application subject to clarification that the temporary consent is for a maximum of two years, and that due consideration is given to the impact of the lighting on the neighbouring properties to the east.

* Determined under Chairman and Vice Chairman Delegated Authority

Applications recommended for refusal – reasons

4/07/00953/FPA

In the opinion of the Local Planning Authority the design of the extension and in particular the roof detracts from the integral character of the semidetached property and from the character and appearance of the street scene. For this reason the design is not considered acceptable and is contrary to Policy Q9 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the cumulative scale of the existing and proposed extensions are not subordinate to the original dwelling. As such the scale of the extensions are not considered acceptable and is contrary to Policy Q9 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the proposed conservatory includes habitable room windows which look onto another property at close quarters to the detriment of residential amenity. This is not considered acceptable and is contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/00981/FPA

The Local Planning Authority considers that the proposed dormer window by virtue of its scale and design would appear as an unsympathetic and inappropriate extension to the host property contrary to Policies Q9 and Q10 of the City of Durham Local Plan 2004.

Applications recommended for conditional approval – conditions

4/07/00444/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, a detailed joinery section of the proposed shop front, to include the proposed lighting pelmet, all pilasters, fascias, corbels, lead work and weathering, drawn to a scale of 1:5 shall be submitted to, and approved in writing by the Local Planning Authority before development commences, being thereafter implemented to the satisfaction of the said Authority.

Notwithstanding the information shown on the accompanying plans, full details of the proposed menu panels to the front elevation shall be submitted at 1:20 scale and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme. R41 LBC: Safeguard Character.

Notwithstanding the information shown on the accompanying plans, full details of the proposed external illumination and light fittings (to include details of luminance, the type of lighting (specification) and associated lighting elements) shall be submitted to and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme and shall not be altered without seeking further permission from the Local Planning Authority.

The lighting proposed within the proposed lighting pelmets, shall only be in operation during the hours of opening, the times of which shall be submitted to the Local Planning Authority in writing, prior to development commencing.

Notwithstanding the information shown on the accompanying plans, full details of the proposed signage at first floor level to the front elevation shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted application, details of the hand painted fascia signage designs and the standard of their finish shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development is commenced, and thereafter implemented

in accordance with the approved scheme.

4/07/00761/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord
RU11 Restriction of Opening Hours

4/07/00769/FPA

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

4/07/00795/AD

TL3 Advert Approvals
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 accompanying plans, full details of the proposed menu panels to the front elevation shall be submitted at 1:20 scale and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme. R41 LBC: Safeguard Character.

Notwithstanding the information shown on the accompanying plans, full details of the proposed external illumination and light fittings (to include details of luminance, the type of lighting (specification) and associated lighting elements) shall be submitted to and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme and shall not be altered without seeking further permission from the Local Planning Authority.

The lighting proposed within the proposed lighting pelmets, shall only be in operation during the hours of opening, the times of which shall be submitted to the Local Planning Authority in writing, prior to development commencing.

Notwithstanding the information shown on the accompanying plans, full details of the proposed signage at first floor level to the front elevation shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme

Notwithstanding the information shown on the submitted application, details of the hand painted fascia signage designs and the standard of their finish shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development is commenced, and thereafter implemented in accordance with the approved scheme.

4/07/00828/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00870/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

The Café and delicatessen hereby approved shall operate between the hours of 8am to 9pm Monday to Sunday only.

Notwithstanding the information submitted on the application precise details of the design and finish of the fenestration to the shopfront shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing and thereafter implemented in accordance with this approval.

Notwithstanding any information submitted on the application details of any external lighting to the front of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the use commencing and thereafter implemented in accordance with this approval.

4/07/00877/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT7A Complete Accord

4/07/00889/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
HW2 Existing Access Improvements
DT7A Complete Accord

The stable(s) hereby approved is restricted to personal use only and shall not be used for commercial purposes or any equestrian related business.

4/07/00939/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT10 Hardstanding Surface Materials

That before development commences agreement shall be reached with the Local Planning Authority regarding the retention of the trees on the perimeter of the site. These shall be properly fenced off from those parts of the site to be developed and shall remain protected, to the satisfaction of the Local Planning Authority, until the cessation of the works. Details of the fencing shall

be submitted to and agreed in writing by the Local Planning Authority.

No work or deliveries to the site shall be carried out or undertaken on any Sunday or Bank Holiday nor between the hours of 8pm and 8am on any other day

The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until existing rights for the hotel patrons to make use of access roads to the site and the car parking spaces at and in common with the patrons of the Health Club have been extended to cover the development permitted. Such rights are to be secured by way of a planning obligation (or variation thereof) pursuant to section 106 and/or 106A of the Town and Country Planning Act 1990 to be made and lodged with the Local Planning Authority and to be approved by them.

4/07/00962/CAC

T1 Time Limit Full Approval 2004
DT7A Complete Accord

Development of the site with an approved development scheme shall be undertaken within 6 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 6 months of the clearance of the site.

4/07/00963/FPA

T1 Time Limit Full Approval 2004
DT5 Materials Sample
DT11 Fenestration Details
DT12 Windows in Reveal
DT34A Timber Windows
DT35A Slates
DT7A Complete Accord

Prior to works commencing a scheme detailing the reinstatement of the rear boundary wall shall be submitted and approved in writing by the Local Planning Authority. Once all proposed extension work has been completed the rear boundary wall shall be reinstated in accordance with that approved scheme.

4/07/00983/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00991/FPA

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

4/07/00992/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

4/07/00994/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT10 Hardstanding Surface Materials
DT7A Complete Accord

4/07/00995/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

4/07/01030/FPA

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

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

No development shall take place until a detailed scheme to provide bat bricks has been approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until this approved scheme has been fully implemented.

No development shall commence until a detailed scheme of obscuring the bedroom and landing windows on the east elevation has been approved in writing by the Local Planning Authority, and the dwelling shall not be occupied until this approved scheme has been fully implemented. The agreed method of obscuring the openings shall not be removed or amended without the grant of further consent from the Local Planning Authority.

4/07/01042/FPA

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

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 30 November 2007

WEEK NO.44/2007

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

Number and Applicant	Location	Proposal
*07/01001/FPA Mr P And Mrs E Head	16 Apperley Avenue High Shincliffe Durham DH1 2TY	Erection of two storey pitched roof extension to rear of dwelling
*07/01017/FPA Nevilles Cross Social Club	Nevilles Cross Social Club South View Nevilles Cross Durham DH1 4PJ	Retention of smoking shelter

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

Number and Applicant	Location	Proposal
07/00865/LB J K K Howard And J C Wright	Whitwell Grange Sherburn House Durham DH1 2SJ	Provision of replacement oil storage tanks to rear of existing dwelling, erection of new entrance gates, replacement of part of existing timber fence to front with new pedestrian gateway
07/00965/FPA National Offender Management Service	North East AMO Durham 2 Artemis Court St Johns Road Meadowfield Durham DH7 8XQ	Installation of 1.8m (diameter) satellite dish to front of existing building
07/00982/FPA Co Alliance And Leicester	Somerfield 22 High Street North Langley Moor Durham DH7 8JG	Installation of ATM to rear elevation of existing building

07/00986/FPA Mr And Mrs Hetherington	15 Carlisle Road Newton Hall Durham DH1 5XE	Erection of single storey pitched roof extension to rear of existing dwelling
07/00988/FPA Mrs C M Brannan	5 Ritson Avenue Bearpark Durham DH7 7BE	Erection of single storey pitched roof extension to rear of existing dwelling
07/00996/FPA Mr A Jackson	Melrose Bells Folly Durham DH1 3RR	Enlargement of existing dwelling comprising raising roof and insertion of 5 no. additional rooflights on south elevation and extending front elevation of building
07/01000/FPA J A K Howard And J C Wright	Whitwell Grange Sherburn House Durham DH1 2SJ	Erection of vehicular and pedestrian access gates to front of existing dwelling
07/01011/FPA University Of Durham	Botanic Gardens Hollingside Lane Durham DH1 3TN	Erection of 6.7 metre high wind turbine to rear of existing entrance building
07/01013/FPA Mr P Bradley And Miss P Slack	Cherry Wappin Kelloe Law Farm Kelloe Durham TS29 6NS	Demolition of existing detached garage and erection of replacement detached domestic garage

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

Number and Applicant	Location	Proposal
# 07/01089/CM Durham County Council	Framwellgate Moor Comprehensive School Newton Drive Framwellgate Moor Durham DH1 5BQ	Erection of single storey flat roof extension to form entrance to existing building

The City Council raise no objection subject to the colour of the extension not being mushroom and instead the colour being altered to give reference to the part of the existing school building to which the extension would be attached.

* Determined under Chairman and Vice Chairman Delegated Authority

Applications recommended for refusal – reasons

4/07/01001/FPA

The Local Planning Authority considers that the cumulative effect of the existing extensions coupled with the design, scale and massing of the proposed extension, would result in an inappropriate form of development which fails to remain sympathetic and subordinate to the host property and thus considered contrary to Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that by virtue of its size, scale and location the proposed extension will result in a significant loss of outlook for the occupiers of No. 17 Apperley Avenue from first floor rear elevation window to bedroom. As a result the proposal is considered to cause an adverse impact on the residential amenity of neighbouring occupiers contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/01017/FPA

The Local Planning Authority considers that the smoking shelter, allows significantly increased levels of use of the premises externally, resulting in a level of noise and disturbance which significantly adversely affects the level of residential amenity that the occupiers of the nearby residential properties should reasonably expect to enjoy, contrary to Policy H13 of the City of Durham Local Plan 2004.

Applications recommended for conditional approval – conditions

4/07/00865/LB

T1 Time Limit Full Approval 2004
AC1 Archaeology Programme
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 plan full joinery details drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed ladder-stair to include details of its character, appearance, design and method of attachment to the existing structure of both the 'Applestore' and associated wall shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed location, method of installation, associated pipework and method of attachment of the associated pipework for the two oil storage containers shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed location, design, scale and appearance of the proposed gates and fencing shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

4/07/00965/FPA

T1 Time Limit Full Approval 2004

4/07/00982/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/00986/FPA

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

4/07/00988/FPA

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

4/07/00996/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

4/07/01000/FPA

T1 Time Limit Full Approval 2004
AC1 Archaeology Programme
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 plan full joinery details drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed ladder-stair to include details of its character, appearance, design and method of attachment to the existing structure of both the 'Applestore' and associated wall shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed location, method of installation, associated pipework and method of attachment of the associated pipework for the two oil storage containers shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed location, design, scale and appearance of the proposed gates and fencing shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

4/07/01011/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

4/07/01013/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

The garage hereby approved shall be used for personal/private non commercial use in association with the private use of the dwellinghouse by its occupants.

The existing garage shall be demolished and resulting debris removed from site prior to works above ground level commencing on the replacement garage hereby approved.

List of Approvals

From 12/11/2007 to 30/11/2007

Number and Applicant	Location	Proposal
07/00970/DEX Mr Jagpal	4 Summerville Durham City DH1 4QH	Loft Conversion
07/01150/DEX Mr M Berriman	17 Witton Grove Framwellgate Moor Durham DH1 5AB	Garden/Utilty room extension
07/02636/DEX Mr A Russell & Ms	13 Surtees Drive Durham City DH1 4AR	Single storey extension sun room
07/02649/OTHDOM H Sedgewick Partnership	105 High Street North Langley Moor Durham DH7 8JH	Conversion into 3 seperate apartments
07/02654/PARTNR Durham County Council	Crook Library Market Place Crook Co Durham DL15 8QH	Fire Alarm & Emergency Lighting installation
07/02655/PARTNR Durham County Council	Barnard Castle Library 2 Hall Street Barnard Castle Co Durham DL12 8JB	Fire Alarm & Emergency Lighting Installation
07/02658/DEX Calamander	Finchale Banks Farm Cocken Road Finchale Durham DH4 6QP	Alterations and extensions to dwelling
07/02697/DEX Stephen Martin	10 Witton Grove Framwellgate Moor Durham DH1 5AB	Additional bedroom above sun lounge
07/02716/DEX Annette Keelty	11 Langton Lea High Shincliffe Durham DH1 2QF	2 storey extension
07/02729/OTHC Poundland Ltd	Unit 25 The Gates Durham DH1 4SL	Installation of new shop front. Existing staircase moved to rear of building.

Number and Applicant	Location	Proposal
07/02731/OTHC Rymons The Stationers	Unit 32 Prince Bishop Shopping Centre High Street Durham DH1 3UL	Fitting Out Of Retail Unit
07/02735/ELECTR Derek Stott	52 Petterson Dale Coxhoe Durham DH6 4HA	Single storey extension
07/02741/DEX Mr & Mrs Hanson	25 Hamsterley Crescent Newton Hall Durham DH1 5XJ	Lounge extension, and installation of en-suite
07/02742/OTHC Durham County Council	Durham Community Business College Bracken Court Ushaw Moor Durham DH7 7NG	Removal of existing and upgrade of roof
07/02758/PARTNR Ferryhill Business &	Ferryhill Business & Enterprise College Merrington Road Ferryhill County Durham DL17 8RW	Erection of double sectional garage
07/02760/PARTNR Durham County Council	Crook Social Services Offices Crook County Durham	Fire Alarm Installation
07/02761/PARTNR Durham County Council	The Meadows School Spennymoor County Durham	Emergency lighting to circulation areas
07/02762/PARTNR Durham County Council	Consett Library Victoria Road Consett County Durham DH7 5AT	Replacemnt of roof coverings and roof light
07/02763/DEX Mr & Mrs Garbutt	57 Cheveley Walk Belmont Durham DH1 2AX	Extension to kitchen and lounge at rear of house
07/02766/DIS Rev Wood	Methodist Church Sacriston Lane Witton Gilbert Durham DH7 6TF	Re_site of W.C and kitchen to accessible kitchen

Number and Applicant	Location	Proposal
07/02768/OTHC Staindrop Comprehensive	Staindrop Comprehensive School Cleaton Lane Staindrop County Durham DL2 3JU	Internal alterations to form spectrum disorder room
07/02774/PARTNR Durham County Council	Howden-le-Wear Community Centre Nr Crook Co Durham	Fire Alarm an Emergency Lighting Installation
07/02783/OTHC Durham County Council	Langley Park Community Centre Woodview Langley Park County	Replacement of windows to centre
07/02789/OTHC Mr D Linton	61 Front Street Pity Me Durham DH1 5DE	Convert House into Physiotherapy Clinic
07/02792/DEX Mr Barella	128 Moor Crescent Gilesgate Moor Durham DH1 1DL	Study, Kitchen, Bedroom Extension
07/02793/OTHC Walter Meikle	107B High Street Carrville Durham DH1 1BQ	Replastering/Lower Ceilings, Install Insulation Fit new electrics to existing shop
07/02797/OTHC Durham County Council	DLI Museum DLI Museum Road Durham DH1 5TU	Rewire of Top Floor
07/02799/PARTNR Durham County Council	Consett Infant School Teesdale Street Consett Co Durham DH8 6AF	Alterations to create secretary's office
07/02800/OTHC Durham County Council	Bowburn Infant & Junior School Wylam Street Bowburn Durham DH6 5BE	Proposed Access Improvements
07/02815/PARTNR Durham County Council	Seaham Youth Centre Seaham County Durham	Fire Alarm & Emergency Lighting Installation

Number and Applicant
07/02816/PARTNR
Durham County Council

Location
Fishburn Youth &
Community Centre
Fishburn County Durham

Proposal
Fire Alarm & Emergency
Lighting Installation

Building Notices

Between 12/11/2007 and 30/11/2007

Number of cavity wall insulation applications 7

Number and Applicant	Location	Proposal
07/02769/ELECBN Stephen Taylor	8 Meldon Avenue Sherburn Durham DH6 1JX	Full House Re-Wire
07/02782/OTHDBN Mrs J McGee	White Lea Durham Road Bearpark Durham DH7 7AP	New double glazed windows, french doors, bathroom with en- suite, garage conversion, staircase
07/02784/OTHDBN Durham University	3 - 7 Ravensworth Terrace Durham City	Infilling of openings between dwellings to seperate back into individual dwellings
07/02786/ELECBN John Coates	33 Hylton Road Newton Hall Durham DH1 5LS	Complete Re-Wie
07/02787/DEXBN Mr & Mrs Carter	24 Whitwell Acres High Shincliffe Durham DH1 2PX	Bedroom & Garden Room Extension
07/02801/GLAZBN Mr & Mrs Holmes	3 Farewell View Langley Moor Durham DH7 8JX	New Windows & Doors
07/02808/OTHDBN Persimmon Homes	20 Marshall Terrace Gilesgate Durham DH1 2HX	Refurbishment of house, including replacement of roof, wiring, heating & windows
07/02811/OTHDBN Mr & Mrs Simmonds	78 Moor Crescent Gilesgate Moor Durham DH1 1DJ	Knock through into garage to form utility room
07/02813/GLAZBN Justin Belton	59 Steavenson Street Bowburn Durham DH6 5AZ	New Windows
07/02814/GLAZBN Nigel Cranston	22 Co-Operative Terrace New Brancepeth Durham DH7 7HY	Replacement Windows

List of Regularisations

From 12/11/2007 to 30/11/2007

Number and Applicant	Location	Proposal
07/02770/GLAZRG Mrs S Turnbull	40 South End High Pittington Durham DH6 1AG	Replacement Windows & Doors
07/02771/GLAZRG Miss N Swan	3 Neville Terrace Crossgate Moor Durham City DH1 4AH	Replacement Windows

