

**CHESTER-LE-STREET DISTRICT COUNCIL**

**DIRECTORATE OF DEVELOPMENT SERVICES**

**PLANNING COMMITTEE      8 September 2008**

**REPORT OF THE DEVELOPMENT & BUILDING CONTROL MANAGER**

- ITEM 1**      District Matters Recommended Approval
- ITEM 2**      Appeals List

**COPIES OF ALL PLANS, ELEVATIONS AND SUPPORTING DOCUMENTATION  
CAN BE VIEWED IN THE PLANNING SERVICES DIVISION PRIOR TO THE  
COMMITTEE MEETING**

**COPIES OF PLANS AND ELEVATIONS FOR APPLICATIONS WHERE THE  
APPLICANT / OBJECTORS / SUPPORTERS WISH TO SPEAK OR FOR OTHER  
MAJOR APPLICATIONS WILL BE DISPLAYED IN THE COUNCIL CHAMBER PRIOR  
TO AND DURING THE COMMITTEE**

**ITEM1**

District Matters Recommended Approval

1.

**Reference: 08/00170/FUL**

**Proposal** Erection of 1 no detached dwelling  
**Location** Land to rear of 9 - 12 Station Road / 4 - 7 Woodside Beamish Stanley  
Durham  
**Applicant** G. Mitchenson

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**Application Summary**

**Ward:** Urpeth  
**Case Officer:** Steven Pilkington, Planning Officer  
**Contact Details:** 0191 387 2145  
[stevenpilkington@chester-le-street.gov.uk](mailto:stevenpilkington@chester-le-street.gov.uk)

**Summary of recommendation:**

The dwelling hereby proposed will provide for an acceptable form of development which would not impact negatively on the visual amenity of the street scene or the residential amenity of neighbouring properties and as such complies with the relevant policies of the Development Plan.

Accordingly the application is recommended for approval.

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**The Proposal**

Planning permission is sought for the erection of 1 no. dwellinghouse on land to the rear of 9 – 12 Station Road / 4 –7 Woodside, Beamish, which is currently occupied by a number of detached garages.

The dwelling will be a dormer bungalow, measuring a maximum height of 6.2m, and 15m in width by 15.7m in length. The footprint of the dwelling will be approximately 159m<sup>2</sup> located centrally to the site. A garden and driveway area is also proposed.

Residential dwellings surround the site; however a highway (where access will be taken) separates the site from the dwellings of Woodside. Currently a number of detached

garages are located on the application site, which is enclosed by a 2m high close-boarded boundary fence.

### Relevant Planning History

06/00331/FUL - Erection of 2no. semi detached dwellings, Refused 2006. (It was deemed that the proposals would be out of character with the area, lead to unacceptable vehicle and pedestrian movements, lead to a loss of privacy and amenity for neighbouring residents and would constitute an over development of the site.)

### Consultation Responses

Neighbouring residents have been notified of the development by individual notification letters and by site notice. To date ten letters of objection have been received.

The objections can be summarised to the issues below:-

- Inappropriate scale, bulk and massing,
- Over development of the site,
- Inappropriate to the character of the area
- Over bearing impact
- Loss of privacy and amenity
- Increased levels of pedestrian and vehicle movement
- Highway safety issues
- Unacceptable access for emergency services
- Safety of children
- Loss of a green area
- Residents of the new dwelling will be overlooked
- Increase in Noise especially from construction
- Question demand for a 4 bedroom property
- The proposal will set a precedent to develop other green areas
- A legal covenant prevents development of the site
- Land Ownership Issues
- Utility Supplies

Durham County Council Highways – No Objections, subject to the ‘squaring off’ of the proposed passing bay

Environmental Health - No Objections

Economic Development – No Response received

Northumbrian Water – No Objections

### Relevant Planning Policies and Considerations

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the Development Plan(s) for

the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the adopted Chester-le-Street District Local Plan. The following policies contained in the Local Plan are considered to be relevant to the consideration of this application:-

HP8 – Limited infill development within settlement boundaries. This Policy permits small-scale residential development within the settlement boundaries of Beamish, providing the land is previously developed, accessible, is appropriate in character and scale while also fulfilling the requirements of policies HP9 and appendix 1

HP9 – Residential Design Criteria – Sets out the criteria that all residential development must accord to, including of particular relevance to this proposal, protecting privacy and amenity of neighbouring residents and protecting the character of the area

T15 – Access and Safety Considerations in Design – Sets out criteria to which development proposals will be required to conform to in relation to highway safety, including ensuring appropriate levels of traffic generated, acceptable access to the site and adequate links to public transport facilities.

In addition to the Local Plan polices National Planning Policy Statement 3 (PPS3) - Housing, is considered relevant. This sets out the Government's strategic policy objectives for housing, promoting development in existing settlements, on brownfield sites, close to public transport networks.

In assessing the proposals against the requirements of the relevant policies and having regard to all material considerations, including representations received, it is considered that the following represent the principle material planning considerations raised.

#### Principle of Development

The application site is located within the village of Beamish. As set out in policy HP8 of the Local Plan residential development is permitted in principle within the settlement boundaries of the village, providing the site is classed as previously developed (brownfield) land.

Brownfield or previously developed land is defined within PPS 3 as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'. Due to the presence of existing and previously detached garages, the site is considered previously developed land.

Policy HP8 and PPS 3 require that residential development sites are accessible by a range of transport methods to employment, educational and retail facilities. The application site is considered to perform well against these criteria due to regular bus links to surrounding settlements and due to the extensive cycle network within the vicinity. This site is located approximately 100m from the nearest bus stop,

Overall it is considered that in principle the location of the proposed residential development is acceptable following appraisal against relevant national and local policies. Issues regarding the detailed impact of the development are set out as follows.

### Character of the Area / Visual Amenity

The application site is surrounded by residential properties, predominately two storey brick built; semi detached dwellings and terraced properties. No distinct architectural style is prevalent in the area primarily due to the modification of the existing dwellings and their different construction periods. However, objections have been raised regarding the appearance of the dwelling.

After assessing the appearance of the dwelling, it is considered that the proposed dwelling would not significantly affect the character of the area, due to the mixture of different architectural styles. In addition the dwelling will not be particularly visible from any public vantage point or from the more aesthetically pleasing buildings, facing the Front Street.

Objections have been raised regarding the loss of a 'Green Area'. However the site constitutes previously development land (as discussed above) and contributes little to the area, in terms of visual amenity and recreation provision. Overall it is considered that the proposed development would not create an incongruous feature within the locality.

### Privacy of Neighbouring Land Users

Objections have been raised regarding a potential loss of privacy. However in the elevation facing the rear of Station Road, only one cloakroom window is proposed on the ground floor, with a velux window in the roof. As these windows do not serve habitable rooms it is considered that no loss of privacy will arise.

To the eastern elevation of the dwelling, dining room, kitchen and bedroom windows will overlook several detached garages. As such views may be achievable to the dwellings to the rear of Station Road. However these will be at obscure angles and given the level change (the application site is lower than Station Road) the potential for a loss of privacy will be minimal.

Windows from a lounge and sitting room on the ground floor southern elevation will face the dwellings of Woodside, however a minimum separation distance of 21m will be evident, separated by a highway.

To the western elevation of the proposal, windows serving a lounge and a bedroom will face the side elevation of no.7 Station Road. However given a separation distance of approximately 21m, again conforming to Appendix 1 of the Local Plan guidelines, a loss of privacy is not expected to arise.

Overall it is considered that a loss of privacy will not arise for surrounding residents, due to the location of the windows in the dwelling and the separation distances provided, which conform to Appendix 1 guidelines.

### Amenity of Neighbouring Land Users

A number of objections have been raised from neighbouring residents regarding an over bearing impact and a loss of amenity. However it is considered that due to the design of the proposal with its modest height, along with a significant level change on the site (where the dwellings of Station road are approximately 1m higher than the application site)

a loss of amenity will not arise. The existing rear boundary treatments of no. 9-11 Station Road will also help screen the development, meaning that only a small proportion of brickwork to eave height and a hipped roof will be visible reducing any potential overbearing impact or loss of light.

Given the close proximity of the application site to neighbouring residential dwellings it is considered expedient to attach a condition limiting the construction working hours on the site.

#### Amenity of future residents

The proposed dwelling will accommodate approximately 33% of the site. The remaining space serves as garden areas and driveway. It is considered this will provide sufficient amenity space for future residents and does not constitute an over development of the site. Concerns have been raised that future residents will experience inadequate privacy levels. However as set out above the proposal can achieve satisfactory separation distances from adjacent habitable room windows. In addition due to the shape of the dwelling sufficient private areas of amenity space will be provided.

#### Highway Safety

Objections have also been raised regarding highway safety issues, including the increased, vehicular and pedestrian movements from the site, increased parking problems and the suitability of the highway to facilitate Emergency Vehicles.

However Durham County Council, as the Highway Authority, have advised that the proposal will not lead to any concerns regarding highway safety. This is based on the previous use of the site (for garaging), and the limited vehicular and pedestrian movements that would be associated with the dwelling. In addition to this it is considered that existing access arrangements will not significantly change and therefore emergency vehicle will still be able to gain access as existing.

#### Other Issues Raised

A number of objections have been raised regarding the legal ownership of the land and the presence of restrictive covenants, however as defined by case law these are not material planning considerations.

Other issues such as the need, for the dwelling and implications of the electricity supply are also not considered relevant material planning considerations.

#### Conclusion

The proposed scheme has been considered against the policies identified above, It is considered that the proposal conforms to these policies as the scheme does not impact on the character of the surrounding area, the amenity of neighbouring land users or highway safety. There are no material planning considerations that indicate a decision should be otherwise and therefore the application is recommended for approval.

**RECOMMENDATION**  
CONDITIONS:-

Approve

SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls and / or roofs of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 4.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any external alterations to the dwelling (except painting and repairs) and any development within the curtilage of the dwelling (i.e. development permitted under Schedule 2, Part 1(Class A-H inc.) and Part 2 (Class A) of the Town and Country Planning (General Permitted Development) Order 1995 shall require the benefit of planning permission in order to ensure the satisfactory appearance of the development upon completion and in the interests of visual and residential amenity and to comply with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 5.

No development, including demolition of buildings and structures, site clearance, engineering operations and construction shall commence until detailed drawings showing the existing and proposed site levels and the finished floor levels of the proposed new buildings and those (if any) neighbouring properties shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed entirely in accordance with these approved details. To ensure the existing ground and landscape conditions are protected from undue disturbance and to safeguard the amenity of neighbouring occupiers and to comply with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 6.

Notwithstanding the details shown on the submitted drawings no development shall commence until revised drawings showing an increased width and altered design of the passing area have been submitted to and agreed in writing by the Local Planning

Authority, in order to maintain highway safety and to comply with Policy T15 of the Chester-le-Street District Local Plan.

Extra 7.

Notwithstanding the submitted information, site works (including deliveries and temporary site generators) shall only be carried out during the following hours:

- Monday - Friday (08:00 to 18:00 hours)
- Saturday (09:00 to 14:00 hours)

In order to safeguard the amenity of neighbouring occupiers and to comply with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 8.

The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

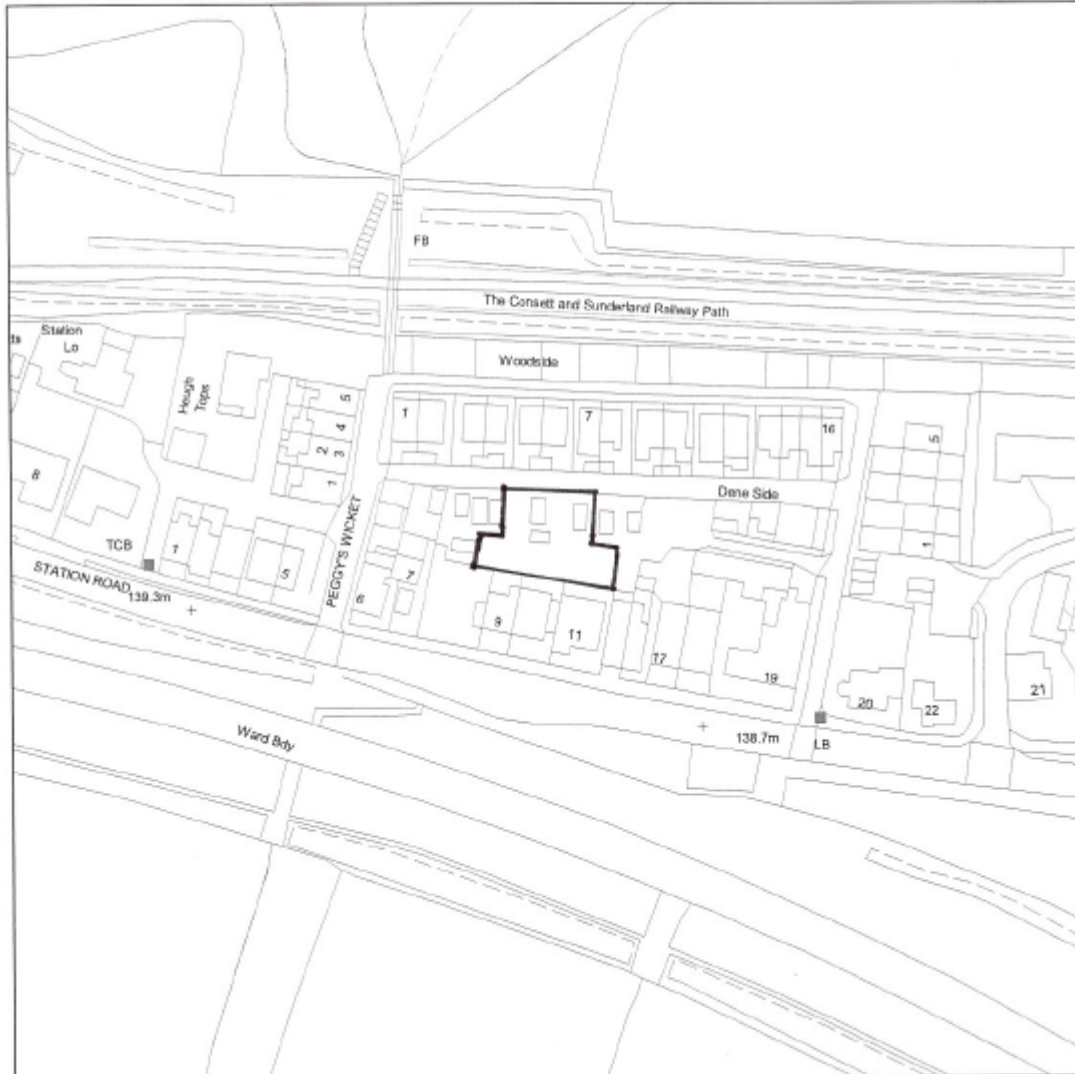
Extra 9.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual and residential amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.



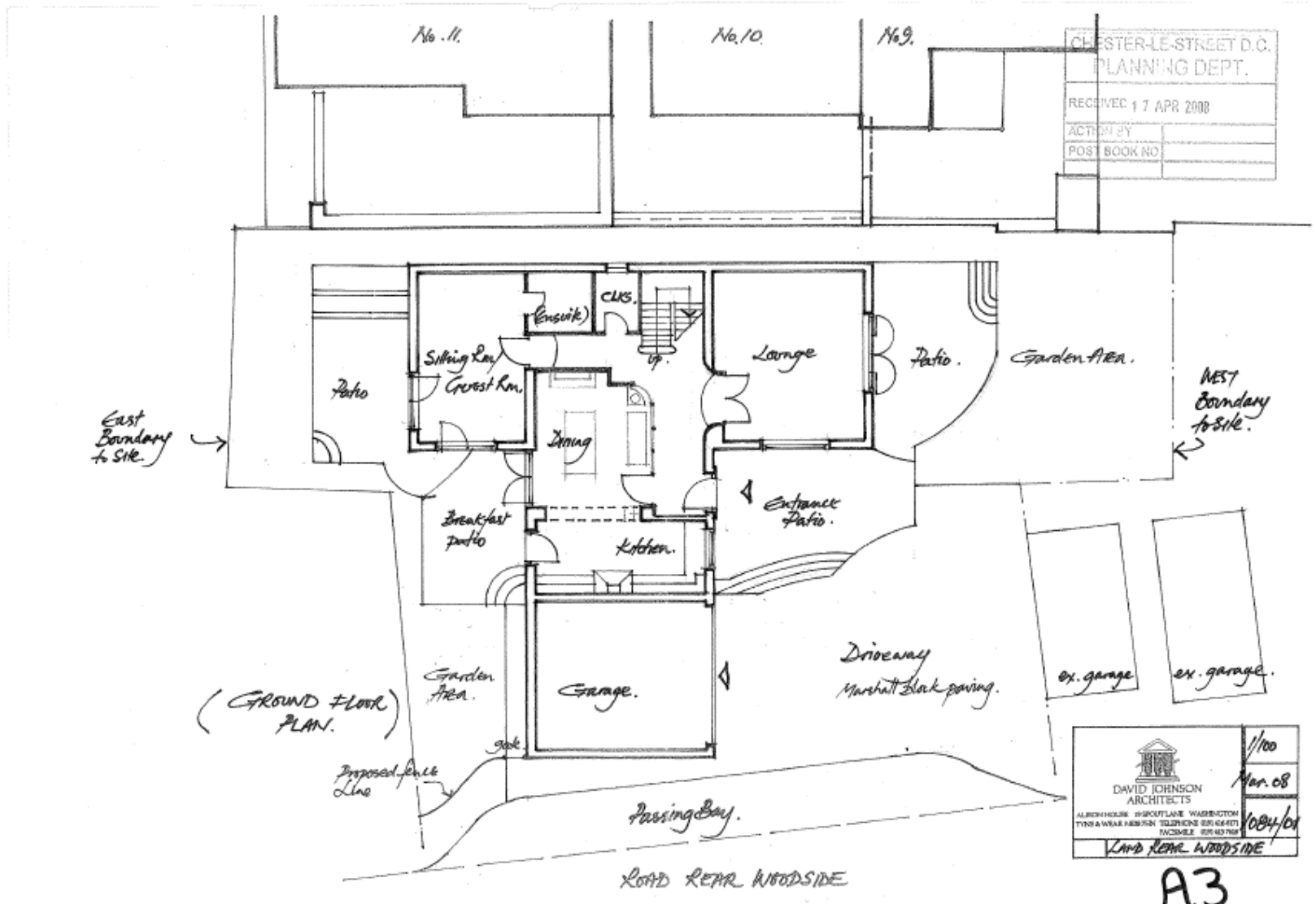
# Land to rear of 9-12 Station Road/4-7 Woodside

Beamish

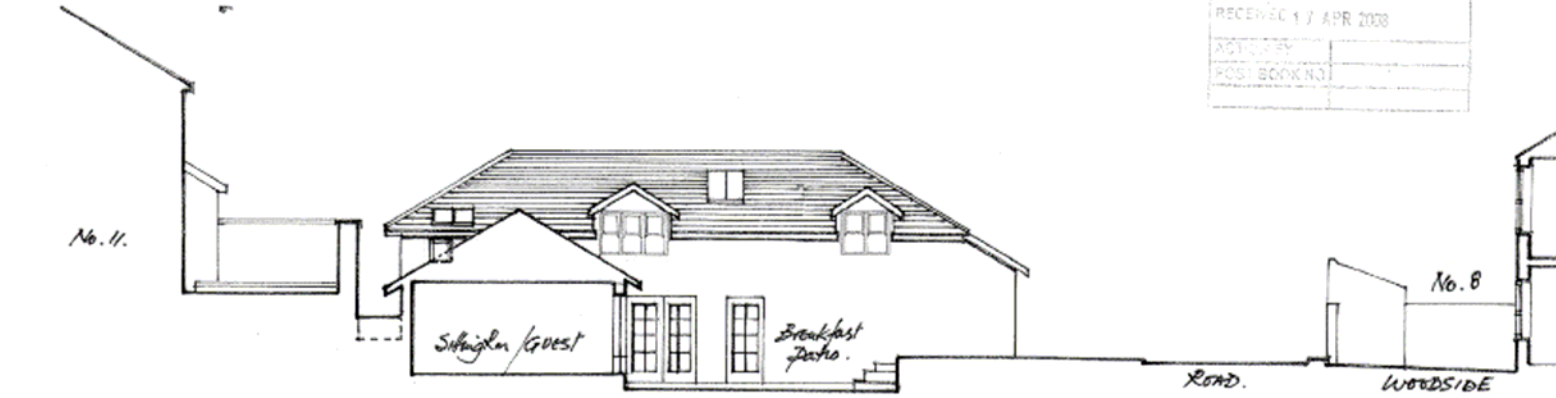


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**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE 8 September 2008**



CHESTER-LE-STREET U.C.  
PLANNING DEPT.  
RECEIVED 17 APR 2008  
ACT. NO. BY  
POS. BOOK NO.




East Elevation.

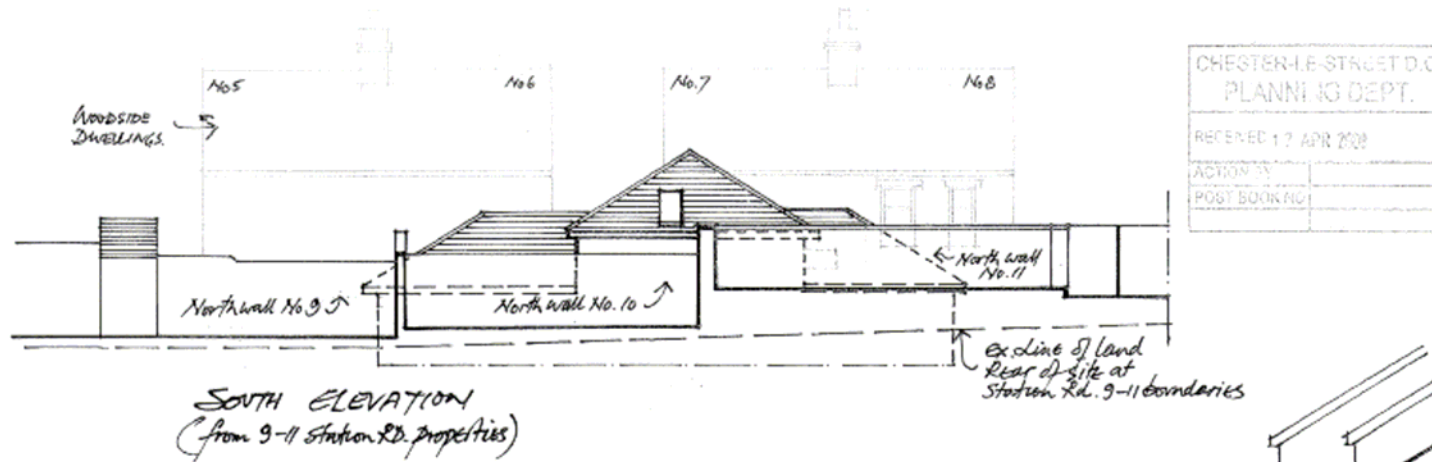


EAST ELEVATION.

Line of ex. ground  
at south east corner of site.

A3

 DAVID JOHNSON ARCHITECTS	1/00
	Mar. 08
ALISON BEARD 18 SPOTT LANE MAIDENHEAD TOTTENHAM NORTH TEL: 01344 891100 FACSIMILE: 01344 891101	10/04/03
LAND REAR WOODSIDE	



CHESTER H.E. STREET D.C.  
PLANNING DEPT.


RECEIVED 17 APR 2008

ACTION BY \_\_\_\_\_

POST BOOK NO. \_\_\_\_\_

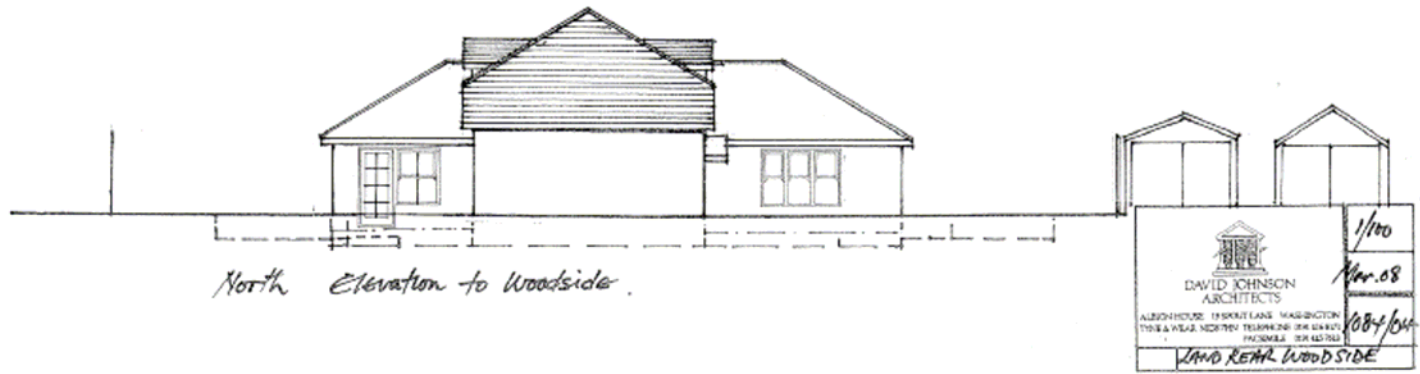
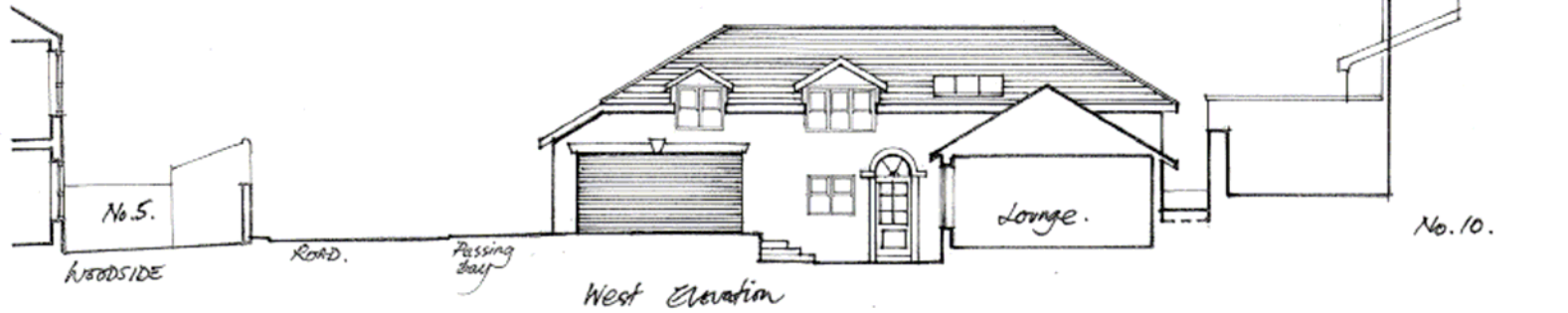


A3

 DAVID JOHNSON ARCHITECTS <small>ALBANY HOUSE 15 SPOUT LANE WASHINGTON                  TYNE &amp; WEAIR NORTHYIELD TELEPHONE: 0191 484778                  FACSIMILE: 0191 484788</small>	1/100
	Mar. 08
	1004/05
LAND REAR WOODSIDE	

CHESTER LE STREET D.C.  
 PLANNING DEPT.  
 RECEIVED 17 APR 2008  
 WINDOW  
 DET BOARD

All facing brickwork : TERCA DURHAM DARK MULTI Stock brick.  
 Roof : Blue / Grey Slate with Terracotta Ridge  
 & Hip Tiles.  
 Dormers : Blue / Grey slate to roof & side cheeks.  
 windows : All in timber painted white glass.



1/100  
 Mar. 08  
 1004/04  
 LAND REAR WOODSIDE

A3

**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE**      **8 September 2008**

2.

**Reference: 08/00227/FUL**

**Proposal**      Proposed erection of 14 no. houses with associated access road, driveways and landscaping

**Location**      West Farm, Waldrige Lane, Waldrige, Chester-le-Street.

**Applicant**      Mr T. McGiven

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**Application Summary**

**Ward:**                      Edmondsley & Waldrige

**Case Officer:**          James Taylor, Senior Planning Officer

**Contact Details:**      0191 387 2002

[jamestaylor@chester-le-street.gov.uk](mailto:jamestaylor@chester-le-street.gov.uk)

**Summary of recommendation:**

The development hereby proposed is considered to be of a high design standard that preserves the visual amenity of the area and does not cause harm to the amenities of surrounding occupiers. The proposal has had regard to biodiversity and arboricultural constraints in the interest of preserving protected species and enhancing habitats. It is considered on balance that the development is acceptable on issues of scale, design, massing, access, landscaping and amenities.

Accordingly it is recommended that the application be approved.

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**The Proposal**

Planning consent is sought for the erection of 14no. dwelling houses. The proposal is for four different house types to include five at 2.5 storeys and two at three storeys. No affordable housing is proposed as the site is not above the 15 unit threshold which would trigger this requirement in the Local Plan under policy HP13.

The dwellings are arranged around a proposed access road from the neighbouring Heathfield estate. Interspersed around the properties is open space provision along with landscaping and a compact children's play area.

The application site is sandwiched between Waldrige Lane to the Northwest and the rear properties of Heathfield and Cornmoor as part of the Meadow Drive estate. The existing land use on site is that of private garden in connection with the dwelling of West Farm. Beyond and associated with the dwelling to the west are some low storey farm buildings and a concrete yard formerly used in connection with the storage and distribution of fencing products by Charleton Fencing.

### **Planning History**

The history relevant to this application is as follows:-

94/00446/OUT – Outline consent for 16no. houses Refused on highway safety implications to Waldrige Lane from the potential volume of users. The Planning Inspectorate upheld the refusal on appeal citing that Waldrige Lane was inadequate as a means of access for the proposed number of dwellings and that there was an increased likelihood of pedestrian and vehicle conflict.

02/00430/OUT – Erection of 10no. residential dwellings, Approved.

05/00440/REN – Renewal of outline application 02/00430/OUT for 10 no. residential dwellings, Approved.

07/00545/FUL – Application for 29 no. houses Refused at Planning Committee in April 2008. Refused on three grounds of no desk top contaminated land survey provided, incomplete ecology assessment, no provision of pedestrian link to Waldrige Lane and under provision of affordable housing.

08/00228/REM – Application for the reserved matters pursuant to outline application 05/00440/REN is running concurrently with this application and is referenced elsewhere on this agenda.

### **Consultation Responses**

Durham County Council Highway Authority have commented that the proposed access through Heathfield is acceptable for the anticipated rise in traffic resulting from the development. They have required improvements in the internal road layout to provide: -

- Adoptable standard footway required on both sides of adoptable carriageway, not just southern.
- Extend turning head stub south west (substandard at present)

The Council's Arboricultural officer has commented on the need for management and protection of trees during construction. He also raises concerns regarding the substantial conifer hedges, which in view of the proposed layout will lead to future maintenance problems and advises these should be removed.

Advice is also given regarding the Silver Birch specimen on site and that this should be considered for retention.

Leisure Services have verbally advised that the provision of children's play space and open space is satisfactory for the proposed density of the development.

The Council's Environmental Health, Contaminated Land Officer has assessed the desktop site contamination study and found this to be acceptable for the purpose of the planning application. Recommendations are made for a further site investigation, which will be set out under condition. The Council's Environmental Health Team have made no further comments regarding the proposal.

Durham Constabulary Architectural Liaison have advised that secure and safe by design principles be employed on the site.

Northumbrian Water have raised no objection to the proposed development.

Natural England raise no objection and have commented that in regard to the bat survey, the proposal is unlikely to have an adverse effect in respect of species, especially protected by law.

In regard to the ecological walkover study Natural England also raise no objection, as the proposal is unlikely to have an adverse effect in respect of species, especially protected by law.

The application has been advertised by way of site notices/press notice and through extensive direct mailing to surrounding occupiers.

In response 97 objections have been received from members of the public, their main points are summarised below: -

- The negative impact the proposal will have on property values of existing properties. Residents perceive the increase in traffic will reduce the desirability of their properties and thus the value.
- That the development will result in a significant increase in the number of car journey's into Heathfield and the estate beyond to the detriment of residential amenity. Residents consider that the number of vehicles could be approximately 50 trips.
- That the construction phases will cause significant disruption to surrounding residents by virtue of noise, dirt, hours of operation and traffic through the estate.
- Existing cars park along the estate roads and cause traffic congestion that will be further exacerbated by an additional 14 units.
- That local schools and services will not be able to support the additional resident's.
- That the existing mature trees on the site should be retained on visual amenity grounds.
- That the existing access of Waldrige Lane should be utilised for this development and not encroach upon the existing residential estate to the detriment of the amenity of its residents.
- That there should be a legal agreement to secure off site highway improvements to Waldrige Lane to bring it up to an acceptable standard negating the need for the Heathfield access.
- That three storey properties would be incongruous with the scale of surrounding properties.



- That insufficient consultation has been undertaken on the planning application.
- That not all the application site is within control of the applicant.
- That the proposal does not provide any affordable housing.
- That the amount and therefore density of dwellings is not in character with the area.
- That the proposal does not incorporate enough open amenity space.

In addition to the responses above received through direct mailing a public meeting was held on 15<sup>th</sup> July 2008 at Waldrige Parish Rooms. The meeting took the format of an informal presentation of the application, with comment sheets for any resulting representations.

Twenty-eight comment sheets were received and the main issues are summarised below:

- Absence of street lighting on Waldrige Lane
- Localised surface water flooding will result from the development.
- Additional traffic through Heathfield and Poppyfields will impact on the safety and amenity of existing residents.
- That the footpath link through to Waldrige Lane will lead to an increase in crime endangering existing residents.
- Construction Traffic through Poppyfields Estate will spread dirt and cause general disruption to existing residents.
- That trees and wildlife in the area will suffer as a result of the development.
- That the whole development should use Waldrige Lane.
- That the development should not be for dwellings higher than two storeys.
- Children's Play Area will attract anti social behaviour to the detriment of the area.
- Reduced desirability and value of existing surrounding properties as a result of the development.
- Objection to removal of Leyland Cypress trees on site boundary.

### **Relevant Planning Policies and Considerations**

#### **National Planning Policy**

Planning Policy Statement 1: PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997.

Planning Policy Statement 3: PPS3 sets out the sustainable delivery of the Government's national housing objectives. Housing should be of a high quality, offer variety and choice, be affordable and make use of previously developed land in sustainable locations whilst being well related to existing facilities and infrastructure.

Planning Policy Statement 9: PPS9 seeks to deliver the Government's Biodiversity and Geological Conservation policy. This is achieved through promoting, conserving, enhancing and restoring the diversity of England's wildlife and ecology.

Planning Policy Guidance 17: PPG17 sets out the Government's objectives to provide for recreation and sporting open space. Within new development proposals should seek to

provide for open space and where necessary planning obligations should seek to address local deficiencies in the quantity and quality of open space, sporting and recreational land.

Planning Policy Statement 23: PPS23 sets out the planning approach to pollution control, the location of polluting development and where possible ensuring new development is not affected by pollution. The statement also sets out the planning approach to contaminated land.

Planning Policy Statement 25: PPS25 sets out the planning approach to reducing and managing flood risk. The disposal of surface water is a material consideration in the determination of planning proposals and as such should be taken account of in the development process.

### Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. The Regional Spatial Strategy was adopted in July 2008.

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 7 – Connectivity and Accessibility: Seeks to promote internal and external connectivity within the region. It specifically promotes travel by alternative means other than by private vehicles.

Policy 8 - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Policy 24 – Delivering Sustainable Communities: Planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives. In addition the policy requires planning proposals to fully consider physical constraints on land including contamination.

Policy 30 – Improving Inclusivity: Seeks to ensure new development allows and promotes alternatives to private vehicle use. This may include improving accessibility within a site to public services and facilities.

Policy 33 – Promotes the protection and enhancement of protected species and the creation of habitats in the interests of biodiversity and geodiversity.

Policy 38 – Promotes the use of sustainable construction techniques and renewable energy in new development proposals.

### Chester-le-Street Local Plan

Policy HP6 permits residential development within the settlement of Chester-le-Street provided it is on previously developed land within a settlement boundary and complies with policy HP9.

Policy HP9 outlines the residential design criteria applicable to new development of this type. The policy seeks to ensure new development is appropriate by design, protects the amenity of surrounding occupiers and provides adequate levels of parking and access arrangements.

In addition to HP9, Appendix I in the Local Plan gives more specific guidance on residential estate layout and facing distances.

Policy BE2 requires where development costs exceed £500,000 1% should be used to provide public art projects in the ward area.

Policy RL5 requires for every hectare of land developed 125sqm of open space should be provided (or part thereof) and 250sqm of children's play space. In addition 1000sqm of open sporting space should also be provided. Offsite agreements for the children's and sporting space may also be appropriate through a commuted payment.

Policies T15 and T17 seek to promote safe and accessible access to the transport network for all users including promoting pedestrian links and reducing the reliance on the use of the private vehicle.

In assessing the proposals against the requirements of these relevant policies, and having regard to all material planning considerations, including representations received, it is considered that the following represent the principle material planning considerations raised;

#### Principle of Residential Development

The application site is classed as previously developed land as it is the garden and residential curtilage of West Farm house, which is also associated with the former Charleton Fencing business. As previously developed land and within the settlement boundary of Chester-le-Street it is considered that the application site complies with policy HP6 of the Local Plan.

In regard to sustainability the site is located in close proximity to local services with bus stops and a health centre within 400m of the site.

There were some objections made by local residents that existing schools and healthcare facilities do not have the capacity to take on new residents in the area. However no evidence has been received to substantiate this claim. Considering the modest scale of the development it is considered this eventuality will not arise.

The proposal does provide for a pedestrian footpath link to Waldrige Lane (in conjunction with application 08/00228/FUL) to allow easier access to local bus services and the countryside for recreational use.

In conclusion for the reasons mentioned above the development is consistent with Policy HP6 of the Local Plan and having regard to their being an extant outline permission on the site for residential development the proposal is acceptable in principle.

### Parking and Access

The proposed access road from Heathfield is of a simple curved design running into shared access driveways. The widths and pavement provisions are in accordance with the County Highway Authority requirements.

The overwhelming objections to the proposal are on the access to the development rather than the development itself. The Meadow Drive estate is approximately twenty years old and has been constructed to modern highway standards to allow acceptable visibility splays and provision for pedestrians. The County Highway Authority are fully supportive of the proposed 14 dwellings using the Heathfield access to serve the development. As aforementioned they consider the existing road layout entirely capable of accommodating the additional traffic by virtue of it being constructed to modern highway standards. This stance mirrors that given on application 07/00545/FUL for 29 no. dwellings.

The Highway Authority draws reference to its comments on the previous application 07/00545/FUL that were as follows: -

*'Heathfield has been constructed with footways and carriageway of a standard suitable for accommodating traffic likely to arise from an additional 14 dwellings. Similarly, the traffic calmed link roads between Heathfield and the roundabout exit from the estate, and the roundabout itself, are capable of accommodating anticipated traffic. In this respect the principle is no different to the situation that existed at St Cuthberts Drive in Sacriston for a similar number of additional dwellings leading from an existing road within an estate, which was also resisted by some existing residents. It should be borne in mind that had the current application site been in the then control of developers of the existing housing estate layout which surrounds it, it is very likely that it would simply have been served by a continuation of Heathfield, as is proposed now, or another nearby cul de sac'.*

Examining Chester West and South there are very similar numbers of houses of equally similar estate layouts and numbers namely the following roads:-

Chillingham Drive  
Denwick Close  
Powburn Close  
Warkworth Drive  
Lilburn Close and Ingram Close.

These have operated for a considerable number of years on planned highway layouts and therefore the case in question is not unique in the district.

In regard to construction traffic the Highway Authority have commented that they would support construction traffic utilising Waldrige Lane to enter the site as opposed to through the main estate. Despite the application site not abutting Waldrige Lane the intervening land subject to application 08/00228/REM is in the ownership of the applicant. As such it is considered that legally a condition could be imposed on this land and it is proposed to impose a condition to ensure construction traffic uses Waldrige Lane, only unless otherwise agreed in writing.

Residents are objecting to the safety of their children who play around their homes and road network. They feel the increase in through traffic will pose an unnecessary risk to their children. However the road layout does provide 1.8m pavements throughout the estate along with appropriate visibility splays. Clearly it is inevitable that children play in many existing streets across the District and this is an inherent risk on its own and cannot be reasonably controlled solely through highway design.

Members should note that in comparison with application 07/00545/FUL for 29 units this application represents a 15 dwelling reduction using the Heathfield access. The traffic assessment for 07/545 estimated vehicular usage on average at two cars per minute emerging from the estate, which is now likely to be reduced further.

### Scale, Design and Massing

National and local planning policy promotes mixed housing of a high quality design that should look to create a sense of place. Planning Policy Statement One states good design is indivisible from good planning. The layout and house sizes have been amended during the application in order to better assimilate the proposal with surrounding properties.

The overall layout comprises six two storey (7.5m & 7.7m high) four bedroom dwellings comparable to the wider estate to the north and south. Five 2.5 storey properties (9.5m high) and two three-storey dwellings at a ridge height of 10.1m.

Some objection has been raised to the scale of these dwellings in the wider context. However, a diverse range of housing and tenure is a contributing factor of a vibrant community and larger scale dwellings can integrate well. Modern urban design does not wish to create a homogenous range of dwellings with marginal differentiation leading to uninspiring environments.

The properties in the existing Meadow/Longburn Drive estate are generally 7.5 to 8m to the ridge and are comparable in scale being three and four bedroom dwellings. On the periphery of the scheme five of the dwellings are 7.5m in height and therefore compliment the existing stock. Five of the dwellings are 9.5m in height and these serve to break up the massing of the neighbouring dwellings and create a natural step up to plots 6 and 7 at 10.1m in the centre of the site.

In regard to density the development site is consistent with the density of dwellings in the surrounding area at approximately 29 units per hectare. National guidance in PPS3 advises a minimum density of 30 dwellings per hectare but having regard to the awkward shape of the site, provision of leisure space, surrounding housing mix and the road network the maximum density of development has been ensured.

The other minor changes to layout were alterations to the fencing and fence lines as well as the repositioning of plots 2 & 3. In light of the differing ground levels between the properties on Foxglove and that plots 2 & 3 have a ridge height of 9.5m it has been necessary to set plots 2 & 3 1m further into the site. This will result in a reduction in perception of scale when viewed from outside the development site.

### Residential Amenity

In regard to facing distances and the impact on privacy, the distances to the existing properties and those proposed observes the 21m Local Plan requirement, between opposing first floor windows. Consideration has been given to the change in ground levels between the application site and the properties of Foxglove. It is considered that as the development complies with the facing distance requirements of Policy HP9 that no harmful overlooking will occur.

Internal facing distances are acceptable with 12 to 12.5m between main windows and gable ends. The half a metre short fall of the 12.5m as stated in the Local Plan between plots 8 and 10 is considered so marginal that it would not cause substantive harm to the outlook of the potential occupier to warrant refusal on this ground. Moving plot 10 east any further would intrude into the open space provision to the detriment of its amenity value.

The development has been designed with openness in mind with the majority of houses facing green amenity areas. This accords with safe by design principles employing natural surveillance while also creating a sense of place.

### Affordable Housing

Members will recall application 07/00545/FUL proposed 8 of the 29 units to be affordable. One of the refusal reasons for this application was on under provision of affordable housing as the 30% threshold had not been met.

Under policy HP13 the affordable housing requirement at 30% of net units refers to developments over 15 units as this proposal is for 14 units it does not trigger the need for affordable housing provision.

### Ecology

The applicant has provided an ecology report that has not highlighted any ecology/biodiversity issues on site. Recommendations have been made to providing nesting boxes and to introduce native species of planting which will be incorporated in the landscaping proposals.

Natural England was consulted on the Bat/Ecology report and have subsequently raised no objections as they do not consider the proposal will result in harm to species protected by law.

### Landscaping

While the details of landscaping is reserved for subsequent approval, the arborist's report has made maintenance and felling recommendations. Some of the deciduous trees on the northwest boundary are to be removed in order to give the remaining trees better chance of survival. In addition some pruning and thinning works are proposed in the interests of long-term maintenance.

The conifers on the southern boundary are all to be removed as they are of excessive height and will cause future maintenance difficulties. These will be replaced by a native species of hedge under the landscaping scheme.

One Silver Birch has been indicated of some amenity value and as such this has been retained as part of the landscaping within the main amenity space in the south of the site. Consideration was given to placing a Tree Preservation Order on the specimen; however following further visual assessment with the Council's arborist it was considered that the tree was not of high enough amenity value, to warrant such action.

#### Public Artwork

Policy BE2 of the Local Plan seeks a developer contribution of 1% of their construction costs for development over £500,000 to provide for public artwork. It is proposed to facilitate this contribution under a planning condition and subsequent Section 106 agreement.

#### Sporting/Recreational Land

Policy RL5 of the Local Plan requires where on site sporting land cannot be provided on site that the developer should seek an agreement to provide off site provision. Leisure services have verbally supported off site provision to contribute towards sporting land in the area. The children's play space and open amenity land is in accordance with the provisions of Policy RL5. Due to the relatively small size of the development it is not possible to require a larger children's play area than has been provided in accordance with Policy RL5. However, as per discussion on the artwork issue above, a planning condition to require a Section 106 Agreement will also be applied to secure off site sporting improvements.

#### Flooding

Some local residents have raised concerns regarding localised flooding issues. The area is not in a statutory flood zone but in order to prevent localised surface water flooding a suitable planning condition to require further details of a surface water drainage scheme has been recommended. This is necessary as the majority of the site is not developed at present and therefore necessary steps will need to be taken to ensure adequate provision of surface water discharge in light of the proposal.

#### Land Ownership

The application site is not in the ownership of the applicant but the applicant has served notice on the owner of the land and signed the relevant declarations on the application form.

The red line site boundary has been amended in order to reflect the pedestrian footpath so should the adjoining development for 10 dwellings not go ahead a pedestrian footpath to Waldrige Lane will still be provided.

### Fear of Crime

As previously discussed the development has been designed so that the properties overlook each other and offer natural surveillance to the paths and open spaces. In addition an anti-motorcycle gate is proposed to prevent any such anti social behaviour. It is considered that all reasonable steps have been taken to design the layout to reduce the fear of crime to the surrounding and proposed occupiers.

### Contaminated Land

The desktop contaminated land study has been assessed by the Council's Contaminated Land Officer and has found to be sound in regard to the determination of this application. A planning condition is imposed to require an additional site investigation and mitigation should unplanned contamination arise.

### Conclusion

The proposal is considered consistent with policy HP6 of the Local Plan as it is development on previously developed land within the settlement boundary of Chester-le-Street.

In regard to policy HP9 the development hereby proposed is considered to be of a good design standard creating a sense of place and introducing a diverse housing mix. The scale and massing is consistent with the existing, surrounding dwellings and as such the character and appearance of the area is preserved in accordance with policy HP9.

In regard to residential amenity the development proposed safeguards the amenities of surrounding and future occupiers through adequate separation distances in accordance with policy HP9.

In regard to access the County Highway Authority consider the access off Heathfield as a safe and acceptable means for the development hereby proposed.

Natural England considers the development will not result in harm to protected species subject to the mitigation contained within the ecological reports.

Accordingly it is recommended that the application be approved.

### **RECOMMENDATION** CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING

#### Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

#### Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice and as amended on 19<sup>th</sup> August 2008; unless otherwise



firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external hard standings, walls and / or roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 4.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual and residential amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 5.

The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) and shall thereafter be maintained for a period of 5 yrs following planting; in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP 9 of the Chester-le-Street District Local Plan.

Extra 6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any external alterations to the dwelling (except painting and repairs) and any development within the curtilage of the dwelling (ie development permitted under Schedule 2, Part 1(Class A-H inc.) and Part 2 (Class A) of the Town and Country Planning (General Permitted Development) Order 1995 shall require the benefit of planning permission in order to ensure the satisfactory appearance of the development upon completion and in the interests of visual and residential amenity in accordance with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 7.

Notwithstanding the information submitted with the application for the duration of all construction works access shall be taken from Waldrige Lane unless otherwise agreed in

writing with Local Planning Authority in accordance with policies HP9 and T15 of the Chester-le-Street District Local Plan.

Extra 8.

No development approved by this permission shall be commenced until:

a) the application site has been subjected to a detailed site investigation report for the investigation and recording of contamination and has been submitted to and approved by the LPA;

b) should contamination be found, detailed proposals for the removal, containment or otherwise rendering harmless such contamination (the 'contamination proposals') have been submitted to and approved by the LPA;

c) for each part of the development, contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development;

d) if during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA; and

e) if during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

In accordance with Planning Policy Statement 23: 2004.

Extra 9.

The works to trees indicated on site plan (p)09 received 2<sup>nd</sup> June 2008 for retention and pruning shall be undertaken prior to works commencing in accordance with the recommendations of the Arboricultural Report dated March 2008 pages 10 and 11 section 5.0, Appendix 2A, 4 and 5 unless otherwise agreed in writing with the Local Planning Authority, in the interests of avoiding compaction of the roots for the long term health and well-being of the trees and in the interests of visual amenity to accord with the aims of Policy HP9 of the Chester-le-Street Local Plan.

Extra 10.

Prior to occupation of the dwellings hereby approved, Schwegler woodcrete bat boxes shall be installed around the site in accordance with the recommendations in section 4.4 of the White Young Green Bat Survey unless otherwise agreed in writing with the Local Planning Authority in the interests of enhancing biodiversity and conservation interests in accordance with Planning Policy Statement 9 and policy 33 of the Regional Spatial Strategy.

Extra 11.

The development hereby 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 until arrangements have been made to secure the provision of

adequate open space and recreational facilities within the locality in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority. In order to ensure the development makes adequate provision for recreational and open space facilities and to comply with the aims of Policies HP 9 and RL 5 of the Local Plan 2003.

Extra 12.

The development hereby 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 until arrangements have been made to secure the provision of adequate public artwork provision within the locality in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority. In order to ensure the development makes adequate provision for public artwork provision to comply with the aims of Policy BE 2 of the Local Plan 2003.

Extra 13.

Prior to development commencing a scheme to provide an anti motorcycle access facility and associated fencing/railings along the central footpath linking to Waldrige Lane shall be submitted to and approved in writing by The Local Planning Authority and thereafter implemented in accordance with the approved scheme prior to the occupation of the dwellings unless otherwise agreed in writing. In the interest of residential amenity and crime prevention in accordance with Policy HP9 of the Local Plan, Policy 2 of the RSS and the Crime and Disorder Act 1998 (as amended).

Extra 14.

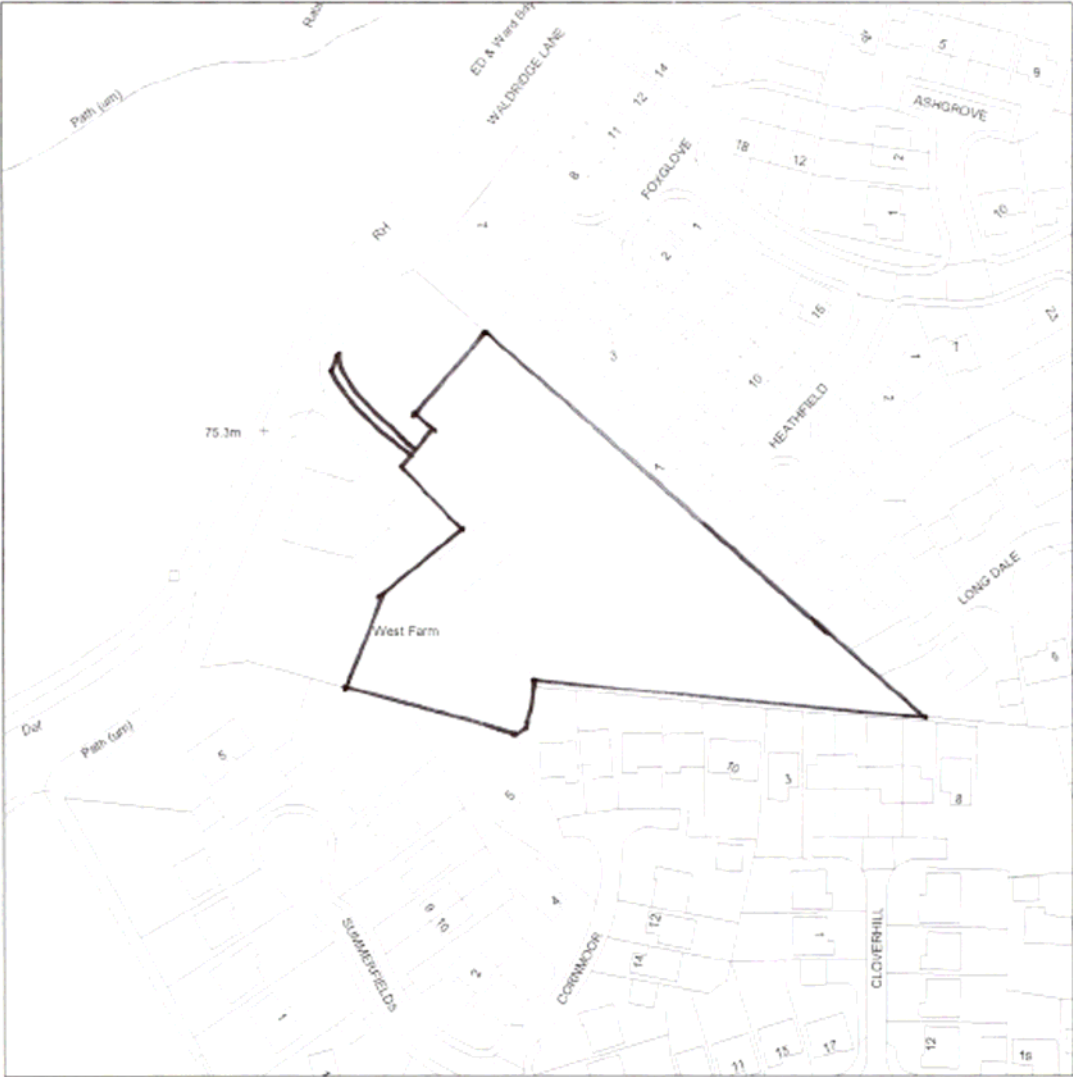
Prior to the commencement of the development hereby approved a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include at least 10% decentralised and renewable energy or low carbon sources unless otherwise agreed in writing with the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme. In order to minimise energy consumption and to comply with the aims of the Regional Spatial Strategy North East Policy 38 and Planning Policy Statements 1 and 3.

Extra 15.

Prior to the commencement of development a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority in the interest of the adequate disposal of surface water and thereafter implemented in accordance with this approved scheme in accordance with Planning Policy Statement 25 and Policy 24 of the RSS.

# West Farm

Waldridge Lane, Waldridge



Scale : 1:1250





**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE 8 September 2008**

DRAWING FOR PLANNING PURPOSES ONLY

AT



Type A  
 4 BED  
 2 STOREY  
 TOTAL FLOOR AREA  
 107.7 sq.m. 1159 sq.ft.



Type B  
 4 BED  
 2.5 STOREY  
 TOTAL FLOOR AREA  
 110.5 sq.m. 1190 sq.ft.

House Types A and B 1:100  
 HOUSING DEVELOPMENT AT WALDRIDGE LANE

PROJECT DESCRIPTION Name: HOUSING DEVELOPMENT AT WALDRIDGE LANE Location: CHESTER-LE-STREET DISTRICT COUNCIL Date: 08/09/08 Scale: 1:100 Drawing No: A	
Author: [Name] Date: [Date]	Check: [Name] Date: [Date]

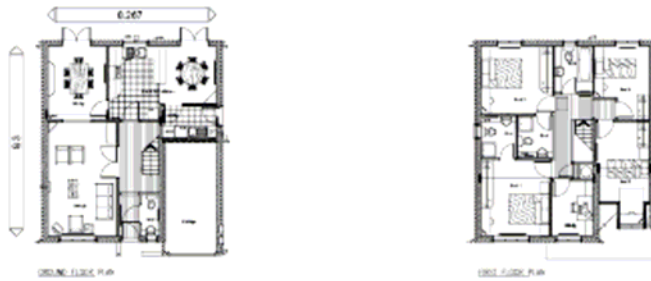
**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE     8 September 2008**

DRAWING FOR PLANNING PURPOSES ONLY

AT



Type C  
 4 BED  
 3 STOREY  
 TOTAL FLOOR AREA  
 120.4 sq.m. 1297 sq.ft.



Type D  
 4 BED  
 2 STOREY  
 TOTAL FLOOR AREA  
 137.2 sq.m. 1477 sq.ft.

HOUSE TYPES C AND D     1:100  
 HOUSING DEVELOPMENT AT WALDRIDGE LANE

<b>M&amp;E</b> Engineering & Planning 10, 11 & 12, 13 The Arcade, 100, 101 & 102 Market Street, Chester, CH1 1RN Tel: 01244 274444 Fax: 01244 274445 Email: info@me-engineering.co.uk Website: www.me-engineering.co.uk	
PROJECT DESCRIPTION Name: HOUSING DEVELOPMENT AT WALDRIDGE LANE Location: WALDRIDGE LANE, CHESTER Date: 08/09/08 Scale: 1:100 Drawing No: 08/09/08/01 Drawing Title: HOUSE TYPES C AND D Drawing Date: 08/09/08 Drawing Scale: 1:100 Drawing No: 08/09/08/01 Drawing Title: HOUSE TYPES C AND D Drawing Date: 08/09/08 Drawing Scale: 1:100	



**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE**      **8 September 2008**

3.

**Reference: 08/00228/REM**

**Proposal**      Reserved matters application for the access, appearance, landscaping and scale for the erection of 10 no residential dwellings, pursuant to application 05/00440/REN

**Location**      West Farm Waldrige Lane Waldrige Chester-le-Street Durham DH2 2NQ

**Applicant**      Mr T. McGiven - Holmside Construction

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**Application Summary**

**Ward:**                      Edmondsley & Waldrige

**Case Officer:**          James Taylor, Senior Planning Officer

**Contact Details:**      0191 387 2002

jamestaylor@chester-le-street.gov.uk

Summary of recommendation: The development hereby proposed is considered to be of acceptable design, scale and massing in regard to the context of the surrounding area and will not harm the amenities of surrounding occupiers.

Accordingly it is recommended that the application be approved.

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**The Proposal**

Planning consent is sought for the erection of 10no. dwelling houses following outline application 02/00430/OUT that was renewed under application 05/00440/REN. This application is for the reserved matters of access, appearance, landscaping and scale as a follow up to the extant outline permission. The expiry date for the submission of reserved matters is the 16th January 2009.

The proposal includes three different house types to include two at a ridge height of 7.7m, six at 10.1m and two at 7.5m, arranged around a proposed access road off Waldrige Lane.

The application site is sandwiched between Waldrige Lane to the west and the rear properties of Heathfield and Cornmoor as part of the Meadow Drive estate to the north and south. The existing land use on the site is that of private garden in connection with the

dwelling of west farm. Beyond the west of the house in the same site are some low storey farm buildings and a concrete yard formerly used by Charlton Fencing for storage and distribution.

### Planning History

The history relevant to this application is as follows :-

94/00446/OUT – Outline consent for 16no. houses. Refused on highway safety implications to Waldrige Lane from the potential volume of users. The Planning Inspectorate upheld the refusal on appeal citing that Waldrige Lane was inadequate as a means of access for the proposed number of dwellings and that there was an increased likelihood of pedestrian and vehicle conflict.

02/00430/OUT – Erection of 10no. residential dwellings, approved.

05/00440/REN – Renewal of outline application 02/00430/OUT for 10 no. residential dwellings, approved.

07/00545/FUL – Application for 29 no. houses Refused at planning committee in April 2008. Refused on three grounds of no desk top contaminated land survey provided, incomplete ecology assessment, no provision of pedestrian link to Waldrige Lane and under provision of affordable housing.

08/00227/FUL – This Application for 14 houses is running concurrently with this application and is referenced elsewhere on this agenda.

### Consultation Responses

Durham County Council Highway Authority have commented that the proposed access on to Waldrige Lane is acceptable following the extant outline consent for 10 no. dwellings. They consider that Waldrige Lane is a suitable access for 10 units having previously considered the impact on the previous outline application.

They have requested provision of footways and alterations to drive depth. The applicant has introduced these changes during the application.

The Council's Arboricultural Officer has commented on the need for management and protection of trees during construction.

Leisure Services have verbally advised that a planning agreement should be reached for offsite provision of open sporting land.

Durham Constabulary Architectural Liaison advise that secure and safe by design principles be employed on the site.

The application has been advertised by way of site notices a press notice and through extensive direct mailing to surrounding occupiers.

In response 17 objections have been received from members of the public, their main points are summarised below:-

- The negative impact the proposal will have on property values of existing properties. Residents perceive the increase in traffic will reduce the desirability of their properties and thus the value and be prejudicial to their families' safety.
- That the construction phases will cause significant disruption to surrounding residents by virtue of noise, dirt, hours of operation and traffic through the estate.
- As existing cars are parking on Waldrige Lane and will be further exacerbated by the proposal.
- That the existing mature trees on the site should be retained on visual amenity grounds.
- The use of a legal agreement to secure off site highway improvements to Waldrige Lane to bring it up to an acceptable standard for the volume of traffic.
- That three storey properties would be incongruous with the scale of surrounding properties.
- That the proposal does not incorporate sufficient open amenity space.

In addition to the responses above a public meeting was held on 15th July 2008 at Waldrige Parish Rooms. The meeting took the format of an informal presentation of the application with comment sheets for any resulting representations.

Twenty-two comment sheets were received as a result of the meeting and their main issues are summarised below: -

- Additional traffic on Waldrige Lane will pose a safety hazard to walkers.
- Absence of lighting on Waldrige Lane will be potentially hazardous for increased users resulting from the development.
- Dwelling's higher than two storeys are not in character with the area.
- The proposal will erode the rural character of Waldrige Lane.
- The footpath link will increase crime and anti social behaviour in the surrounding area.
- That Waldrige Lane is not fit for purpose to carry additional vehicles and construction traffic.
- That consideration should be given to how construction traffic along Waldrige Lane will be managed.

### **Relevant Planning Policies and Considerations**

#### **National Planning Policy**

Planning Policy Statement 1: PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997.

Planning Policy Statement 3: PPS3 sets out the sustainable delivery of the Government's national housing objectives. Housing should be of a high quality, offer variety and choice,

be affordable and make use of previously developed land in sustainable locations whilst being well related to existing facilities and infrastructure.

Planning Policy Statement 9: PPS9 seeks to deliver the Government's Biodiversity and Geological Conservation policy. This is achieved through promoting, conserving, enhancing and restoring the diversity of England's wildlife and ecology.

Planning Policy Statement 23: PPS23 sets out the planning approach to pollution control, the location of polluting development and where possible ensuring new development is not affected by pollution. The statement also sets out the planning approach to contaminated land.

### Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. The RSS has now been formally adopted as a development plan for the North East and was published on the 15th July 2008.

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 7 – Connectivity and Accessibility: Seeks to promote internal and external connectivity within the region. It specifically promotes travel by alternative means other than by private vehicles.

Policy 8 - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Policy 24 – Delivering Sustainable Communities: Planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives. In addition the policy requires planning proposals to fully consider physical constraints on land including contamination.

Policy 30 – Improving Inclusivity and Affordability: Seeks to ensure new development allows and promotes alternatives to private vehicle use. This may include improving accessibility within a site to public services and facilities.

Policy 33 – Promotes the protection and enhancement of protected species and the creation of habitats in the interests of biodiversity and geodiversity.

Policy 38 – Promotes the use of sustainable construction techniques and the use of renewable energy in major new development.

### Chester-le-Street Local Plan

Policy HP6 allows residential development within the settlement of Chester-le-Street provided it is on previously developed land within a settlement boundary and complies with policy HP9.

Policy HP9 outlines the residential design criteria applicable to new development of this type. The policy seeks to ensure new development is appropriate by design, protects the amenity of surrounding occupiers and provides adequate levels of parking and access arrangements.

In addition to HP9, Appendix I in the Local Plan gives more specific guidance on residential design layout and facing distances.

Policy BE2 requires where development costs exceed £500,000 1% should be used to provide public art projects in the ward area.

Policy RL5 requires for every hectare of land developed 125sqm of open space should be provided (or part thereof) and 250sqm of children's play space. In addition 1000sqm of open sporting space should also be provided. Offsite agreements for the children's and sporting space may also be appropriate through a commuted payment.

Policies T15 and T17 seek to promote safe and accessible access to the transport network for all users including promoting pedestrian links and reducing the reliance on the use of the private vehicle.

In assessing the proposals against the requirements of these relevant policies, and having regard to all material planning considerations, including representations received, it is considered that the following represent the principle material planning considerations raised;

#### Principle of Residential Development

The application is to consider the reserved matters following the renewed outline application 05/00440/REN.

The principle of residential development has already been established in the extant outline application 05/00440/REN and as such the site is considered suitable for residential development. As a result of this existing position the only matters for consideration with this application pertain to the details covered by the reserved matters.

#### Sustainability

The site is sustainably located in close proximity to local bus stops and a health centre within 400m and easy walking distance.

The proposal does provide for a pedestrian footpath link to Waldrige Lane where residents will be able to access the local services and facilities. In conjunction with application 08/227 it is proposed that the path will link through to the Meadow Drive estate.

#### Parking and Access

The proposed access from Waldrige Road is of a simple two-pronged layout running into shared access drives.

The overwhelming objection to the development is on the grounds of the intensification of traffic along Waldrige Lane. The primary concern is that the Lane has an essentially rural character with attractive open countryside to the north and as such is not considered suitable for an increase in traffic volume. In 1994, on appeal, a Planning Inspector noted that for 16 houses Waldrige Lane was not suitable for development generating significant quantities of traffic. The reasoning was the poor alignment and substandard junctions. The Inspector also considered that pressure would result from the development to widen and provide footways along the Lane and this would be to the detriment of its rural character.

The current proposal is for 10 not 16 dwellings and therefore represents a six dwelling reduction in traffic over the 1994 proposal. Having regard to the extant outline, which was renewed and approved in 2005. The Highway Authority considered that for 10 residential dwellings vehicle movement would be more enduring and static as opposed to the existing erratic movements associated with a commercial use.

As the application is for reserved matters and although access is reserved in regard to the point of entry to the site, it is important to note that the principle for access off Waldrige Lane was considered in both the outline and the renewal. On neither the outline nor its renewal were conditions imposed to improve Waldrige Lane or its junction's as a result of the development and therefore it is accepted that for 10 dwellings the principle to use Waldrige Lane as is now proposed, has been established. This view is supported by Durham County Council Highway Authority.

#### Access through Heathfield

Some objectors have expressed a view that access should be taken from Heathfield. However the outline approved application site covered the entire West Farm property and whilst an assumption was made in regard to access off Waldrige Lane, equally it was possible to revise the access at a later date from Heathfield.

The applicant has, however chosen to divide the site and submit the reserved matters for 10 dwellings at the north of the site and utilise access off Waldrige Lane. As aforementioned the principle of utilising access off Waldrige Lane was established under the outline consent. Therefore there is no requirement to use the access from Heathfield.

#### Closure of Waldrige Lane

Some objectors have asked that consideration be given to closing off a section of Waldrige Lane as part of the development.

The County Highway Authority comment as follows on this issue, (which remains unchanged from their position taken on the previous application for 29 dwellings (07/00545/FUL);

“Irrespective of the current planning application, physical closure of the lane to traffic at some point along its length would restrict legitimate access and be likely to encourage fly-tipping and anti-social behaviour generally. No reasons for closure would override the above concerns, or warrant the road being regarded differently to others with similar

characteristics.” As such the issue of closure cannot be supported in connection with this planning application.

### Construction Traffic

Many local residents have objected to the disruption caused by construction traffic moving through the Meadow/Longburn Drive estate. Equally there are residents of Waldrige Lane concerned about construction traffic near to their properties.

It is clear that such is the way vehicles are parked and the domestic scale to the Meadow/Longburn Drive roads that construction traffic through the estate could cause a nuisance to existing residents.

In light of this and Waldrige Lane being available, it would be reasonable in the event of approval, to condition construction traffic to use this lane as their only access.

The County Highway Authority consider that for the relatively short construction phase it is acceptable to use Waldrige Lane as the access point having regard to the road currently being in vehicular use and previously for commercial purposes. The County Council Highways Area Team will be responsible for the traffic management of Waldrige Lane during the construction phase.

### Scale, Design and Massing

National and local planning policy promotes mixed housing of a high quality and design that should look to create a sense of place. Planning Policy Statement One states good design is indivisible from good planning.

The overall layout comprises four two-storey (7.7m & 7.5m) four-bedroom dwellings comparable to the wider estate to the north and south. Six three-storey dwellings at 10.1m high accompany these in the centre of the site.

Some objection has been raised to the scale of these dwellings in the wider context. However, a diverse range of housing and tenure is a contributing factor of a vibrant community and larger scale dwellings can integrate well in lower schemes.

The contemporary approach to urban design of housing estates does not wish to create a homogenous range of dwellings with marginal differentiation leading to uninspiring environments. The design layout in regard to massing has taken a logical approach with the 7.5m properties on the periphery stepping up higher in the centre at plots 4-9. To mitigate the step up from plots 3 and 10 to 4 and 9, units 4 and 9 have been lowered at Officer request. There is now a gradual step up which further assimilates the scale of dwellings into the wider context of the development.

The other minor changes to layout were alterations to the fencing and landscaped area to further enhance the visual amenity and prevent vehicle parking on amenity land which may detract from the sense of place.

The site adjacent being determined concurrently for 14 dwellings is physically separated from this application other than for pedestrians to ensure no additional vehicles use Waldrige Lane.

### Residential Amenity

In regard to privacy plots 1 & 2 are separated from 'Foxglove' to the north by 21m and 12.5m is met to the gable end of the nearest property on 'Summerfields' to the south. Internally facing distances have also been designed in accordance with the Local Plan guidelines to protect future occupiers.

The development has been designed with openness in mind with the majority of houses facing landscaped areas and formally addressing Waldrige Lane to give distinctiveness to the development and a sense of place.

### Affordable Housing

Members will recall application 07/00545/FUL proposed 8 of the 29 proposed units to be affordable. One of the refusal reasons was on under provision of affordable housing as only eight dwellings equated to 27% meaning the 30% threshold had not been met.

Under policy HP13 30% affordable housing is required on all major housing developments over 15 units. As one site, as proposed with the earlier application, the previous application for 29 units triggered this threshold.

However, on this reserved matters application the preceding outline approval had no requirement for affordable housing. As such there is no requirement to provide affordable housing within this application.

### Ecology

The applicant has provided an ecology report that has not highlighted any ecology/biodiversity issues. The possibility of Great Crested Newts was raised on application 07/00545/FUL but no such evidence has been found with the nearest watercourse 200m north, in the base of the steep sided Cong Burn Wood.

In regard to bats no evidence from the surveys within the bat report have found evidence of bats roosting on the site and therefore it is considered the site does not pose a threat to these protected species.

Natural England were consulted on the Bat and Ecology report and have made no comments, as they do not have any record of commenting on the outline application. However, the same reports were passed to Natural England for the adjacent site for 14 dwellings and a recommendation was made to an informative for contractors. As such it is recommended this be placed on this decision also. The installation of Schwegler bat boxes was recommended by Durham Bat Group, as was a scheme for contractor's during construction.

Recommendations have been made to introduce native species of planting which will be incorporated in the landscaping proposals reserved for later submission.



The recommended bat mitigation by the ecologist was to site 9 bat boxes around the site in the interests of promoting biodiversity and enhancing conservation interests this will be conditioned accordingly.

### Landscaping

While the majority of landscaping detail in terms of types of trees and shrubs is reserved for later consideration the arborist's assessment has made maintenance and felling recommendations. Some of the deciduous trees on the northwest boundary are to be removed in order to give the remaining trees better chance of survival. In addition some pruning and thinning works are proposed in the interests of long-term maintenance.

Enclosure detail has been amended with the agent that all proposed enclosures as indicated on the submitted drawings are considered acceptable negating the need for further consideration under planning condition unless otherwise agreed in writing.

### Leisure Space

In regard to the provision of amenity space some objector's have expressed a view that not enough has been provided. There was no requirement for a specific amount of open space on the outline application and it is considered that the proposed dwellings have adequate garden areas while the structural landscaped areas contribute to the setting of the development.

### Public Artwork

There was no requirement under the outline consent to provide for public artwork and as such it is unreasonable to require public artwork at this stage during the determination of the reserved matters.

### Contaminated Land

The previous application for 29 units was refused on lack of a contaminated land desktop study. This has been provided as part of this application and considered by the Council's Contaminated Land Officer. The study has found to be acceptable and a condition imposed for a further more detailed follow up ground investigation.

### Other Issues Raised

Lastly, in regard to the remaining issue of property devaluation, this is not a material planning issue and cannot be considered in the determination of this application.

### Conclusion

The development hereby proposed is considered to be of a good design standard creating a sense of place and introducing a diverse housing mix. The scale and massing is consistent with existing dwellings, the logical increase in ridge height will help create local distinctiveness within the area, and not be to the detriment of its visual amenity in

accordance with policy HP9 of the Local Plan and policy 8 of the Regional Spatial Strategy.

In regard to residential amenity the direct separation distances to properties within and outside the site are in accordance with Appendix 1 of the Local Plan at 21m first floor primary window to primary window and 12.5m from primary window to gable end.

In regard to access, acceptance was given in the Officer's report for the outline that Waldrige Lane would be used and therefore it is considered this principle has been established for 10 dwellings. In light of this the County Highway Authority have not raised any objection to Waldrige Lane being used as the access for this proposal.

Natural England has raised no objection to the bat or ecology report and no threat from the development to protected species has been established. The mitigation as recommended by the ecologist will be conditioned accordingly.

It is therefore considered that the details as part of this reserved matters submission are acceptable having regard to all material planning considerations, including the outline consent.

Accordingly it is recommended that the application be approved.

**RECOMMENDATION**                      Approve                      SUBJECT TO THE FOLLOWING  
CONDITIONS:-

Extra 1.

The development must be begun not later than the expiration of two years from the final approval of the reserved matters. In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice and as amended on drawings received 19th August 2008; unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external hard standings, walls and / or roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with Policy HP9 of the Chester-le-Street District Local Plan and Policy 8 of the Regional Spatial Strategy.

Extra 4.

The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide

for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) and shall thereafter be maintained for a period of 5 yrs following planting; in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP 9 and HP 17; of the Chester-le-Street District Local Plan.

Extra 5.

Notwithstanding the information submitted with the application for the duration of all construction works access shall be taken from Waldrige Lane only unless otherwise agreed in writing with the Local Planning Authority in the interests of highway safety and residential amenity in accordance with policies HP9 and T15 of the Chester-le-Street District Local Plan.

Extra 6.

No development approved by this permission shall be commenced until:

a) the application site has been subjected to a detailed site investigation scheme for the investigation and recording of contamination and a report has been submitted to and approved by the LPA;

b) should contamination be found, detailed proposals for the removal, containment or otherwise rendering harmless such contamination (the 'contamination proposals') have been submitted to and approved by the LPA;

c) for each part of the development, contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development;

d) if during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA; and

e) if during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

In accordance with Planning Policy Statement 23: 2004.

Extra 7.

The works to trees indicated on site plan (p)14 received 2nd June 2008 for retention and pruning shall be undertaken prior to works commencing in accordance with the recommendations of the Arboricultural Report dated March 2008 pages 10 and 11 section 5.0, Appendix 2A, 4 and 5 unless otherwise agreed in writing with the Local Planning Authority, in the interests of avoiding compaction of the roots for the long term health and

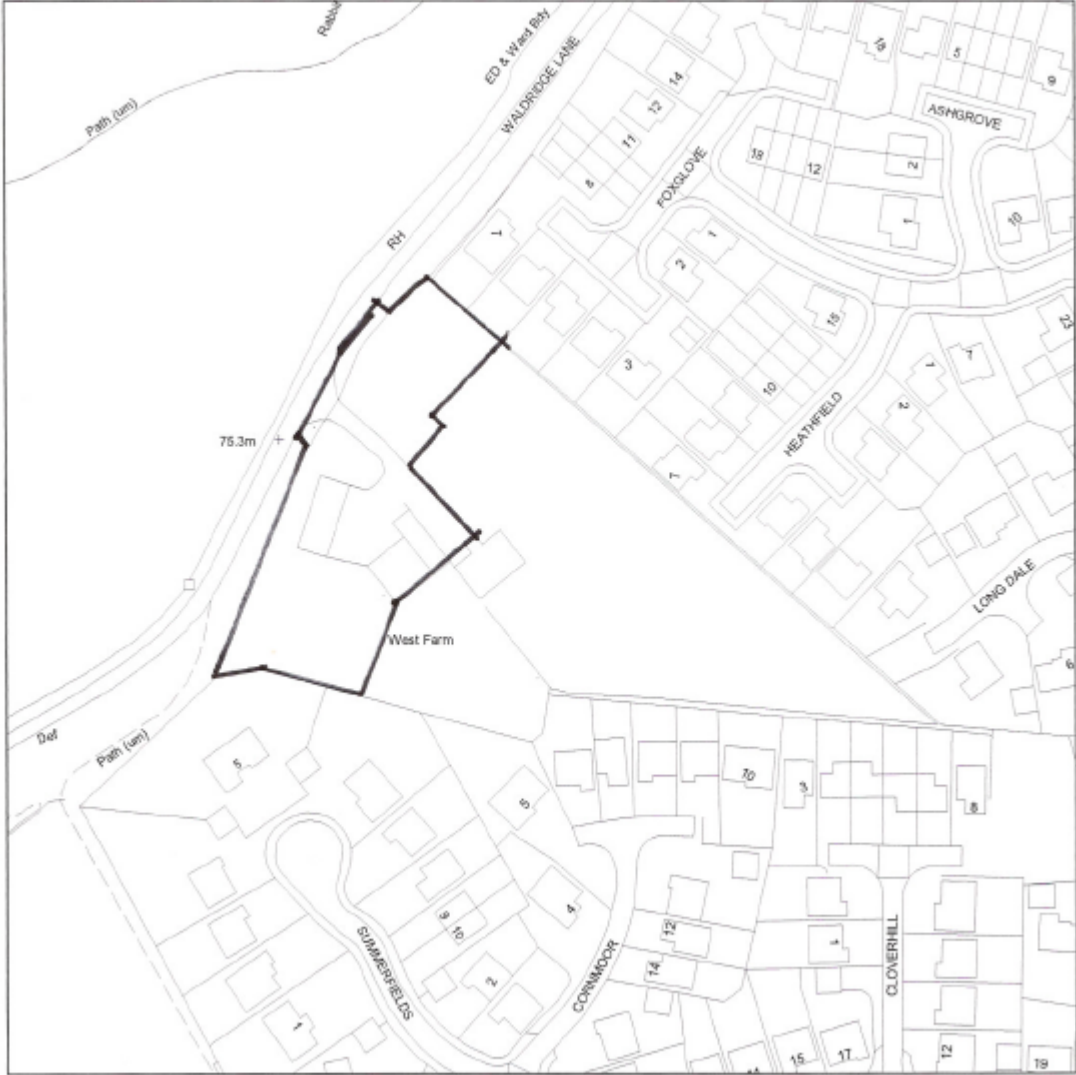
well-being of the tree and in the interests of visual amenity to accord with the aims of Policy HP9 of the Chester-le-Street Local Plan.

Extra 8.

Post development but prior to occupation Schwegler woodcrete bat boxes shall be installed around the site in accordance with the recommendations in section 4.4 of the White Young Green Bat Survey unless otherwise agreed in writing with the Local Planning Authority in the interests of enhancing biodiversity and conservation interests in accordance with Planning Policy Statement 9 and policy 33 of the Regional Spatial Strategy.

# West Farm

Waldrige Lane, Waldrige



Scale : 1:1250

**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE     8 September 2008**

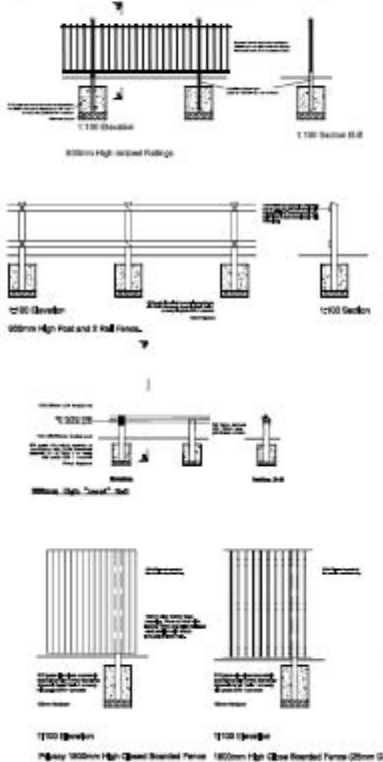
DRAWING FOR PLANNING PURPOSES ONLY.

**HOUSING MIX**

MIX  
 TYPE A     -1163 sqft 4 Bed Detached - 2No  
 TYPE C/C1   -1293 sqft 4 Bed Terraced - 5No.  
 TYPE D     -1471 sqft 4 Bed Detached - 2No.

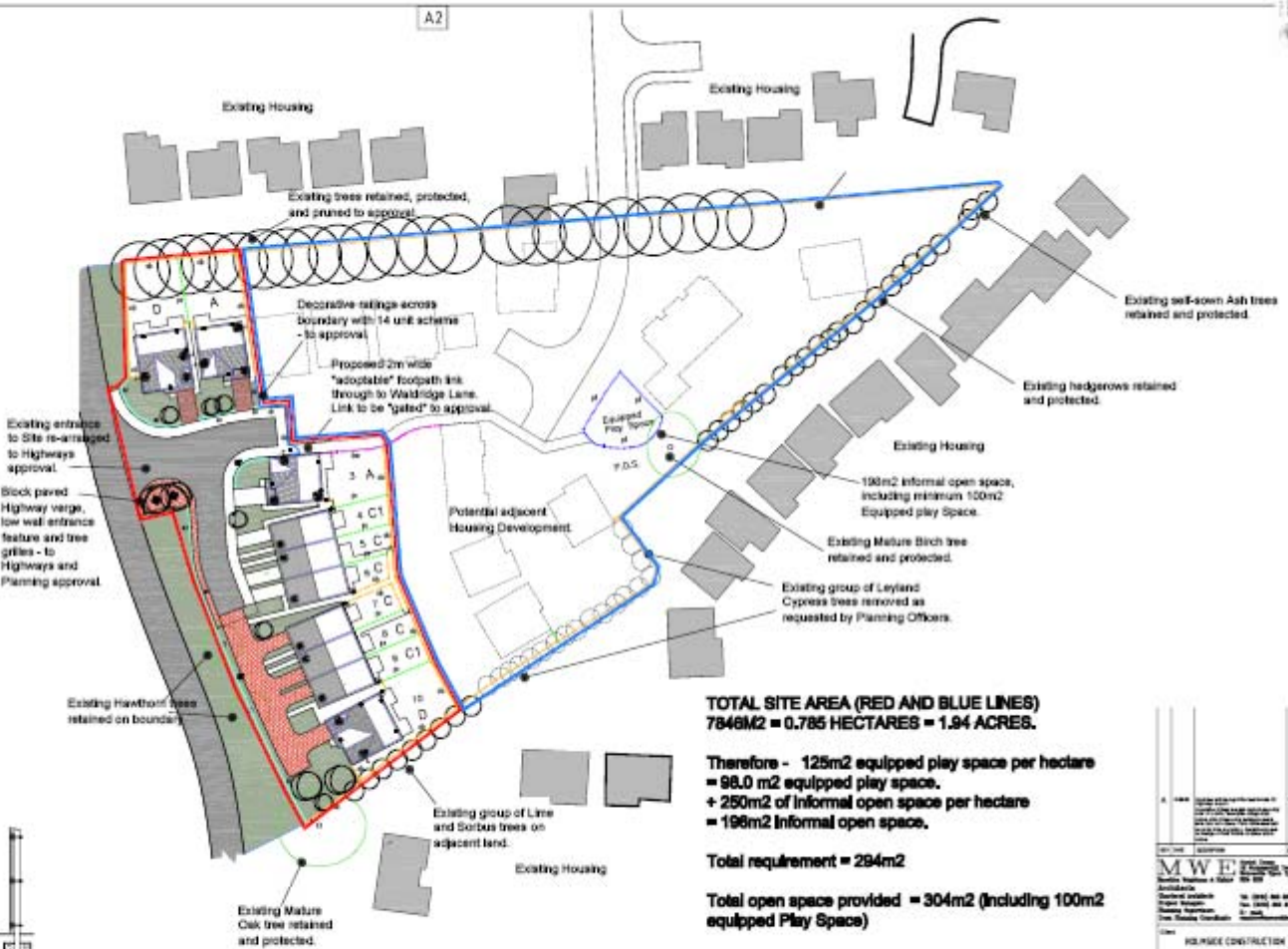
**TOTAL 10No. PLOTS**

Total Parking spaces (including garages) -20No.  
 Total Parking spaces (excluding garages) -13No.



Typical Details @ 1:50 scale

1:500/1:100     Proposed Site Layout - 10No Houses  
 Land At West Farm, Waldridge Lane



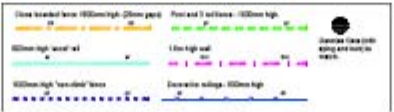
**TOTAL SITE AREA (RED AND BLUE LINES)**  
**7846M<sup>2</sup> = 0.785 HECTARES = 1.94 ACRES.**

**Therefore - 125m<sup>2</sup> equipped play space per hectare**  
**= 98.0 m<sup>2</sup> equipped play space.**  
**+ 250m<sup>2</sup> of informal open space per hectare**  
**= 196m<sup>2</sup> informal open space.**

**Total requirement = 294m<sup>2</sup>**

**Total open space provided = 304m<sup>2</sup> (including 100m<sup>2</sup> equipped Play Space)**

**Boundary Treatments Key**

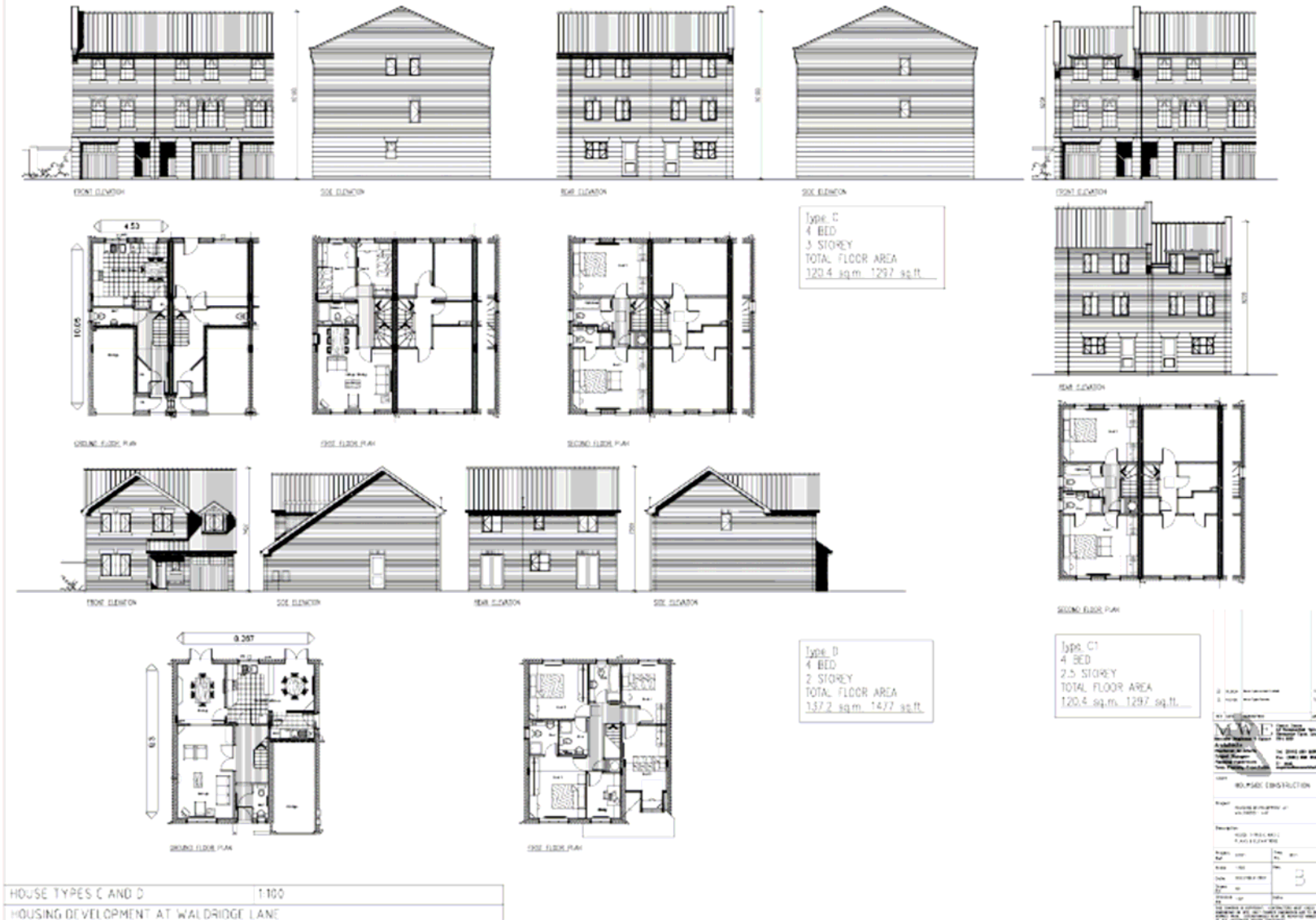


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MIDDLEBURY CONSULTANTS LTD	
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**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE 8 September 2008**

DRAWING FOR PLANNING PURPOSES ONLY

A1



**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE 8 September 2008**

DRAWING FOR PLANNING PURPOSES ONLY

D.C. CHESTER-LE-STREET DISTRICT COUNCIL  
PLANNING DEPARTMENT  
ADDRESS: 10 WALDRIDGE LANE  
LEWISHAM, LONDON SE13 7LW  
TELEPHONE: 020 831 2300  
FAX: 020 831 2301  
WWW: www.dcsdc.gov.uk  
GENERAL PLANNING

PART FRONT ELEVATION INTO WALDRIDGE LANE

NOT APPLICABLE TO  
APPLICATION 08/00228/RES

1	Part Front Elevation into Waldridge Lane	1:100
2	Floor Plan	1:100
3	Section	1:100

Type F  
4 BED  
2.5 STOREY  
TOTAL FLOOR AREA  
135.8sq.m. 1490 sq.ft.

HOUSE TYPE F  
HOUSING DEVELOPMENT AT WALDRIDGE LANE

1	Part Front Elevation into Waldridge Lane	1:100
2	Floor Plan	1:100
3	Section	1:100





**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE      8 September 2008**

4.

**Reference: 08/00314/COU**

**Proposal**      Proposed change of use from dwelling to restaurant incorporating a two storey side extension and a single storey rear extension

**Location**      Mayville Picktree Lane Chester-le-Street Durham DH3 3SR

**Applicant**      Mr N. U. Khan

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**Application Summary**

**Ward:**                      Chester North

**Case Officer:**          Steven Pilkington, Planning Officer

**Contact Details:**      0191 387 2145

stevenpilkington@chester-le-street.gov.uk

**Summary of recommendation:**

The development is considered to be acceptable in terms of its impact on the vitality and viability of the of the Town Centre, while not significantly impacting on the amenity of neighbouring residents or highway safety due to the attached conditions.

The application is therefore recommended for approval.

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**The Proposal**

Planning permission is sought for the change of use of a dwellinghouse known as Mayville at Picktree Lane, Chester-le-Street to a Restaurant.

In addition to the change of use, a number of external alterations are proposed. These include the erection of a two-storey extension, increasing the width of the property by 3.4m and a rear extension at maximum projection of 4m along with the erection of a two storey front extension at a maximum projection of 1.2m

### Planning History

07/00012/COU - Proposed change of use from dwelling to offices for security company – Approved March 2007.

08/00260/COU - Change of use from dwelling house to restaurant – Withdrawn July 2008.

### **Consultation Responses**

Neighbouring residents have been notified of the development by individual notification letters and by site notice. To date seventeen letters of objection have been received.

The objections can be summarised to the issues below:-

- Issues regarding smells generated
- Noise levels created
- The possible increase of vermin
- Increase in late night drinking activities
- Highway safety issues, including access and parking
- Location of the proposed development
- Anti social behaviour problems
- Loss of a residential property in the front street
- Empty units on the front street should be utilised.

Durham County Council Highways – No Objections.

Environmental Health - Recommend that a condition requiring full details of the means of extraction is supplied before operation and a further condition requiring that all doors and windows are closed except for access and emergencies.

Regeneration Team – No Response received.

Durham Constabulary – Have not responded at the time of writing this report.

### **Relevant Planning Policies and Considerations**

Where an adopted or approved Development Plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the adopted Chester-le-Street District Local Plan and the Regional Spatial Strategy for the North East (RSS). The following policies are considered relevant:-

#### Regional Spatial Strategy

Policy 8 of the RSS - Protecting and Enhancing the Environment –sets out that planning proposals should seek to promote a high quality of design and promote development that is sympathetic to its surroundings.

### Chester-le-Street Local Plan

R19 – Food and Drink – Sets out that food and drink uses will be considered appropriate in principle within existing retailing centres where the development would not impact on the amenity of the occupants of residential properties from noise, fumes, smell, lighting and activity levels at the site, including highway issues and waste management issues.

R7 – Non Retail uses in Secondary Shopping Frontages - Identifies that development for non retail uses will only be permitted in Secondary Shopping Frontages provided that:-

- The proportion of non retail uses does not exceed 40% of the respective street frontage, and the proposal complies with other relevant policies.

T15 – Access and Safety Considerations in Design – Sets out criteria to which development proposals will be required to conform to in relation to highway safety, including ensuring appropriate levels of traffic generated, acceptable access to the site and adequate links to public transport facilities.

In addition National Planning Policy Statement 6 –Town Centres –set out the Government’s objectives for town centres by promoting vitality and viability through focusing developments in such centres.

In assessing the proposals against the requirements of the relevant policies and having regard to all material considerations, including representations received, it is considered that the following represent the principle material planning considerations raised.

### Vitality of Chester-le-Street Town Centre

The application site is located outside of the defined retailing centre of Chester-le-Street Front Street. As identified in policy R19 of the Chester-le-Street Local Plan food uses are encouraged to be located in existing Local retailing centres, to protect the amenity of residential areas and the vitality of the retail centres. Issues regarding the amenity of neighbouring properties will be addressed below, however the vitality of the Town Centre remains a principle policy consideration.

Planning Policy Statement 6 (Town Centres) and policy R19 of the Local plan identifies that a restaurant is a town centre use. However when assessing the proposal against the criteria of PPS6 the proposal performs well.

### Need for development

PPS6 identifies that Local Authorities should encourage a range of complementary evening and night time economy uses which appeal to a wide range of social groups. At present there are a number of restaurants and cafes in and around the town centre. It is considered that the creation of an additional facility will strengthen and complement the town centre’s appeal as a leisure use without creating a significant cumulative impact.

### Location of development

Policy R19 of the Local Plan encourages new food and drink uses to the Town Centre secondary frontage. However Policy R7 of the local plan seeks to ensure that non-retail

uses do not exceed 40% of the respective street level secondary frontage. Following a recent town centre survey non-retail uses in the secondary shopping frontage account for approximately 54% of the total frontage (including currently vacant properties). Any further loss of a retail unit to accommodate an A3 use (including vacant properties) would therefore not receive policy support.

It is therefore considered, given the surrounding mixed uses, and the sites edge of centre position, and the lack of suitable sites within the Town Centre primary and secondary frontages the location of the restaurant is acceptable. In addition to this the footfall generated by the proposal is expected to be low, concentrated at evenings and weekends and will therefore not significantly detract from the number of people using existing town centre uses.

#### Amenity of neighbouring land users

The nearest property is currently located approximately 7.5m away from the existing building. The proposal will reduce this distance down to a minimum of 4.6m. The impact of the proposal on the amenity of the occupants of the adjacent properties is therefore of particular importance, as set out below.

#### Noise and disturbance

As identified above the site is located in a mixed residential and commercial area. To the eastern elevation of the site the Green Bank Social club is present, to the western and southern elevation lies the residential development of Picktree Mews is located. To the northern elevation the highway Picktree Lane and the Territorial Army Centre are present.

A number of objections have been raised regarding the potential noise produced from the establishment. However it is considered that the noise generated from the comings and goings of people using the facility along with operational noise generated will be acceptable. This is based on the buildings location to the edge of the town centre and the relatively high level of existing background noise, including that of traffic of Picktree Lane and the Green Bank Social Club. However it is recommended to attach a condition restricting the operational hours of the premises. This will ensure that the development does not operate longer than the adjacent social club.

It is considered that anti-social behaviour will not significantly increase because of the proposal given the nature of the proposals (a restaurant).

#### Odours

General details of the flue extraction system have been submitted by the applicant, however the precise specifications of the system are still under consideration. Based on the advice of the Environmental Health Officer a satisfactory system could be installed to adequately remove the odour and fumes generated from the cooking of food to protect residential amenity. It is therefore considered that a conditional approach requiring the full details of the extraction system to be submitted and agreed prior to the use being brought into use, is followed.

The proposed flue will be located to the north eastern elevation of the building, approximately 17m away from the nearest residential window. It is considered that this distance will be sufficient to prevent significant noise nuisance.

#### Impact of extensions

As identified above the proposed extensions will increase the mass of the property and therefore could impact on the amenity of the nearest residential properties due to the proximity of habitable room windows. However the neighbouring residents currently experience a significant degree of enclosure by overgrown vegetation, located approximately 1m away from a habitable room window. It is considered that the proposed scheme, together with the partial removal and planting of new vegetation, would significantly improve the residents out look. Due to the design of the extension an unduly overbearing effect will not be created and due to the pathways of the sun no additional shading will occur.

#### Impact on character of the area

The property is presently vacant and is in a state of disrepair. In addition to this the building poorly relates to the architectural character of the surrounding area. It is considered that the proposed alterations will improve the appearance of the building, while also providing screening for the proposed extraction flue. Other improvement works are proposed, including the re-landscaping of the site.

#### Highway Safety

The site is located across a main road from the town centre and therefore is served by good transport links and is accessible by a range of transport methods. A number of objections have been raised in relation to highway safety issues, particularly the possibility of users of the restaurant utilising the private parking of Picktree Mews. However Durham County Council Highway Officers have offered no objection to the scheme on highway safety grounds. In addition given the proximity of public parking spaces it is considered unlikely that private parking spaces will be utilised.

Accordingly it is also considered that the proposal should not be resisted on highway safety grounds.

#### Other Issues Raised

Further objections have been raised regarding potential problems for rubbish disposal and the attraction of vermin. However it is considered that issues regarding pest control and correct disposal of rubbish are concerns for the Environmental Health Team to control and as such do not constitute material planning considerations in this instance.

#### Conclusion

The proposed scheme has been considered against the policies identified above. It is considered that the proposal conforms to these policies as the scheme does not impact on the vitality of the Town Centre, the character of the surrounding area, the amenity of neighbouring land users or highway safety. There are no material planning considerations,

which indicate a decision, should be otherwise and therefore the application is recommended for approval.

**RECOMMENDATION**  
**CONDITIONS:-**

Approve SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls and / or roofs of the building(s) have been submitted to, approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy 19 of the Chester-le-Street District Local Plan.

Extra 4.

Prior to the commencement of the development a detailed report for a scheme of odour suppression and ventilation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed scheme shall be installed prior to the development/use being implemented. The apparatus shall thereafter be operational at all times while the building is in use and shall be maintained in working order to the satisfaction of the Local Planning Authority. To achieve a satisfactory form of development to ensure that occupants of nearby properties are not adversely affected by the development and to comply with policy R19 (Food and Drink) of the Chester-le-Street Local Plan.

Extra 5.

The external doors and windows of the restaurant hereby approved shall remain closed (except in and for emergencies and access) as the times the development is in use unless otherwise agreed in writing, in order to protect the residential amenity of Neighbouring properties in accordance with the aims of policy R19 of the Chester-le-Street Local Plan.

Extra 6.

That premises shall not be open for business outside the hours of 10:00 to 23:30 on any given day. In order to ensure that adjoining properties are not adversely affected by the development and to accord with the aims of Policy R19 of the Chester-le-Street Local Plan.

Extra 7.

The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy R19 of the Chester-le-Street District Local Plan.

Extra 8.

Unless otherwise agreed in writing, the submitted planting scheme shall be implemented within the first planting season following completion of the development (or of that phase of the development in the case of phased developments) and any trees, shrubs or planting which becomes dead, dying, diseased or is removed, shall be replanted to the satisfaction of the Local Planning Authority, within the first 5 years of the planting being planted, in the interests of the satisfactory appearance of the development upon completion and to ensure a successful and robust landscaping scheme.



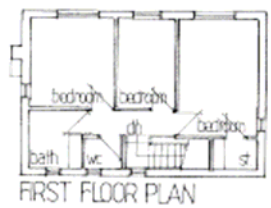
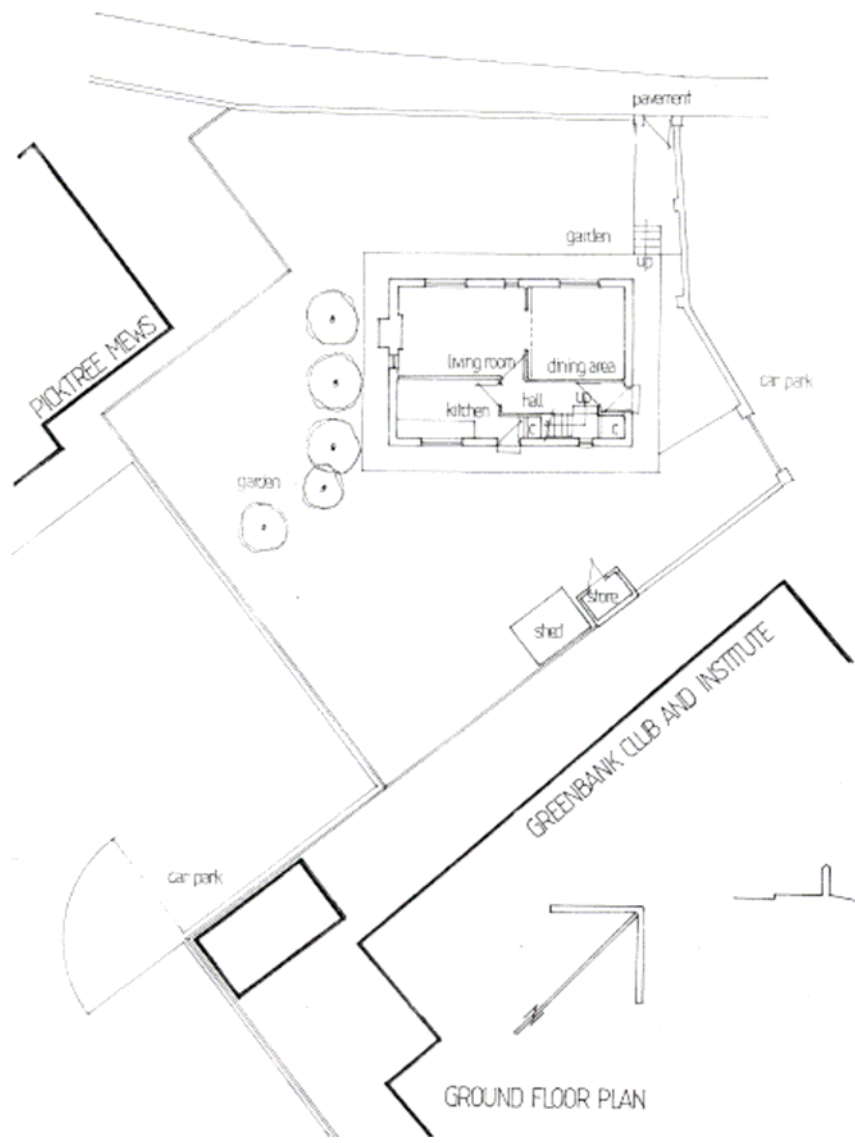
# Mayville

Picktree Lane, Chester-le-Street



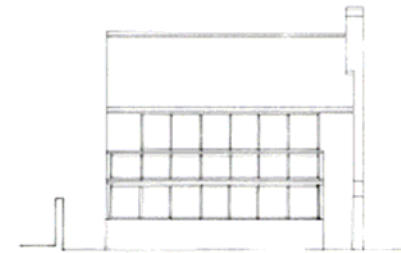
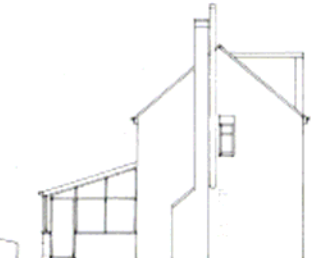
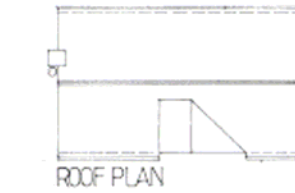
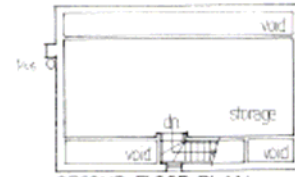
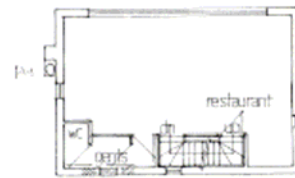
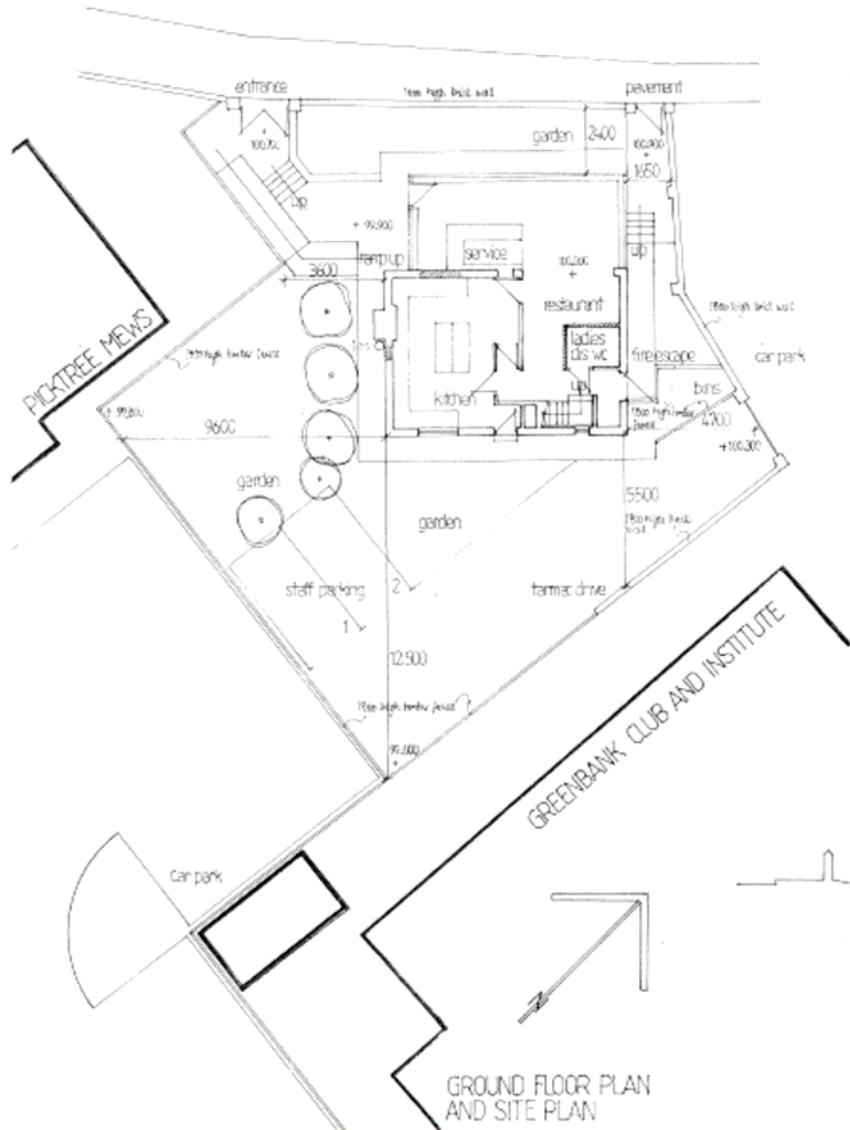
Scale : 1:1250

**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE 8 September 2008**



**A2**

SAYLBY CHURCH PROPERTY, SAYLBY	
PROPERTY USE: COTTAGE (STAFF ACCOMMODATION)	
FOR ARCHITECT	
<b>IAN M. COOK CIP ARCHITECT</b>	
TEL & FAX 01781 250355	
7 LLOYD PLACE, NORTH SHILLOW, NE20 0JW	
Date:	1988/1
Drawn:	
Site:	
Scale:	
© The drawings copyright. All other rights reserved.	



DATE	1988/2
SCALE	1:50
PROJECT	GREENBANK CLUB AND INSTITUTE
CLIENT	GREENBANK CLUB AND INSTITUTE
ARCHITECT	IAN M. COOK ARCHITECT

A2

IAN M. COOK ARCHITECT	
TEL & FAX 12991 28 000	
7 LOVING PLACE, NORTH SHIELDS, NE38 0EW	
DATE	1988/2
SCALE	1:50
PROJECT	GREENBANK CLUB AND INSTITUTE
CLIENT	GREENBANK CLUB AND INSTITUTE

**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE**      **8 September 2008**

5.

**Reference: 08/00328/ADV**

**Proposal**      Erection of various illuminated and non-illuminated signs

**Location**      G M D Car Sales Osborne Road Chester-le-Street Durham DH3 3HE

**Applicant**      GMD Car Sales

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**Application Summary**

**Ward:**                      Chester Central

**Case Officer:**          Steven Pilkington, Planning Officer

**Contact Details:**      0191 387 2145

stevenpilkington@chester-le-street.gov.uk

**Summary of recommendation:**

The signage hereby proposed will provide for an acceptable form of development which would not impact negatively on the visual amenity of the street scene or the residential amenity of neighbouring properties while maintaining highway safety thereby complying with the relevant policies of the Development Plan

Accordingly the application is recommended for approval.

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**The Proposal**

Advertisement Consent is sought for the erection of various illuminated and non-illuminated signs on the fascia and within the curtilage of G M D Car Sales.

The proposed signage consists of 6 fascia signs, and two free-standing signs measuring 1.2m in width by 0.27m in depth at a maximum height of 2.380m. These are proposed to be erected in the existing parking area.

The application site is located adjacent a mix of residential and commercial properties. To the front and southern side elevation, the highway Louise Terrace and Station Road is present.

The site is located within the Town Centre boundary as defined by the Chester-Le-Street Local Plan, immediately adjacent the Chester-le-Street Town Centre Conservation Area.

### Planning History

08/00247/ADV – Erection of various illuminated and non-illuminated signage – Withdrawn July 2008

06/00341/ADV – Various illuminated signage – Approved September 2006

04/00714/ADV – Application for advertising signage – Refused February 2005

98/00158/ADV – Erection of signage – Approved June 1998

### Consultation Responses

Neighbouring residents have been notified of the development by individual notification letters and by site notice. To date ten letters of objection have been received:

The objections can be summarised to the issues below:-

- The free standing signs are an unwanted spread and constitute a proliferation of advertising which is not keeping in the surrounding area
- Signs will be safety hazard and will distract drivers
- Signs are not appropriate to the surrounding area
- Loss of amenity of neighbouring residents
- Light pollution
- Out of character with the residential area.
- Impact on Conservation Area
- Impact on Climate Change

Durham County Council Highways – No Objections, as signage will provide sufficient visibility. However part of the signage is to be located upon adopted highway, the applicant will therefore need to ‘stop’ up the highway.

Environmental Health - No Objections, subject to limiting the luminance of the signage and ensuring the signage is switched off outside hours of business.

Regeneration Development – No response received at the time of writing this report.

Durham County Council Conservation Team – No response received at the time of writing this report.

### Relevant Planning Policies and Considerations

As set out in the Town and Country Planning (Control of Advertisements) (England 2007) Regulations the determination of applications for advertisement consent shall be based on the interests of amenity and public safety, while taking into account the provisions of the development plan (so far as they are material).

In this case the relevant Development Plan is the adopted Chester-le-Street District Local Plan and the Regional Spatial Strategy of the North East. The following policies are considered relevant:-

### Regional Spatial Strategy

Policy 8 of the RSS - Protecting and Enhancing the Environment –sets out that planning proposals should seek to promote a high quality of design and promote development that is sympathetic to its surroundings.

### Local Plan

BE4 – Development in Conservation Areas – identifies that proposals which adversely affect the setting of a Conservation Area or views in or out of the area will not be permitted.

T15 – Access and Safety Considerations in Design – Sets out criteria to which development proposals will be required to conform to in relation to highway safety, including ensuring appropriate levels of traffic generated, acceptable access to the site and adequate links to public transport facilities.

In addition advice contained in National Planning Policy Guidance 19 – Outdoor Advertisement, and Planning Circular 03/07: Town and Country Planning (Control of Advertisements) (England) Regulations 2007 is also relevant. This advice seeks to ensure that that outdoor advertising contributes positively to the appearance of an attractive environment in cities and towns. The documents also sets out that advertisements can only be controlled in the interests of "amenity" and "public safety"

In assessing the proposals against the requirements of the relevant policies and having regard to all material considerations, including representations received, it is considered that the following represent the material planning considerations raised.

### Impact on the visual amenity of the surrounding area

The application site is surrounded by residential and commercial properties of varying scale and design. In addition the site is located adjacent the Chester-le-Street Town Centre Conservation Area. The impact of the proposal on the setting of the Conservation Area and the visual amenity of the surrounding area is therefore of particular importance. Further to this a number of objections have been raised regarding the appearance of the advertisements.

After assessing the proposals, it is considered that the proposed fascia signs will not have an unduly adverse impact on the character of the surrounding area given the existing fascia and that of the adjoining property of 'Wilkinsons'.

With regard to the two free standing signs, one will give directional information and will be located largely internally to the site and therefore will not be particularly visible. The second sign will be set back approximately 1.5m from the pedestrian footpath to the eastern boundary of the site and will be visible from the Conservation Area. However

given the signs modest height (2.38m) and as the illumination is limited to a 'halo' effect it is considered that an unduly obtrusive feature will not be created. The presence of motor vehicles for sale will also help screen and reduce the prominence of the signs.

A previous application was refused in 2004 for the erection of 3 plastic fascia signs proposed to be erected on the barriers adjacent the footpath. This application was refused as it was deemed that the signage would adversely impact on the visual amenity of the area. However it is considered that the proposed signage is more appropriate, due to its more formal design, modest size and being set back within the site.

Overall, on balance, it is considered that the proposed advertisements are not excessive and strike a balance between the need for the business to advertise itself while not creating a particularly incongruous feature in the surrounding mixed use area.

#### Impact on amenity of neighbouring residents

The nearest residential dwelling is located approximately 13m away from the signage and therefore the impact of proposal on the amenity of the neighbouring residents is of particular importance.

After appraising the proposal it is considered that the proposed signage will not create a significant nuisance given the town centre nature of the surrounding area and the inherent associated disturbances. However to ensure that there is no loss of amenity to neighbouring residents it is considered appropriate to attach a condition limiting the hours the lights can be operational and controlling the luminance of the signage as recommended by The Environmental Health Department.

#### Impact on public Safety

As set out in Circular 03/07 (Outdoor Advertisements) particular consideration should be given to the location of proposals in relation to both pedestrian and vehicular movements. Objections have also been raised regarding the impact of the proposal on vehicular movements and visibility.

As stated above both pedestrian and vehicular highways encompass the site. However given the presence of an existing fascia to the building and the degree of illumination proposed by the oval fascia signs it is considered that the proposals will not impact on vehicle and pedestrian safety. In addition to this as the free standing signs are set back from the pedestrian foot way there will be no loss of visibility for motorist and therefore they will be unlikely to affect highway safety. It should be noted that this view is supported by Durham County Council Highways Officers.

#### **Conclusion**

The proposed scheme has been considered against the policies identified above, It is considered that the proposal conforms to these policies as the scheme does not impact on the character of the surrounding area, the amenity of neighbouring land users or highway safety. There are no material planning considerations which indicate a decision should be otherwise and therefore the application is recommended for approval.

**RECOMMENDATION**  
CONDITIONS:-

Approve

SUBJECT TO THE FOLLOWING

Extra 1.

The consent to display the advertisements hereby permitted is limited for a period of five years from the date of this permission. To meet the requirements of the Town and Country Planning Act 1990 and to comply with PPG19 (Outdoor Planning Control) and Schedule 2 of circular 03/2007.

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice and as amended on the 14th August 2008 unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Extra 4.

No advertisement shall be sited or displayed so as to—

- (a) endanger persons using any highway,
- (b) obscure, or hinder the ready interpretation of, any traffic sign, or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Extra 5.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Extra 6.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Extra 7.

Notwithstanding the submitted information the luminance of the signage hereby permitted shall not exceed 600 cd/m unless otherwise agreeing in writing with the Local Planning Authority. In the interest of residential amenity and to satisfy the requirements of national Planning Policy Guidance Note 19.

Extra 8.

Notwithstanding the submitted information the signage hereby approved shall not be illuminated outside the hours 7am-10pm unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interest of residential amenity and to satisfy the requirements of national Planning Policy Guidance Note 19.

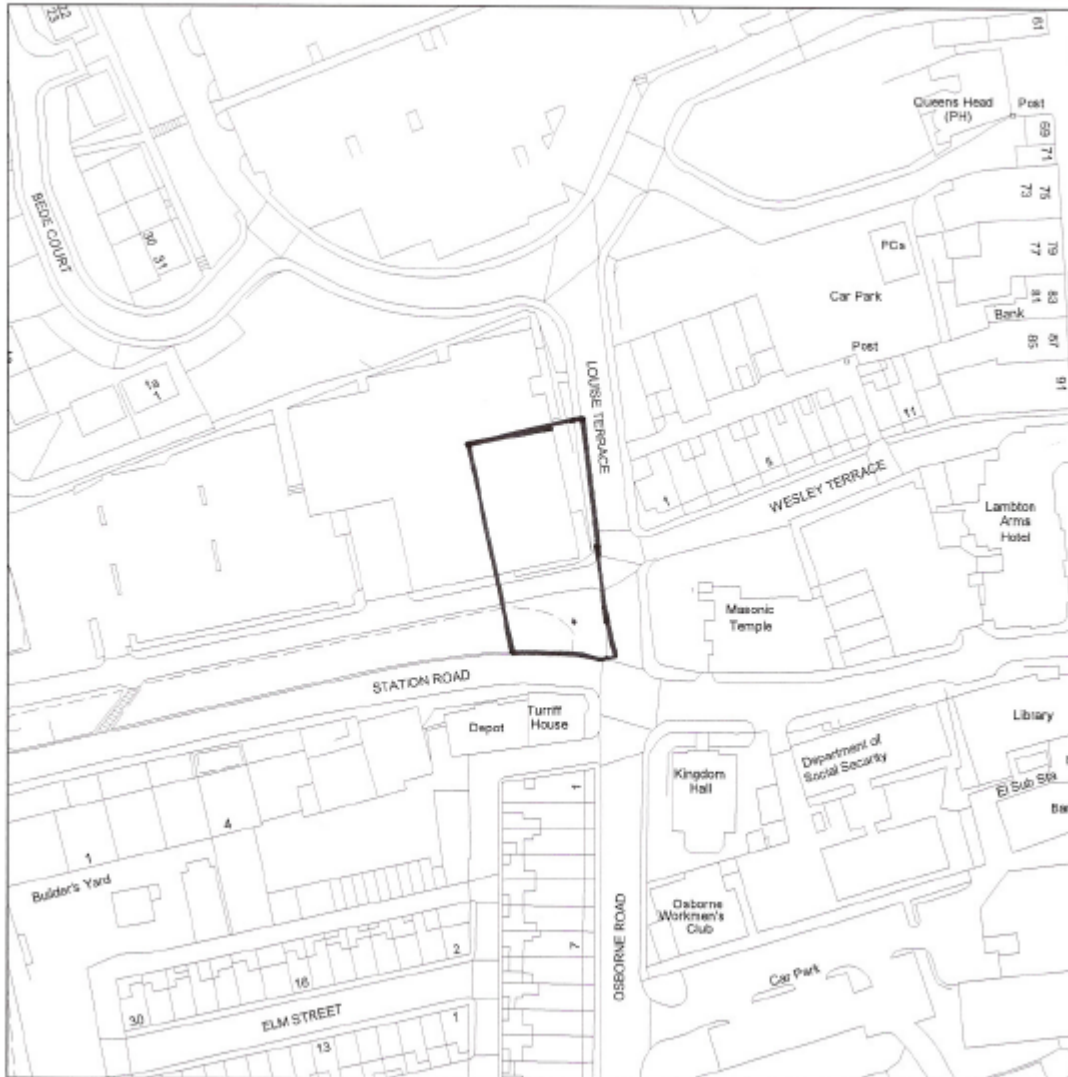
Extra 9.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.



# GMD Car Sales

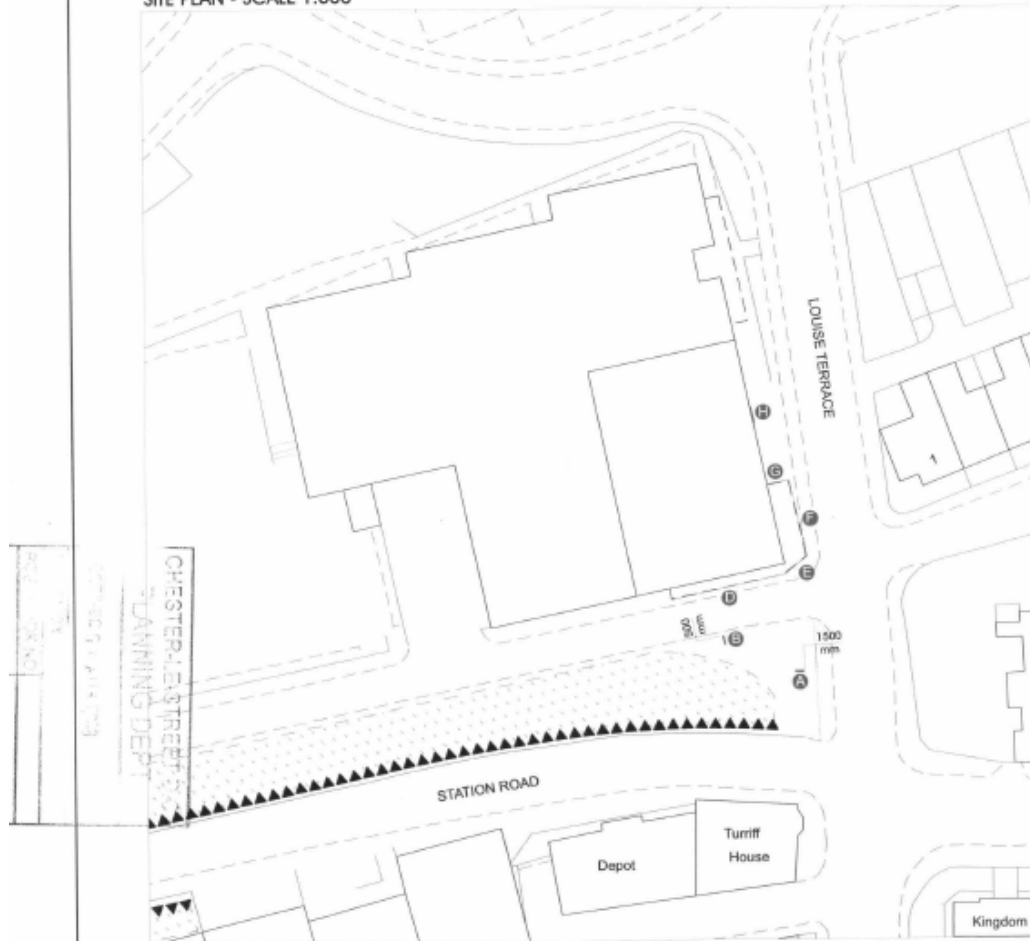
Osborne Road, Chester-le-Street



Scale : 1:1250

**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE 8 September 2008**

SITE PLAN - SCALE 1:500



**SIGN BREAKDOWN**

**SIGN A - CORE STANDARDS**

Install 1 off new Dealer Name & Services sign complete with a new concrete base.

**SIGN B - CORE STANDARDS**

Install 1 off new free standing Dealer Name & Services sign complete with a new concrete base.

**SIGN C - CORE STANDARDS (INTERNALLY LOCATED)**

Install 1 off new 1070mm x 435mm internally illuminated free flying Ford oval.

**SIGN D - RECOMMENDED SIGN**

Install 1 off new size 2 internally illuminated fascia comprising 1 off Brand clip & 1 off Dealer Name clip. Install additional 1 off new 8556mm x 900mm non-illuminated blank alucobond fascia.

**SIGN E - RECOMMENDED SIGN**

Install 1 off new size 2 internally illuminated fascia comprising 1 off Brand clip. Install additional 1 off new 620mm x 900mm non-illuminated blank alucobond fascia.

**SIGN F - RECOMMENDED SIGN**

Install 1 off new size 2 internally illuminated fascia comprising 1 off Brand clip & 1 off Dealer Name clip. Install additional 1 off new 4700mm x 900mm non-illuminated blank alucobond fascia.

**SIGN G - RECOMMENDED SIGN**

Install 1 off new size 2 internally illuminated free flying Ford oval & 1 off new 2508mm x 900mm non-illuminated blank alucobond fascia.

**SIGN H - RECOMMENDED SIGN**

Install 1 off new 2143mm x 871mm internally illuminated free flying Ford oval.

**SIGN I - CORE STANDARDS (INTERNALLY LOCATED)**

Install 1 off new suspended non-illuminated small information sign.

**NOTE**

**BACKGROUNDS:** - Removal of existing signs may expose a sub-fascia in poor condition. The new signs may not cover entirely the exposed background; it is down to the dealer to make good the building (unless blank panels have been allowed for in the quotation) either prior to or after the new signage installation.

**ILLUMINATION TO THE SIGNS:** - It is the dealer's responsibility to ensure that there is an adequate power supply to all illuminated signs whether wall mounted or free standing.

- External Wall signs require an electrical feed placed directly out of the where the sign is going to be sited. The feed will need to run through building to the exterior and have an inline Fused Switch.
  - External Free standing signs require an electrical feed placed directly out of the ground where the sign is being installed. The electrical supply needs to be above ground level and should be an Armoured Cabled suitably terminated with either an armoured gland or Junction Box. Floodlights will require a suitable electrical supply such as 3 core flexible cable.
- Should this not be in place at the time installation, the tail of the electrical cable will be left out by the crew. It will be your responsibility to get others to connect the signs at a later date.

**NOTE**

Proposed views are only for indicative purposes only.

<p>DSC ENGINEERING DESIGN          240, Eastern Avenue, Barnsley          Yorkshire S70 2JZ          Tel: 0114 204 1000 Fax: 0114 204 1001          www.dsc-engineering.co.uk</p>	<p><b>SPECIALISTS IN CORPORATE DESIGN</b></p> <p>Dwg. No. FOR/801/9430/1</p>	<p>CLIENT  FORD MOTOR COMPANY</p>	<p>Job Number 801940</p>	<p>Draughtsman A.J.E</p>	<p>Date 27/05/2008</p>	<p>Revision D</p>	<p>Amendments                  Rev B - views for signs G &amp; H added Rev C - sign A altered - 23.7.08                  Rev D - Signs A &amp; B relocated.</p>
		<p>SITE GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE</p>	<p>SRF Number 53852</p>	<p>Dealer Code 61566 AB</p>	<p>Scale 1:500</p>	<p>(C) THE DRAWING IS COPYRIGHT AND IS THE PROPERTY OF ARISE UK LTD. AND IS TO BE USED BETWEEN THE CLIENTS AND THE DESIGNER.</p>	
		<p>© THE DRAWING IS COPYRIGHT AND IS THE PROPERTY OF ARISE UK LTD. AND IS TO BE USED BETWEEN THE CLIENTS AND THE DESIGNER.</p>					

### SIGN A CORE STANDARD

PROPOSED SIGN

FRONT VIEW

1200

SIDE VIEW

270

2380

RECEIVED 04 AUG 2008

ACTION ET

POST BOOKING

CHESTER-LE-STREET D.C. 008 001

PLANNING DEPT.

EXISTING VIEW

PROPOSED VIEW

**SIGN A**  
Install 1 off new Dealer Name & Services sign complete with new concrete base. Tarmac to be made good.  
O/A size of sign 1200mm x 2380mm  
O/A weight of sign 150kg  
O/A height of Dealer text 120mm

**CONSTRUCTION**  
The sign is constructed from SMC material panels sprayed silver grey (RAL 9006) fixed over a 80mm x 40mm x 4mm steel box section framework with 40mm x 40mm x 2mm steel box section crossbraces. The plinth at the base of the panels is formed from 2mm aluminium panels sprayed Ford blue (RAL 270 30 35) and fixed to the bottom return panel above. The top panel is aperture cut to accept a 3mm blue acrylic size 5 oval button logo with text in white acrylic with a chrome outline. Text is applied directly to the face of the panels using 3M matt black self adhesive vinyl.

**ILLUMINATION**  
Button ovals are internally illuminated with banks of fluorescent tubing and are designed to produce a halo illumination effect.  
TOTAL ELECTRICAL LOADING: - 2 amps

**NOTE**  
TARMAC FORECOURT TO BE MADE GOOD. SIGN A TO BE SET BACK AT LEAST 1.5 METRES FROM REAR OF THE FOOTWAY.

	ADDITIONAL SERVICES: 24hr Customer Support, 24hr 24hr Emergency Repairs, 24hr 24hr Roadside Assistance	SPECIALISTS IN CORPORATE DESIGN	CLIENT FORD MOTOR COMPANY	Job Number 801940	Draughtsman A.J.E.	Date 27/05/2008	Revision D	Amendments Rev B - views for signs G & H added      Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated.	
	01532 748000 Fax 01532 748001 01532 748000 01532 748000	Dwg. No. FCR/801940/02	SITE GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	SRP Number 53852	Dealer Code 61566 AB	Scale 1:30	© THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF ARKUS UK LTD. AND IS TO BE USED BETWEEN THEMSELVES AND THE CLIENT		

**SIGN B CORE STANDARD**

PROPOSED SIGN

EXISTING VIEW

PROPOSED VIEW

**SIGN B**  
 Install 1 off new Dealer Name & Services sign complete with new concrete base.  
 Q/A size of sign 1200mm x 2380mm  
 Q/A weight of sign 150kg  
 Q/A height of Dealer text 120mm  
 Q/A height of Sub text 80mm

**CONSTRUCTION**  
 The sign is constructed from SMC material panels sprayed silver grey (RAL 9006) fixed over a 80mm x 40mm x 4mm steel box section framework with 40mm x 40mm x 2mm steel box section crossbraces. The plinth at the base of the panels is formed from 2mm aluminium panels sprayed Ford blue (RAL 270 30 35) and fixed to the bottom return panel above. The top panel is aperture cut to accept a 3mm blue acrylic size 5 oval button logo with text in white acrylic with a chrome outline. Text is applied directly to the face of the panels using 3M matt black self adhesive vinyl.

**ILLUMINATION**  
 Button ovals are internally illuminated with banks of fluorescent tubing and are designed to produce a halo illumination effect.  
 TOTAL ELECTRICAL LOADING: - 2 amps

**NOTE**  
 TARMAC FORECOURT TO BE MADE GOOD. SIGN B TO BE SET BACK FROM ROADSIDE AT LEAST 500mm.

CHESTERLE STREET D/O  
 PLANNING DEPT. 301  
 RECEIVED 04 AUG 2008  
 ACTION BY  
 POST BOOK NO1

Job Number	Draughtsman	Date	Revision	Amendments

SIGN C  
CORE STANDARD



**SIGN C**  
Install to existing background 1 off new size 4 free flying oval.  
O/A size of sign 1070mm x 435mm  
O/A weight of sign 9kg  
HTUS below 4.2 metres

**CONSTRUCTION**  
The oval is formed from 3mm blue opal acrylic face panel with text and details formed from white opal acrylic with a chrome outline. Face panels are fixed to a 3mm blue opal casing using screws around the rim. The casing contains an aluminium supporting frame to which lamps and gear trays are attached.

**ILLUMINATION**  
The button logo is internally illuminated using banks of fluorescent tubes and is designed to produce a halo illumination effect.  
TOTAL ELECTRICAL LOADING:- 1 amp

EXISTING VIEW



PROPOSED VIEW



CHESTER-LE-STREET D.C. PLANNING DEPT.	
RECEIVED 04 AUG 2008	
ACTION BY	
POST BOOK NO.	

	ALL DIMENSIONS UNLESS STATED 100 Easton Street, Wigan Wigan, Lancashire, WA1 1AA Tel: 01942 744000 Fax: 01942 744001	<b>SPECIALISTS IN CORPORATE DESIGN</b>	<b>CLIENT</b> FORD MOTOR COMPANY	<b>Job Number</b> 801940	<b>Draughtsman</b> A.J.E	<b>Date</b> 27/05/2008	<b>Revision</b> D	<b>Amendments</b> Rev B - views for signs G & H added    Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated.
	<b>Dwg. No.</b> FW/901/F4004	<b>SITE</b> GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	<b>SRF Number</b> 53852	<b>Dealer Code</b> 61566 AB	<b>Scale</b> 1:10	© THIS DRAWING IS COPYRIGHT, AND IS THE PROPERTY OF ARJUX UK LTD, AND IS TO BE USED BETWEEN THEMSELVES AND THE CLIENT.		

**SIGN D  
RECOMMENDED SIGN**

**PROPOSED SIGN**

165 DEGREE EXTERNAL MITRE

**PANEL SIDE SECTION  
SCALE 1:10**

**BRAND CLIP SIDE SECTION  
SCALE 1:10**

**EXISTING VIEW**

**PROPOSED VIEW**

**SIGN D**  
Install 1 off new size 2 internally illuminated fascia comprising 1 off Brand clip & 1 off Dealer Name Clip. Install additional 1 off new 8556mm x 900mm non-illuminated silver alucobond fascia.  
C/A size of Brand clip 2420mm x 900mm  
C/A size of Dealer name clip 3620mm x 900mm  
C/A height of text 300mm  
C/A weight of Brand clip & Dealer Name clip 91kg  
H/TUS below 4.2 metres

**CONSTRUCTION**  
Main face panels are constructed from radiused aluminium panels PVDF sprayed silver grey (RAL 9006). The face panels are fixed to an alucobond back panel sprayed Ford blue (RAL 270 30 35). Brand clip face panels are to be aperture cut to accept a size 2 Ford button oval logo formed from 3mm blue acrylic with a chrome outline. Dealer name clip face panels are to be aperture cut to accept 3mm white acrylic moulded letters with 3M matt black self adhesive vinyl applied to face. Silver panels are constructed from 3mm folded silver alucobond (RAL 9006), fixed to background via 25mm x 25mm x 3mm aluminium angle.

**ILLUMINATION**  
Brand clip button logos & dealer name clips are internally illuminated by banks of fluorescent tubing. Both clips are also illuminated via blue light channel positioned behind the lower rear section of the face panels. Button logos are designed to provide a halo illumination effect. Silver alucobond panels are non-illuminated.  
TOTAL ELECTRICAL LOADING:- 5 amps

**NOTE**  
REMEDIAL WORK REQUIRED BY DEALER TO EXTEND ALL EXISTING FASCIA TO CREATE 900mm HIGH BACKGROUND DUE TO THE R/W ON ELEVATION LIMITING AVAILABLE HEIGHT.  
CHECK SURVEY REQUIRED ONCE THE FASCIA HAS BEEN PREPARED TO CONFIRM OVERALL DIMENSION & ANGLES FOR THE BLANK PANEL  
BRAND CLIP & DEALER NAME CLIP INSTALLED VIA FIXING THROUGH

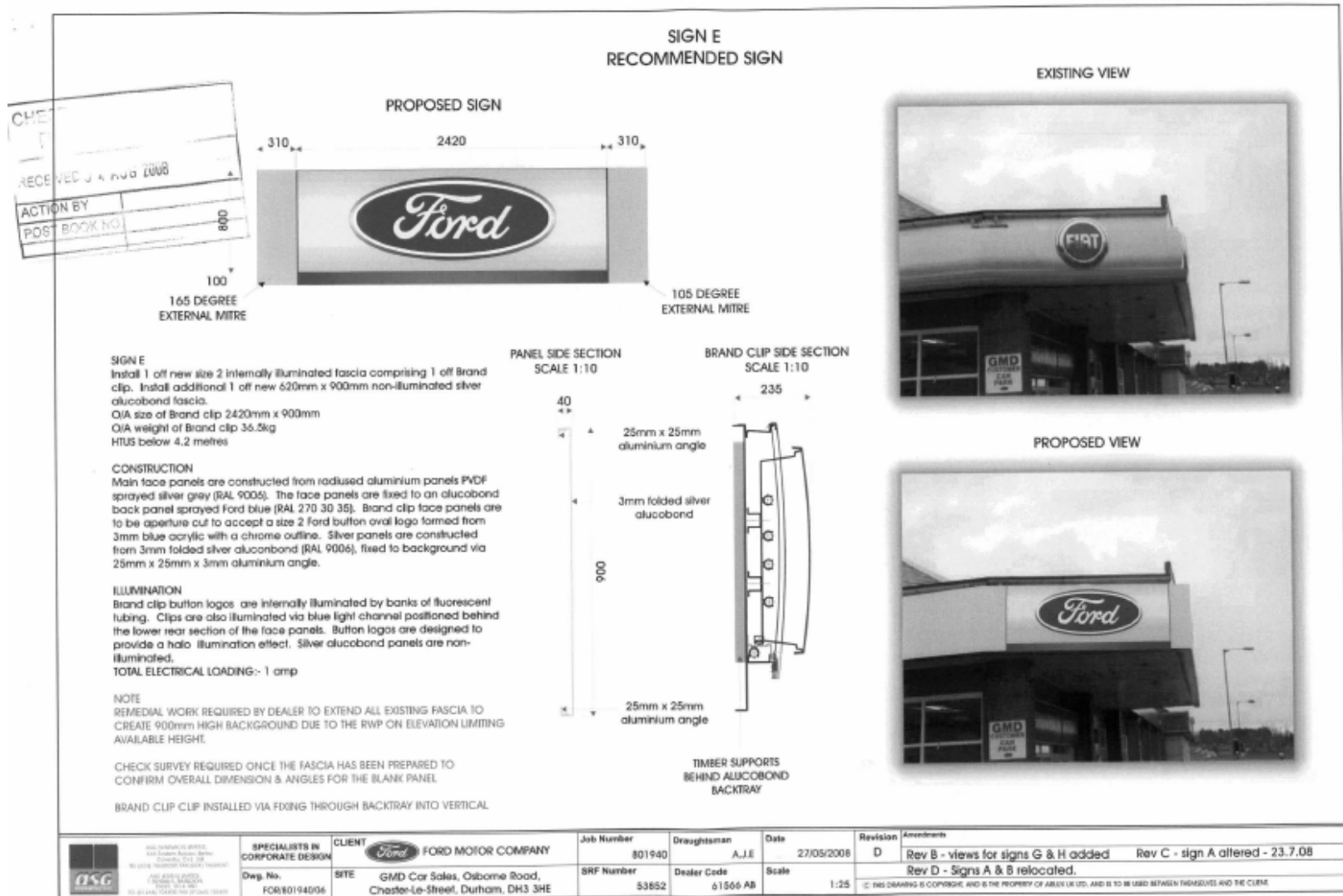
CHESTER-LE-STREET DC  
PLANNING COMMITTEE

RECEIVED 04 AUG 2008

ACTION BY \_\_\_\_\_

POST BOOK NO. \_\_\_\_\_

	SPECIALISTS IN CORPORATE DESIGN	CLIENT  FORD MOTOR COMPANY	Job Number 801940	Draughtsman A.J.E	Date 27/05/2008	Revision D	Amendments Rev B - views for signs G & H added Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated.
	Dwg. No. FOR/001 940/05	SITE GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	SRF Number 53852	Dealer Code 61566 AB	Scale 1:50	©: THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF ARUP UK LTD. AND IS TO BE USED BETWEEN THEMSELVES AND THE CLIENT.	



**SIGN F  
RECOMMENDED SIGN**

**PROPOSED SIGN**

500 1850 2420 3620 1850 500

800

100  
105 DEGREE  
EXTERNAL MITRE

90 DEGREE  
EXTERNAL MITRE

**PANEL SIDE SECTION  
SCALE 1:10**

**BRAND CLIP SIDE SECTION  
SCALE 1:10**

**EXISTING VIEW**

**PROPOSED VIEW**

**SIGN F**  
Install 1 off new size 2 internally illuminated fascia comprising 1 off Brand clip & 1 off Dealer Name Clip. Install additional 1 off new 4700mm x 900mm non-illuminated silver alucobond fascia.  
O/A size of Brand clip 2420mm x 900mm  
O/A size of Dealer name clip 3620mm x 900mm  
O/A height of text 300mm  
O/A weight of Brand clip & Dealer Name clip 91kg  
HTUS below 4.2 metres

**CONSTRUCTION**  
Main face panels are constructed from radiused aluminium panels PVDF sprayed silver grey (RAL 9006). The face panels are fixed to an alucobond back panel sprayed Ford blue (RAL 270 30 35). Brand clip face panels are to be aperture cut to accept a size 2 Ford button oval logo formed from 3mm blue acrylic with a chrome outline. Dealer name clip face panels are to be aperture cut to accept 3mm white acrylic moulded letters with 3M matt black self adhesive vinyl applied to face. Silver panels are constructed from 3mm folded silver alucobond (RAL 9006), fixed to background via 25mm x 25mm x 3mm aluminium angle.

**ILLUMINATION**  
Brand clip button logos & dealer name clips are internally illuminated by banks of fluorescent tubing. Both clips are also illuminated via blue light channel positioned behind the lower rear section of the face panels. Button logos are designed to provide a halo illumination effect. Silver alucobond panels are non-illuminated.  
TOTAL ELECTRICAL LOADING:- 5 amps

**NOTE**  
REMEDIAL WORK REQUIRED BY DEALER TO EXTEND ALL EXISTING FASCIA TO CREATE 900mm HIGH BACKGROUND DUE TO THE RWP ON ELEVATION LIMITING AVAILABLE HEIGHT.  
CHECK SURVEY REQUIRED ONCE THE FASCIA HAS BEEN PREPARED. CONFIRM OVERALL DIMENSION & ANGLES FOR THE BLANK PANEL.  
BRAND CLIP & DEALER NAME CLIP INSTALLED VIA FIXING THROUGH

CHESTER-LE-STREET D.C.  
PLANNING DEPT.  
DATE REC'D 4 AUG 2008  
ACTION BY \_\_\_\_\_  
POST BOOK NO. \_\_\_\_\_

NUMBER SUPPORTS  
BEHIND ALUCOBOND  
BACKTRAY

	SPECIALISTS IN CORPORATE DESIGN	CLIENT FORD MOTOR COMPANY	Job Number 801940	Draughtsman A.J.E	Date 27/05/2008	Revision D	Amendments Rev B - views for signs G & H added Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated.
	Owg. No. FOR/00194007	SITE GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	SRF Number 53852	Dealer Code 61566 AB	Scale 1:50	© THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF ARJUN B.K. LTD. AND IS TO BE USED BETWEEN THEMSELVES AND THE CLIENT.	





**SIGN H  
RECOMMENDED SIGN**

**PROPOSED SIGN**

1975      871      2143      1975

1000

FULL END RETURN

**EXISTING VIEW**

**PROPOSED VIEW**

**SIGN H**  
Dealer to remove existing SSANG fascia. Install 1 off new internally illuminated size 1 free flying oval. Install an additional 3950mm x 1000mm blank silver alucobond fascia.  
O/A size of sign 2143mm x 871mm  
O/A weight of oval 36kg  
H/RUS below 4.2 metres

**CONSTRUCTION**  
The oval is formed from 3mm blue opal acrylic face panel with text and details formed from white opal acrylic with a chrome outline. Face panels are fixed to a 3mm blue opal casing using screws around the rim. The casing contains an aluminium supporting frame to which lamps and gear trays are attached. Silver panels are constructed from 3mm folded silver alucobond (RAL 9005), fixed to background via 25mm x 25mm x 3mm aluminium angle.

**ILLUMINATION**  
The button logo is internally illuminated using banks of fluorescent tubes and is designed to produce a halo illumination effect. Silver alucobond fascia is non-illuminated.  
TOTAL ELECTRICAL LOADING:- 1 amp

**NOTE**  
ADDITIONAL TIMBER SUPPORTS ARE TO BE INSTALLED BEHIND ALUCOBOND FASCIA.

**NOTE**  
BACKGROUND DISPLAYED WITH A RED HATCH MARKING. IS TO BE MADE GOOD BY DEALER.

**PANEL SIDE SECTION  
SCALE 1:10**

40 152

25mm x 25mm aluminium angle

3mm folded silver alucobond

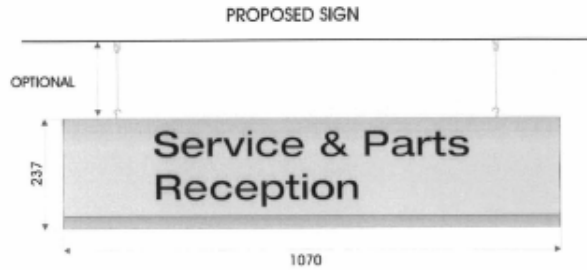
25mm x 25mm aluminium angle

A3

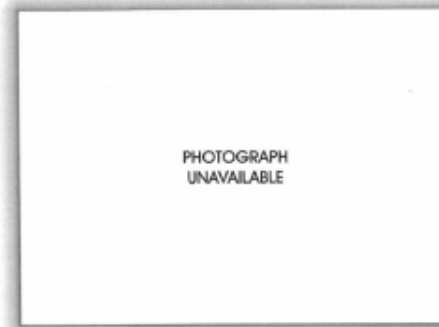
	100, 100, 100, 100 100, 100, 100, 100 100, 100, 100, 100	SPECIALISTS IN CORPORATE DESIGN	CLIENT FORD MOTOR COMPANY	Job Number 801940	Draftsman A.J.E	Date 27/05/2008	Revision E	Amendments Rev B - views for signs G & H added Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated. Rev E - Sign H blank panels added
		Dwg. No. FOR/601940/09	SITE GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	SRF Number 53852	Dealer Code 61506 A8	Scale 1:20		

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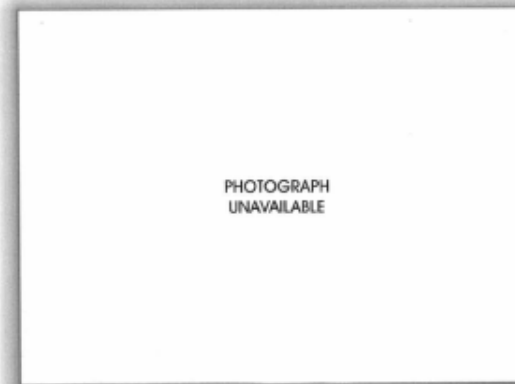
SIGN I  
CORE STANDARDS



EXISTING VIEW



PROPOSED VIEW



**SIGN I**  
Install 1 off new suspended non-illuminated small information sign  
Q/A size of sign 1070 x 237mm  
Q/A panel area 1068mm x 200mm  
Q/A weight of sign 5kg  
Q/A height of text 60mm

**CONSTRUCTION**

The sign is made from 2 pre formed panels fixed around an interior 20mm aluminium box section & aluminium extrusion carcass with a machined beechwood timber decorative trim fixed to the bottom. The rear panel is formed from 3mm aluminium pre-coated silver grey to the exterior face and glass white on the interior. The front panel is formed from 3mm clear polycarbonate with stencil cut silver vinyl to the internal face backed up with white vinyl. Text is applied in two layers; the first layer to be mirror silver vinyl (Avery 710 C) and a second layer to be matt black self adhesive vinyl. Steel endcaps sprayed dark grey RAL 9023 are used to close off the sign. The wall mounted sign is fixed through the rear panel and 4 off tubular aluminium spacers into the required location using suitable screws and washers. The suspended sign is fixed using Ormiston wire suspension systems (length of wire drop to suit site requirements).

**ILLUMINATION**

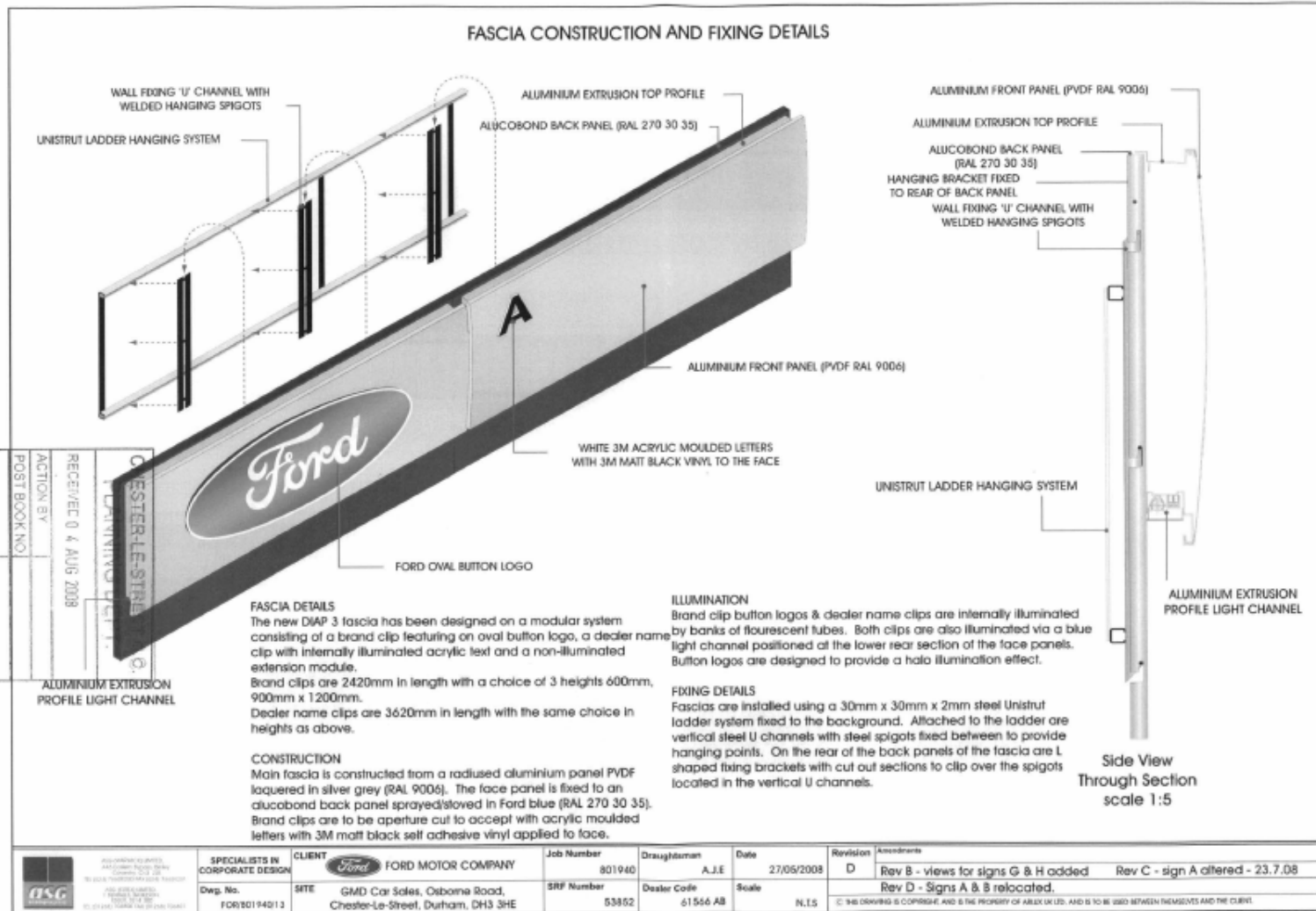
The sign is non-illuminated.

**NOTE**

INTERNALLY LOCATED, POSITION TO BE CONFIRMED.

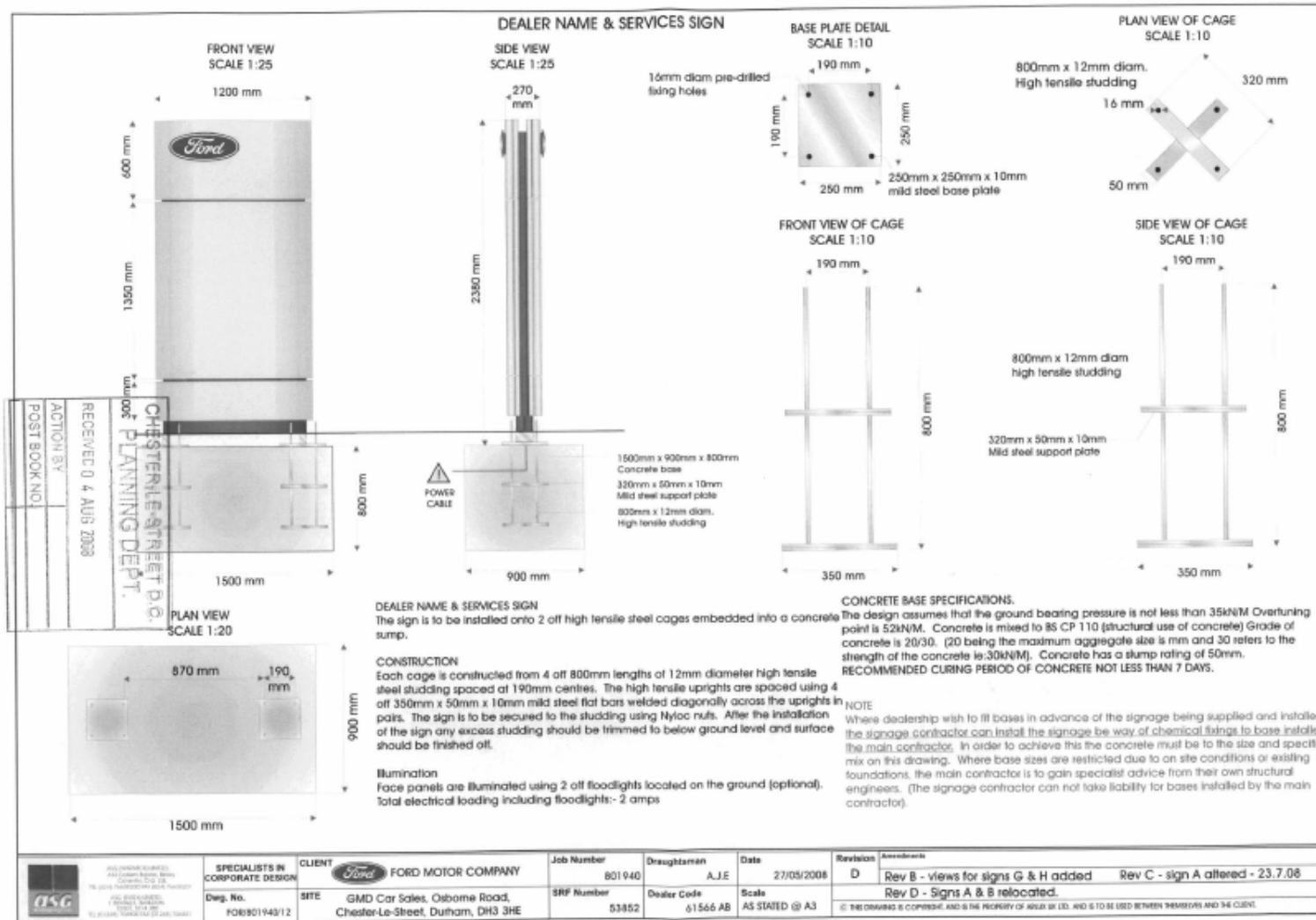
POST BOOK NO.	ACTION BY	RECEIVED 04 AUG 2008
		CHESTER-LE-STREET D.O. PLANNING DEPT.

<p>OSG SPECIALISTS IN CORPORATE DESIGN</p>	CLIENT	<p>FORD MOTOR COMPANY</p>	Job Number	801940	Draughtsman	A.J.E	Date	27/05/2008	Revision	Amendments
	Dep. No.	SITE	GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	DRF Number	53852	Dealer Code	61566 AB	Scale	1:8	© THE DRAWING IS COPYRIGHT AND IS THE PROPERTY OF OSG UK LTD. AND IS TO BE USED BETWEEN THEMSELVES AND THE CLIENT.



CHESTER-LE-STREET  
PLANNING COMMITTEE  
ACTION BY  
RECEIVED 04 AUG 2008  
POST BOOK NO.

	SPECIALISTS IN CORPORATE DESIGN	CLIENT  FORD MOTOR COMPANY	Job Number 801940	Draughtsman A.J.E.	Date 27/05/2008	Revision D	Amendments Rev B - views for signs G & H added Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated.
	Dept. No. FOR/D01940/13	SITE GMD Car Sales, Osborne Road, Chester-Le-Street, Durham, DH3 3HE	SRF Number 53852	Dealer Code 61566 AB	Scale N.L.S.	© 1946 DRAWING IS COPYRIGHT AND IS THE PROPERTY OF ASG UK LTD. AND IS TO BE USED BETWEEN THEMSELVES AND THE CLIENT.	



**CHESTER-LE-STREET DISTRICT COUNCIL**  
**DIRECTORATE OF DEVELOPMENT SERVICES**  
**PLANNING COMMITTEE**      **8 September 2008**

6.

**Reference: 08/00342/FUL**

**Proposal**      Erection of first floor extension at side of dwelling above existing garage, conversion of garage to habitable room and construction of pitched roof over existing flat roof at front of dwelling (amended description 14.8.08).

**Location**      41 Elmway Chester-le-Street Durham DH2 2LE

**Applicant**      Mr M. Briscoe

---

**Application Summary**

**Ward:**                      Chester North

**Case Officer:**          Lisa Morina, Planning Assistant

**Contact Details:**      0191 387 2146

lisamorina@chester-le-street.gov.uk

**Summary of recommendation:** The development hereby proposed will provide for an acceptable form of development which is not considered to have a negative impact on the visual amenity of the streetscene or be detrimental to the residential amenity of neighbouring properties.

Accordingly it is recommended that the application be approved.

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**The Proposal**

This report relates to proposals for the erection of a first floor extension at the side of the dwelling above an existing garage. The proposal also includes the conversion of this garage to a habitable room including the construction of a pitched roof over an existing flat roofed single-storey projection at the front of the dwelling.

Members will note that an amendment to the description has been carried out, which was a result of the omission of the construction of the pitched roof over the existing single-storey projection at the front of the site from the original description. No amended plans have been submitted.

This application is being presented before the committee as the applicant is a member of staff of the Council.

### Site History

There is no relevant planning history on this site.

### Consultation Responses

The application has been advertised by way of direct mailing to adjacent occupiers. As a result of this exercise, no letters of public objection have been received to date.

Regeneration Team - No comments received at the time of writing the report.

Durham County Council Highways Department - have no objections subject to the following condition being attached to any approval.

*The hard standing area to the front of the property shall continue to be made available to accommodate two car parking spaces throughout the period that the hereby approved development is in use.*

*Reason: In the interests of ensuring adequate off-street parking provision is maintained.*

### Relevant Planning Policies and Considerations

Policies HP11 and T15 as well as the accompanying appendix 1 of the Chester-le-Street Local Plan are of relevance to this application.

In determining this application the main issues to be considered are the design of the proposed first floor extension above an existing garage and pitched roof at front of the site in relation to the host property and the streetscene, the impact the proposal may have on the residential amenity of the neighbouring properties, as well as any highway safety issues which may arise.

### Streetscene/Visual amenity

As there are other properties within Elmway which benefit from the addition of a first floor extension at the side of the dwelling, the conversion of the existing garage to a habitable room and the construction of a pitched roof at the front of the site, thereby setting the character of the area, it is considered that the visual amenity of the streetscene would not be adversely affected with the addition of the proposal.

The scale and style of the proposal is considered appropriate to the host dwelling. A set back from the front building line and a set down from the host ridge line is not considered necessary as the proposal would not create a terraced style effect due to the difference in house types, with the host property also being set further forward than the neighbour.

### Residential Amenity

Given the location of the proposal, it would not create any loss of light, overlooking or overshadowing to the adjoining neighbour no. 39 Elmway. It is considered therefore, that the residential amenity of this neighbour would not be compromised.

Separation distances of well over 21m will remain as a result of the proposal between the habitable windows in the extension and the habitable windows at first floor level in the rear elevation of the neighbouring property to the rear (no. 57 Elmway). It is considered therefore, that this neighbour would also be unaffected by this proposal.

With regards to the neighbour to the south (no. 43 Elmway), this neighbour is set back from the front of the host property by approximately 2.6m and contains two windows in the side elevation both of which are obscurely glazed and appear to serve bathroom and landing windows. Although the 45 degree rules as stated in appendix 1 relates to rear extensions only, it is considered that the principle of this can be applied, as a guideline, to front/side extensions also. In this instance therefore, as the proposal will only be visible from two side windows which are of non habitable room windows and would essentially accord with the 45 degree rule with regards to the nearest habitable window in the front elevation, it would not create a loss of light or overshadowing issue to this neighbour. Also, as there are no windows proposed in the side elevation of this extension, there would be no overlooking issues raised. A condition will be placed on the application for no further windows/doors to be added to this elevation.

It is considered therefore, having regard to the above, that the residential amenity of this neighbour would not be adversely affected.

### Highway Safety Issues

The host property as a result of this proposal would still have provision for two off-street parking spaces at the front of the site. These are currently in place and will be unaffected by this proposal. It is considered therefore, that the safety of highway users would not be compromised with the addition of this proposal therefore, the proposal would be in accordance with policy T15 of the Chester-le-Street Local Plan. A condition will also be placed on the application so that the existing two off-street parking spaces will be available for use for so long as the development remains in existence which is in accordance with the comments received from the Durham County Council Highways Officer.

### Conclusion

Taking all relevant issues into account, it is considered that the proposal be recommended for approval as it forms an acceptable form of development which is not considered to have a negative impact on the visual amenity of the streetscene or be detrimental to the residential amenity of neighbouring properties.

### **RECOMMENDATION** CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING



Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

That the facing materials to be used for the external walls and roofs of the development hereby approved shall match in colour and texture those materials used on the existing dwelling house to the satisfaction of this Local Planning Authority, and where such matching materials are not available samples of the materials which it is proposed to use on the development shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site. Reason - In order to ensure that the proposal does not have an adverse impact upon the scale, form, character or appearance of the building upon completion, as required by Policy HP11 of the Chester-le-Street District Local Plan.

Extra 4.

Notwithstanding the details shown on the submitted plans, no additional doors or windows should be added to the south facing elevation of the hereby approved extension facing no. 43 Elmway for so long as the development remains in existence. In the interests of residential amenity, the avoidance of any potential overlooking and in accordance with the provisions of Policy HP11 of the Chester-le-Street District Local Plan.

Extra 5.

The existing hard standing at the front of the property shall remain in existence with the ability to accommodate two car parking spaces for so long as the development hereby approved remains in existence unless details of an alternative scheme are submitted to and approved in writing by the Local Planning Authority in order to ensure adequate off-street parking is maintained in the interests of highway safety in accordance with policy T15 of the Chester-le-Street Local Plan.

**41 Elmway**  
**Chester-le-Street**



Scale : 1:1250



**ITEM 2**

Appeals List



## **Chester-le-Street District Council**

Civic Centre, Newcastle Road, Chester-le-Street, Co. Durham DH3 3UT

Tel: 0191 387 1919 Fax: 0191 387 1583

Directorate of Development Services

***28 August 2008***

### ***List of Planning Appeals and Current Status***

The Planning Applications listed below have been, or are currently, the subject of appeals against the decision reached by the Planning Committee. Planning Appeals are considered by a Planning Inspector from the Planning Inspectorate, a body which is independent of Chester-le-Street District Council.

#### Key to Appeal Type Code

- W - Written Representations
- I - Hearing
- P - Public Inquiry

If you wish to view a copy of an Inspector's decision letter regarding any one of the appeals listed below please contact the Planning Division on 0191 387 2172 or 0191 387 2173 in order to arrange this.

<b>Application Number / ODPM reference number</b>	<b>Applicant</b>	<b>Appeal Site</b>	<b>Proposal</b>	<b>Appeal Type / Appeal Start Date</b>	<b>OS Grid Reference</b>	<b>Status / Date of Appeal Decision</b>
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PLANNING COMMITTEE 8 September 2008

<b>Application Number / ODPM reference number</b>	<b>Applicant</b>	<b>Appeal Site</b>	<b>Proposal</b>	<b>Appeal Type / Appeal Start Date</b>	<b>OS Grid Reference</b>	<b>Status / Date of Appeal Decision</b>
07/00115/FUL /	Mr A.J. Laverick	4 Station Lane Pelton Fell Chester-le-Street Durham DH2 2RL	Single storey ground floor extension to kitchen and replacement sun lounge for conservatory	W / 29.10.2007	E:425239 N:552103	Appeal Withdrawn / 11.01.2008
07/00276/FUL /	Mr Thomas	New Dwelling Adjacent to Willowbrook Woodburn Close Bournmoor Chester-le-Street Durham DH4 6DH	Erection of conservatory to rear, creation of new window opening to side elevation and installation of additional roof light to rear	W / 24.01.2008	E:431238 N:550971	Appeal Allowed / 01.05.2008
07/00285/FUL /	Mr D. Kumar	53 Longdean Park Chester-le-Street Durham DH3 4DG	Conversion of garage to office, single storey extension to rear to provide sun lounge and extension above garage to provide additional bedroom and extended kitchen area plus widening of driveway.	W / 14.02.2008	E:427588 N:552791	Appeal Allowed / 15.07.2008

PLANNING COMMITTEE 8 September 2008

<b>Application Number / ODPM reference number</b>	<b>Applicant</b>	<b>Appeal Site</b>	<b>Proposal</b>	<b>Appeal Type / Appeal Start Date</b>	<b>OS Grid Reference</b>	<b>Status / Date of Appeal Decision</b>
07/00438/FUL /	McCarrick Construction	1 - 4 Chalmers View Newcastle Road Chester-le-Street Durham DH3 3TE	Retrospective application to allow glass panels between bay windows instead of previously approved timber panels in application 06/00016/FUL	W / 30.05.2008	E:427422 N:551915	Appeal In Progress /
07/00495/FUL /	Mr J. Johnson	Johnsons Garage 3 Newcastle Road Chester-le-Street Durham DH3 3TJ	Demolition of car showroom & workshop and erection of 10 no apartments & associated works (Amended description)	W / 05.03.2008	E:427405 N:551809	Appeal Allowed / 20.06.2008
07/00497/FUL /	Mr & Mrs Fletcher	Land to The West of The Poplars Arcadia Avenue Chester-le-Street Durham	Proposed erection of 1 no dormer bungalow and detached garage	W / 25.01.2008	E:427290 N:552194	Appeal Withdrawn /

PLANNING COMMITTEE 8 September 2008

<b>Application Number / ODPM reference number</b>	<b>Applicant</b>	<b>Appeal Site</b>	<b>Proposal</b>	<b>Appeal Type / Appeal Start Date</b>	<b>OS Grid Reference</b>	<b>Status / Date of Appeal Decision</b>
07/00502/ADV /	JC Decaux	AP Developments 28 - 29 Front Street Pelton Chester-le-Street Durham DH2 1LU	Display of externally illuminated free-standing 48 sheet advertisement hoarding, size 3.048 metres x 6.096 metres, along east elevation of front of site (retrospective application).	W / 01.02.2008	E:424956 N:553078	Appeal Dismissed / 06.05.2008
07/00544/FUL /	Mr & Mrs Cree	3 Kingsmere Chester-le-Street Durham DH3 4DB	Erection of single storey extension at side of dwelling and erection of detached garage in garden area at side/front (amended plans received 18 February 2008).	W / 11.06.2008	E:427309 N:553411	Appeal In Progress /
08/00089/FUL /	Mr P. Blaydon	Land at Entrance to Valley View Sacriston Durham	Erection of one detached bungalow and means of access	W / 09.07.2008	E:423797 N:546791	Appeal In Progress /

**Stephen Reed**  
**Development and Building Control Manager**  
**28 August 2008**