

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/19/01720/FPA
FULL APPLICATION DESCRIPTION:	Erection of two storey side extension to C4 (House in multiple occupation) dwelling.
NAME OF APPLICANT:	Mr Stephen Shaw
ADDRESS:	77 Whinney Hill Durham DH1 3BG
ELECTORAL DIVISION:	City of Durham
CASE OFFICER:	Leigh Dalby Planning Officer Telephone: 03000 261389 Leigh.Dalby@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is an end of terrace property located on Whinney Hill which is within the Durham City Conservation Area and forms part of the eastern city centre consisting of an elevated residential street that climbs steeply from its Old Elvet / Green Lane junction in the north to the roundabout in the south connecting Hallgarth Street, Stockton Road and Shincliffe Road.
2. The area is characterised by interwar houses originally local authority housing stock to provide accommodation for the prison officers at HM Prison Durham. The properties are arranged in short blocks either lining the main street or in cul-de-sacs, and are of a typical design of social housing of this era. The original regular and balanced street, varying topography with landscape features in the public realm and private gardens lining the roadsides combine to generate a distinctive suburban environment with a green character.

Proposal

3. The application seeks consent for the erection of a two-storey extension to the side of the existing dwelling (currently used as a C4 - House in multiple occupation) to provide additional bedroom space within the dwelling whilst remaining within their current use class.
4. The two-storey extension is designed to reflect the host property with brickwork, render, tiles and decorative features to match the existing property. The extension is proposed to project approx. 3.5m from the side of the dwelling with a width of approx. 7.0m and set back from the front and rear elevations by 0.5m and 0.2m respectfully. The proposal will have a maximum height of approx. 7.0m reducing to 5.0m at eaves with a hipped roof design.

5. The application is before Members at the request of the City of Durham Parish Council as they are concerned about the impact of the development on the locality from the intensification of student use contrary to the adopted interim policy.

PLANNING HISTORY

6. DM/18/00549/FPA - 77 Whinney Hill - Two-bedroom two storey end terraced dwelling for C3 dwelling occupation. Refused.

PLANNING POLICY

NATIONAL POLICY

7. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
8. NPPF Part 5 Delivering a Sufficient Supply of Homes - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
9. NPPF Part 11 Making Effective Use of Land - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
10. NPPF Part 12 Achieving Well-Designed Places - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
11. NPPF Part 15 Conserving and Enhancing the Natural Environment - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
12. NPPF Part 16 Conserving and Enhancing the Historic Environment – Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

NATIONAL PLANNING PRACTICE GUIDANCE:

13. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; conserving and enhancing the historic environment; design; and use of planning conditions.

<https://www.gov.uk/government/collections/planning-practice-guidance>

LOCAL PLAN POLICY:

City of Durham Local Plan

14. Policy E3 - World Heritage Site – Protection – Durham Cathedral and Castle WHS and its setting will be protected by restricting development to safeguard local and long distance views to and from the cathedral and castle and peninsula and seeking the conservation and management of buildings which make up the WHS and its setting.
15. Policy E6 - Durham City Centre Conservation Area – states that the special character, appearance and setting of the Durham (City Centre) Conservation Area will be preserved or enhanced as required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The policy specifically requires proposals to use high quality design and materials which are sympathetic to the traditional character of the conservation area.
16. Policy E21 – Conservation and Enhancement of the Historic Environment – states that the historic environment will be preserved and enhanced by minimising adverse impacts by development proposals.
17. Policy E22 – Conservation Areas – seeks to preserve or enhance the character or appearance of conservation areas, by not permitting development which would detract from its setting, while ensuring that proposals are sensitive in terms of scale, design and materials reflective of existing architectural details.
18. Policy E23 – Listed Buildings – The Council will seek to safeguard listed buildings by not permitting development which detract from their setting.
19. Policy H13 (Residential Areas – Impact upon Character and Amenity) states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
20. Policy T1 (Traffic – General) states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.
21. Policy T5 – Public Transport – The council will encourage improvements to assist public transport services including the provision of suitable facilities and ensuring new development can be conveniently and efficiently served by public transport.

22. Policy T10 (Parking – General Provision) states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
23. Policy T21 – Walking – states that existing footpaths and public rights of way should be protected.
24. Policies Q1 and Q2 General Principles Designing for People and Accessibility states that the layout and design of all new development should take into account the requirements of all users.
25. Policy H9 – Multiple occupation / student households - seeks to ensure that where houses are sub divided or converted to flats, bedsits or multiple occupancy, they do not adversely affect the character of the area, the amenity of nearby residents and the concentration of sub-divided dwellings to the detriment of the range and variety of the local housing stock.
26. Policy U8A – Disposal of Foul and Surface Water – requires all new development to have satisfactory arrangements for foul and surface water disposal.
27. Policy Q5 – Landscaping – General – requires all new development which has an impact on the visual amenity of the area in which it is located to incorporate a high level of landscaping in its overall design and layout.
28. Policy Q9 – Alterations and Extensions to Residential Property - The design, scale and materials are sympathetic to the main dwelling and the character and appearance of the area. Wherever possible the alteration or extension incorporates a pitched roof, the alteration or extension respects the privacy of adjoining occupiers of the property and the alteration or extension will not create a level of multiple occupation.
29. Interim Policy on Student Accommodation
30. On the 13th April 2016 an Interim Policy was adopted following consultation in relation to student accommodation, as such this interim policy can be afforded weight in the decision making process, although the weight to be afforded to it must be less than if it were part of the statutory Development Plan for the area, recent case law has supported the policy and its application. This is therefore a material consideration which is looked at in more detail below.
31. The Houses in Multiple Occupation (HMO) Interim Policy states: in order to promote the creation of sustainable, inclusive and mixed communities and maintain an appropriate housing mix, applications for new build Houses in Multiple Occupation (both C4 and sui generis), extensions that result in additional bed spaces, and changes of use from any use a Class C4 (House in Multiple Occupation), where planning permission is required will not be permitted if more than 10% of the total number of properties within 100 metres of the application site are already in use as HMO or student accommodation exempt from council tax charges.

RELEVANT EMERGING POLICY:

32. Paragraph 48 of the NPPF states that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. Following consultation at 'Issues & Options', 'Preferred Options' and 'Pre Submission Draft' stages, the CDP was approved for submission by the Council on 19 June 2019. The CDP was submitted to the Planning Inspectorate on 28 June 2019. Although the CDP is now at a relatively advanced stage of preparation, it is considered that it is not sufficiently advanced to be afforded any weight in the decision-making process at the present time.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

33. The Highways Authority have raised no objections to the proposal given the city centre location, there is no requirement to request parking provision be provided on this occasion and noted that the majority of dwellings nearby come with no in-curtilage parking provision. The difference between this proposal, the previous proposed dwelling and those dwellings established in the street, is that any dwellings which existed before the introduction of the Controlled Parking Zone (in which this street falls) are entitled to apply for parking permits, whereas new dwellings are not entitled to apply.
34. Durham Constabulary have confirmed they have provided no comment.

INTERNAL CONSULTEE RESPONSES:

35. The Design and Conservation team have considered the proposed scheme and concluded that the proposal will have a neutral impact on the character and appearance of the conservation area, and the design of the proposal is subordinate to the host property, and as such have no objections.
36. Environment, Health and Consumer Protection (Nuisance Action Team) – Raise no objection to the proposal.
37. The Contaminated Land team have raised no objection or concern in relation to the proposal, however have requested an informative to be added should the application be deemed acceptable.
38. Planning Policy section have clarified that the interim policy for student accommodation and HMOs is still a material consideration in the decision-making process, and that the proposal is contrary to the interim policy in that there are over 10% of properties in the area which are registered as student exempt. However, given a recent appeal decision at Hawthorn Terrace whereby the Inspector concluded that where the provision of additional rooms within existing HMOs will not actually alter the overall percentage, this should not be refused on this basis alone. Therefore, the case officer will need to be satisfied that the impacts of the development on the local area is not significantly harmful and the amenity of existing and future residents is not adversely affected.

PUBLIC RESPONSES:

39. The application has been advertised by means of site notice and by neighbour notification letters (15 in total). 3no. representations were received in objection to the proposal, 2no. from the Parish Council and Whinney Hill Community Group and 1no. from a local resident. A summary of these comments are set out as follows:
40. City of Durham Parish Council - objects to the proposal on the grounds that as there are already over 10% of properties within 100m of the application site in use as HMO or student accommodation, this is therefore contrary to the Interim Policy on Student Accommodation. In addition, the creation of a six-bedroom student HMO capable of accommodating ten to twelve student occupants is in direct conflict with the NPPF and Durham County Council's objectives and policies to promote and preserve inclusive, mixed and balanced communities and to protect residential amenity, and therefore fails Saved Policy H9.

41. Furthermore the proposal by virtue of its design, scale and massing would be visually incongruous and detract from the character and appearance of the Durham City Conservation Area contrary to Policy E22.
42. Whinney Hill Community Group – objects to the proposal as it is considered that the proposal will detract from the streetscene, result in the loss of garden space and amenity for existing and additional tenants, fails to reflect the character of the area through uniformed linear blocks of housing and fails to preserve or enhance the Conservation area contrary to Policy E22.
43. In addition, the application will lead to increased noise and disturbance on neighbouring residents and conflicts with the Interim Policy on Student Accommodation and saved Policy H9.
44. A local resident objects to the proposal as it is considered to be contrary to H9, E22, Q9 and T10 along with the Interim Policy on Student Housing; insofar as, the proposal will increase the levels of noise and disturbance, anti-social behaviour and refuse, lead to a greater demand on parking and is of a size and scale that is excessive to the existing property and will not preserve or enhance the character of the area.

APPLICANT'S STATEMENT:

45. The applicant has submitted the following supporting statement.
46. The proposed extension has been carefully designed, taking into account the comments of planners and guidance given in response to our previous application on the same site.
47. Consultation with the Council's Design and Conservation Officer has resulted in a stepped design to both the front and rear elevations, which would in their view, "...appear less incongruous and harmful than the previous scheme, addressing the previous reasons for refusal and those within the inspectors appeal decision. The impact upon the character and appearance of this part of the conservation area resulting from the amended scheme would be reduced to a neutral level."
48. The revised proposal enjoys support of planners and their recommendation for approval reflects that the proposal's design and scale can be considered to not cause any undue harm to surrounding heritage assets or neighbouring amenity.
49. The proposal matches many other existing end of terrace extensions on Whinney Hill and, with its proposed pitched roof and stepped elevations, in some cases can be considered much more sympathetic in design.
50. The proposal will not result in an increase in HMO numbers in the area as the property has operated as a small C4 HMO since 2003. Consequently, the proposal does not run contrary to the principles associated with the interim policy as the housing mix in the area will remain unchanged.
51. The extension will improve the provision of accommodation and shared amenity for residents by increasing accommodation within the permitted guidelines for an existing C4 dwelling, increasing existing room sizes and adding two further full-size bathrooms. Whilst there is a degree of conflict with the interim policy on student housing, it is felt that the proposal complies with the relevant saved policies of the local plan and helps drive up the quality of housing on offer. The property will be part of the mandatory HMO licencing scheme and Durham Assured Student Housing scheme.

52. A well-planted side garden is to be re-instated as part of the proposed extension that will improve a corner of Whinney Hill presently dominated by the 3m+ high wall of HMP Durham and a large bus shelter to the east boundary of the property. 75 additional family homes are being built 100m away at the former Durham Johnston School site, which potentially overshadows the impact to the neighbourhood of two additional residents at number 77 Whinney Hill

The above is not intended to list every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8X9C0GDL8J00>

PLANNING CONSIDERATIONS AND ASSESSMENT

Material Considerations

53. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues are the principle of development, impact of the development on the designated heritage asset, impact on interim policy on student accommodation, the impact on the character and appearance of the existing property and streetscene, the amenity and privacy of neighbouring land users and highway safety.

Principle of development

54. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The City of Durham Local Plan (CofDLP) remains the statutory development plan and the starting point for determining applications as set out in the Planning Act and reinforced at Paragraph 12 of the NPPF. However, the NPPF advises at Paragraph 213 that the weight to be afforded to existing Local Plan policies will depend upon their degree of accordance with the NPPF.

55. The City of Durham Local Plan (CofDLP) was adopted in 2004 and was intended to cover the period to 2006. The NPPF Paragraph 213 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired.

56. In consideration of the above, saved policy H9 relating to multiple occupation and student accommodation is directly relevant to the proposal as it deals with alterations and extensions to existing properties already in HMO use. This policy is considered consistent with the NPPF, as it is up to date and not time limited and can therefore be afforded full weight in the decision-making process. Paragraph 11(d) of the NPPF is not engaged.

57. Policy H9 of the City of Durham Local Plan states that proposals to extend or alter properties which are already in an established HMO use class will be permitted provided that there is adequate parking, there is sufficient privacy and amenity areas for occupiers, the proposal would not adversely affect the amenities of nearby residents and the extension would be in scale and character with the host dwelling and surrounding area.

58. Policy H13 seeks to ensure that the character of residential areas is protected and that permission is not granted for development that adversely affects the character or appearance of residential areas, or the amenities of residents within them. The approach contained within policy H13 of the City of Durham Local Plan is considered consistent with the general aim of the NPPF in paragraph 62 to create mixed and balanced communities and as such it remains a relevant policy of the current development plan and as such can be attributed weight accordingly in determination of this application. The various points within Policy H9 and H13 are covered in the relevant sections of the report below.

Interim Policy on Student Accommodation

59. The Interim Policy on Student Accommodation goes further than policy H9 as it states that extensions that result in additional bed spaces will not be permitted if more than 10 per cent of the total number of properties within 100 metres of the application site are already in use as HMOs.
60. When assessed against the Interim Policy, which seeks to curtail extensions and creation of bed spaces, the proposals are contrary, particularly as the percentage of properties within the 100 metres radius of the application site equates to 38.4 per cent.
61. It must be noted however that the proposed extension would not impact on the percentage of properties in HMO use as the application site already falls within a C4 category. On this basis, the proposal would equate to two additional bedrooms creating a 6-bed (C4) HMO and in consideration of this, the proposals are not considered to be contrary to the aims and objectives of the interim policy which seeks to maintain an appropriate housing mix by assessing the change in the percentage of housing in student accommodation within a 100 metres radius.
62. On this basis, the provision of the additional bed spaces to an existing C4 property does not undermine this principle. Furthermore, it must also be noted that the interim policy is not part of an adopted development plan and therefore less weight must be afforded to it as a result and in the event of conflict with saved local plan policies, those saved policies must prevail.
63. Furthermore, a recent appeal decision (reference APP/X1355/W/16/3160444) for a two-storey rear extension of a class C4 HMO to provide 3 additional bedrooms at 40 Hawthorn Terrace, Durham, considered the issues associated with the creation of additional bedrooms within established HMOs and whether such development is considered to conflict with the Interim Policy. The Inspector found that within the Interim Policy there is no explicit reference made on how to address extensions to existing HMOs against the 10 per cent tipping point. This would suggest that the Council has essentially sought a moratorium on extensions to HMO properties within the Durham City area where the majority of residential areas are in excess of 10 per cent HMOs. The Inspector considered that such a stance would be at odds with the more permissive approach of saved Policy H9 of the local plan. The Inspector further commented that the provision of additional bed spaces to an existing HMO in an area where more than 10 per cent of properties within 100 metres of the appeal site are in use as HMOs would not result in an adverse impact on the overall range and variety of local housing stock in the area. On this basis, the Inspector allowed the appeal.
64. In these circumstances, Officers are of the view that it would be very difficult to sustain a refusal reason based on conflict with this element of the Interim Policy.

65. It is therefore considered that the principle of the proposal is acceptable in planning policy terms being an extension to an existing C4 dwelling, subject to the material planning considerations as set out below.

Impact on Designated & Non-Designated Heritage Assets

66. When considering any application for planning permission that affects a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

67. The National Planning Policy Framework (NPPF) goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area (para. 200, NPPF), whilst requiring local planning authorities to take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset (para. 197, NPPF). It also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 192, NPPF).

68. Policy E21 (The Protection of Historic Environment) seeks to preserve and enhance the historic environment of the district by requiring proposals to minimise the adverse impact on significant historic features and encourage the retention and re-use of buildings which are of visual or local interest.

69. Policy E22 (Conservation Areas) seeks to preserve or enhance the character or appearance of the conservation area within the City of Durham.

70. The application property is located within the Durham City Conservation Area (a designated heritage asset), the Council's Design and Conservation team have provided the following appraisal of the area and its characteristics; "The area is characterised by interwar houses originally local authority housing stock providing accommodation for the prison officers at HM Prison Durham which forms an abrupt end to the street. The properties are arranged in short blocks either lining the main street or in cul-de-sacs, and are typical designs of social housing of their time. The original regular and balanced street, varying topography with landscape features in the public realm and private gardens lining the roadsides combine to generate a distinctive suburban environment with a green character that positively contributes to the conservation area."

71. The proposed extension would utilise the triangular shaped garden to the side of the property, and is considered to be of a design, scale and massing that is complementary to the host dwelling, in providing a subordinate addition to the original dwelling that preserves a large extent of the original garden maintaining the original character of the area.

72. In terms of the detailed design, the development draws architectural cues from the locale such as the hipped roof form, the arrangement, shape and sizes of the fenestration, the use of dashed render above exposed brickwork, and the quoin detailing, that reflects the character of the existing interwar housing.

73. Finally, it is noted that the proposed extension would not intrude into or block the public view of Durham Cathedral that can be gained from certain vantage points along the main street around the site.

74. It is therefore considered that the proposed extension to the side of the application property within this location would not result in a detrimental impact on the setting, appearance or significance of the conservation area.

75. This view is supported by the Council's Design and Conservation section. Therefore, in consideration of the above guidance and the impact upon the conservation area, it is considered that the principle of the proposal will not detrimentally impact the appearance or character of the designated historical asset (Durham City Conservation Area) in line with the requirements of E21 and E22 and paragraphs 191, 197 and 200 of the NPPF.

Impact on visual amenity of the area

76. Policy Q9 of the Local Plan states that proposals for alterations and extension to residential properties will be permitted provided that the design, scale and materials are sympathetic to the main dwelling and the character and appearance of the area.

77. As discussed above the proposal is of a design and scale that respects the character and materials of the host dwelling and the character of the area, as such it is considered that the proposal will not result in a detrimental impact on the visual amenity of the area in accordance with Policy Q9 of the City of Durham Local Plan.

Impact on Residential amenity

78. The NPPF (Section 12) states that proposals should create a high standard of amenity for existing and future users. In accordance with this, policy Q8 requires that new residential development should provide adequate amenity and privacy for each dwelling and minimise the impact of the proposal upon the occupants of existing nearby and adjacent properties. To meet with these requirements, guidelines are set for privacy distances, requiring a distance of 21 metres between habitable room windows and 13 metres between blank gables and habitable windows.

79. The proposed extension is designed and orientated so that the windows within the extension do not impact the privacy or the amenity of the surrounding residential properties and provide adequate separation distances in excess of the minimum privacy distances required in Policy Q8.

80. Furthermore, it is not considered that the proposed extension by virtue of its projection, location and orientation will have a detrimental impact on the visual amenity and outlook from any surrounding residential property nor lead to any overshadowing, overbearing and oppressive effect on this neighbouring property to a sufficient level to warrant refusal.

81. The proposed bedroom space within the extension is considered to provide adequate living and amenity space for the occupiers in line with the national described space standards.

82. It is noted that the provision of two additional bedrooms will lead to an increase in the level of activity and subsequently the potential for an increase in noise and disturbance to the surrounding residential properties. However, it is considered that the addition of a further two occupants at the dwelling already in use as a HMO is unlikely to create a significant increase in activity and levels of noise or disturbance directly apportioned to this development to such a degree to warrant refusal of the application.

83. The proposal is therefore considered to accord with policy Q8 in this regard and NPPF core principle regarding ensuring a good standard of amenity is maintained for existing and future occupiers.

Highway Issues

84. The Highways Authority have raised no objections to the proposal given the city centre location and noted that the majority of dwellings nearby come with no in-curtilage parking provision. It is therefore considered that the proposal is acceptable in accordance with T1 and T10 of the City of Durham Local Plan.

Residual Matters

85. The majority of comments received in response to the publicity of the application have been addressed within the above assessment of the proposal. However, the City of Durham Parish Council have raised concerns relating to the property having the ability to accommodate 10-12 occupants. Whilst this may be technically feasible, the property is to remain within a C4 use class, which limits the total number of occupants to six. Therefore, notwithstanding the total of double bedrooms annotated on the submitted plans, a further planning permission would be required for the use of the property as a large HMO (Sui-Generis).

CONCLUSION

86. It is considered that the principle of the proposal is acceptable in line with the appropriate saved Local Plan policies, and whilst the proposal does not fully accord with the Interim Student Accommodation policy, it must also be noted that the interim policy is not part of an adopted development plan and therefore less weight must be afforded to it and it cannot override a saved policy in the event of conflict. This view is supported by a recent planning appeal decision (as detailed above).

87. The proposal is considered acceptable in respect of the aims of policies T1, T10, Q1, Q2, Q8, Q8, H9, H13, E3, E6, E21, E22 and E23 of the saved City of Durham Local Plan and the NPPF subject to appropriate conditions.

RECOMMENDATION

That the application be **APPROVED**, subject to the conditions detailed below:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the approved plans listed in Part 3 – Approved Plans.

Reason: To define the consent and ensure a satisfactory form of development is Obtained in accordance with Policies T1, T10, Q1, Q2, Q8, Q9, H9, H13, E3, E6, E21, E22 and E23 of the City of Durham Local Plan 2004.

3. Notwithstanding the details shown on the submitted application, the external building materials to be used shall match the existing building.

Reason: In the interests of the visual amenity of the surrounding areas in accordance with Policy E3, E6, E21, E22, E23 and Q9 of the City of Durham Local Plan 2004 and Parts 12 and 15 of the National Planning Policy Framework.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)

BACKGROUND PAPERS

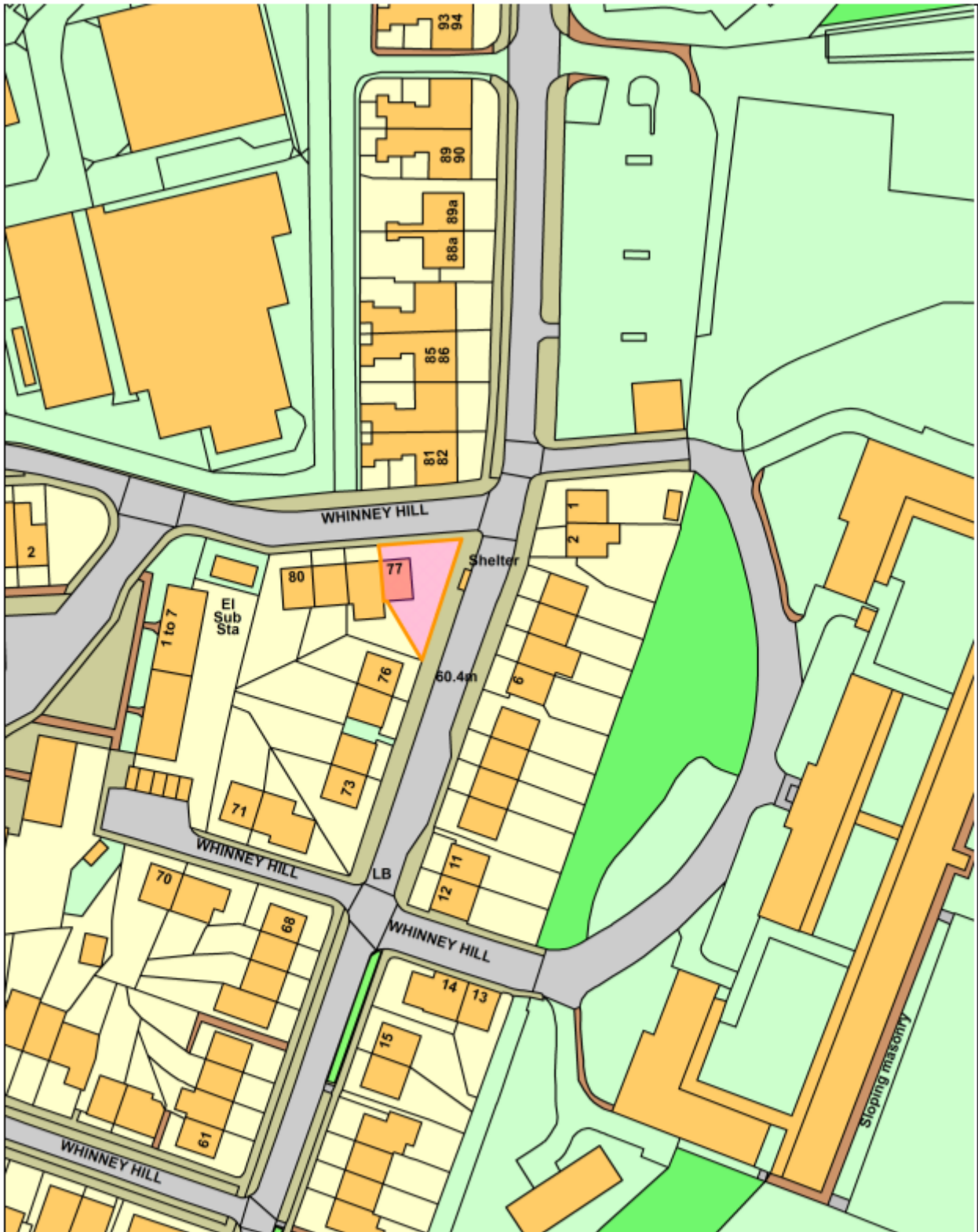
Submitted application form, plans, supporting documents and subsequent information provided by the applicant


The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

City of Durham Local Plan

Statutory, internal and public consultation responses



	Planning Services		77 Whinney Hill, Durham	
<small>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or other proceedings.</small>		Erection of two storey side extension to C4 (House in multiple occupation) dwelling.		
<small>Durham County Council (Durham City Area Office) Licence No. 1000222022005.</small>		Comments		
Date	28 August 2019	Scale	1:977	