

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/20/01320/FPA
FULL APPLICATION DESCRIPTION:	Two storey rear extension, bow window to front and replacement windows
NAME OF APPLICANT:	Mr Steve Nuttall
SITE LOCATION:	25 West End Sedgefield Stockton On Tees TS21 2BW
ELECTORAL DIVISION:	Sedgefield
CASE OFFICER:	Jayne Pallas Planning Officer 03000 268 306

DESCRIPTION OF THE SITE AND PROPOSAL

The Site:

1. The application site is an 18th century, mid terraced property located within the Sedgefield Conservation Area and is also covered by an Article 4 Direction. The dwelling is two storey in height as seen from the front, however has been extended to the rear to create additional second floor living accommodation. The property is also served by 2 No. single storey off shoots, which would be demolished as part of the current scheme. To either side of the property are the neighbouring residential dwellings, No. 23 to the East and No. 29 to the West. Vehicular access to the site is gained from a private road leading from the highway of West End to the South, where there is on street parking only. To the North, is a large, raised garden with pedestrian access obtained to the rear via an alleyway between No.17 and No.19 West End.

The Proposal:

2. Planning permission is sought for the erection of a two storey extension to the rear of the property. The scheme would see the demolition of the existing single storey off shoots to the rear (currently containing a kitchen, utility room, downstairs W.C and a separate conservatory).
3. The proposed extension would create a large open plan kitchen/day room at ground floor level and the additional first floor space would enlarge an existing bedroom and would include the provision of an ensuite bathroom and laundry room.
4. The length of the ground floor element of the extension would measure 5.6m on the eastern wall, 7.14m on the western wall, with a width of 8.37m. The proposal would

be served by a dual pitched roof, with an overall height of 3.5m. The two storey element of the proposal would be splayed in length, with a 2.69m projection beyond the rear elevation on the eastern wall and a 3.65m projection on the western wall. The proposal would measure 6.4m in width and would be stepped in 1.1m from the boundary with No.23 and 1.35m from No. 29. The extension would measure 4.4m to the eaves and 5.35m at the highest point of the dual pitched roof.

5. The external walls of the extension would be finished in white render, under a concrete tiled roof to match the main dwelling. The windows of the extension would be of timber construction, finished in a grey colour and the doors at ground floor level would be constructed of aluminium, also finished in grey.
6. As part of the scheme, the windows on the front elevation of the building would be replaced with timber, sliding sash alternatives, finished in a grey colour. The existing bow window would also be replaced with a bay window (also of timber construction).
7. The application is being reported to the Planning Committee at the request of Cllr John Robinson because of concerns raised by the residents of a neighbouring property regarding the impact the extension would have on their home and amenity.

PLANNING HISTORY

7/2008/0359/DM – LOFT CONVERSION, ERECTION OF SECOND FLOOR REAR EXTENSION, INSTALLATION OF ROOF LIGHTS TO FRONT ELEVATION AND NEW WINDOWS – Approved.

7/2002/0689/DM - TIMBER CONSERVATORY TO REAR – Approved.

PLANNING POLICIES

National Planning Policy Framework (NPPF)

8. A revised National Planning Policy Framework (NPPF) was published in July 2018 (with updates since). The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
9. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
10. *NPPF Part 4 Decision-Making* - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

11. *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.
12. *NPPF Part 15 – Conserving and Enhancing the Natural Environment* – Planning policies and decisions should contribute to and enhance the natural and local environment, recognising the intrinsic character and beauty of the countryside and the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
13. *NPPF Part 16 - Conserving and Enhancing the Historic Environment* – Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance

<https://www.gov.uk/guidance/national-planning-policy-framework>

National Planning Practice Guidance:

14. 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 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:

15. Paragraph 47 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan is the County Durham Plan (CDP). The following CDP policies would be deemed relevant to the determination of the application:
16. *Policy 29 – Sustainable Design* – All development proposals will be required to achieve well designed buildings and places having regard to supplementary planning documents and other local guidance documents where relevant, and contribute positively to an area’s character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities.
17. *Policy 31 – Amenity and Pollution* – Development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment. Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated.

18. *Policy 40 – Trees, Woodlands and Hedges* – Proposals for development will not be permitted that would result in the loss or damage to trees of high landscape, amenity or biodiversity value, unless the benefits of the proposal clearly outweigh the harm. Proposals for new development will be expected to retain existing trees where they can make a positive contribution to the locality or to the development.
19. *Policy 44 – Historic Environment* – Development is expected to sustain the significance of designed and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets.
20. Residential Amenity Standards SPD (2020 Adopted version) – Provides guidance on the space/amenity standards that would normally be expected where new dwellings and extensions are proposed.

Sedgefield Neighbourhood Plan:

21. The proposal site falls within the boundary of the Sedgefield Neighbourhood Plan which was adopted in October 2019.
22. Planning Policy Guidance advises that a Neighbourhood Plan becomes part of the development plan when it has been approved at a referendum. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Relevant policies include:
23. *Policy E1 - Visual and Spatial Impact* - Development should enhance the visual and spatial characteristics of the plan area.
24. *Policy E4 - Listed Buildings, Scheduled Monuments and Heritage Assets* - Proposals which affect designated and non-designated heritage assets will be considered in relation to the National Planning Policy Framework, which seeks to protect them subject to certain criteria.

CONSULTATION AND PUBLICITY RESPONSES

Statutory Responses:

25. *Sedgefield Town Council* – No comments or objections received.

Consultee Responses:

26. *Design and Conservation* – The works to the rear would be considered to have no impact on the character and appearance of the conservation area due to being so concealed within the site boundary, whilst the alterations to the front elevation would have a positive impact and as such there would be no objection to this proposal from a design and conservation perspective. However, if not provided up front, full joinery details should be provided by way of condition in relation to the replacement windows.

27. *Arboriculture* – Although the garden trees are attractive and have some intrinsic value, they are not visible to any significant degree from the public realm. As such, no objections are raised to their removal as part of the proposals.
28. *Sedgefield Civic Trust* – The trust approves of the proposed windows on the front elevation which are of a design that is in keeping with the property (on the basis that they are timber and sliding sash). However, the trust disapproves of the colour grey proposed, which would be out of character with the other properties within the conservation area. The proposed bay window would be a feature expected, however the trust encourages the use of brickwork below the bay to enhance the property further. The trust feels that the rear extension represents over development of the site and would be too dominant in structure.

Public Responses:

29. The application has been publicised by way of site notice and letters to neighbouring residents. 1 No. letter of objection has been received raising concerns that the proposed extension would be dominant, overbearing and result in loss of daylight to a number of windows within a neighbouring home. Furthermore, it is felt that the extension would represent over development of the site given its scale. Additional issues relating to the proximity of the build to the boundary line, maintenance of the party wall and potential disruption/damage during the construction period are not material planning considerations relevant to the determination of the application.
30. A letter was also received from a neighbouring resident reserving comment on the application pending confirmation of the 45 degree line in relation to their property. No further comments or objections have been raised by this resident following the submission of the amended plans showing the 45 degree line and re-notification of neighbours.

Applicant's Statement:

31. The applicant has made the following comments in support of the proposal:-
32. Despite renewing the kitchen roof we still have issues with leaks. The kitchen has not been updated since purchasing the property over 10 years ago. The conservatory is too hot in the summer and cold in the winter so rarely gets used. The ground between the existing kitchen and conservatory is damp and the small courtyard is unusable. The garden is elevated (2-2.5 metres high) and is accessible only by steep steps which are dangerous. To the 1st floor we have a very small low-ceilinged bedroom used only as an office. We have a very old Saniflow en-suite bedroom. The saniflow often freezes during winter due to the position and design and also leaks into the dining room below.
33. We wish to build a modern living kitchen and obtain easy access to the garden. On the first floor we wish to use the existing office space and create a Jack and Jill en-suite with a new useable double bedroom, this will maintain the house as 4 bedroomed. We also wish to change the existing staircase so access to the 1st floor can be from the new kitchen.
34. Our original proposals incorporated a full length double storey extension, however this has been significantly reduced in scale following concerns raised by the

residents of the neighbouring property. The first floor element was reduced by some 3 metres and was then reduced by a further 112mm to comply with the 45 degree rule in relation to all windows of the neighbouring properties. The ground floor part of the extension is encased by a 2.5m high wall and therefore is not visible and would have no impact on the neighbouring properties. It is also only 1 metre longer than the footprint of the existing kitchen.

PLANNING CONSIDERATION AND ASSESSMENT

35. 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 in this instance relate to the impact upon the character and appearance of the Sedgefield Conservation Area, residential amenity and arboricultural impact.

Impact upon the character and appearance of the Sedgefield Conservation Area

36. The application site lies within the Sedgefield Conservation Area. A conservation area is considered to be a designated heritage asset for the purposes of the NPPF, which advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The significance of a heritage asset is defined in the NPPF as its value to this and future generations because of its heritage interest. Amongst other things, significance derives from a heritage asset's physical presence which may be harmed by proposed works. When considering the impact of works on the significance of a designated heritage asset, NPPF paragraph 195 advises planning authorities to give great weight to the asset's conservation. Even 'less than substantial' harm to its significance must be weighed against the public benefits of the proposed development. These national provisions are reflected in Policy 44 of the County Durham Plan and Policy E4 of the Sedgefield Neighbourhood Plan.

37. In addition, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the Local Planning Authority when exercising its planning functions within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

38. The Sedgefield Article 4 Direction, approved by the Secretary of State in 1993, restricts permitted development rights on certain properties in the conservation area in order to control development such as window, door and roof replacement, which could otherwise threaten the character of the conservation area through loss of traditional details and materials if left uncontrolled.

39. Part 12 of the NPPF, Policy 29 of the County Durham Plan and Policy E1 of the Sedgefield Neighbourhood Plan seek to ensure good design in new developments which contribute positively to an area's character, identity, heritage significance, townscape and landscape features. Part 16 of the NPPF, Policy 44 of the County Durham Plan and Policy E4 of the Sedgefield Neighbourhood Plan require new development to enhance or preserve the built and historic environment, recognising that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. The Residential Amenity Standards SPD gives design advice on residential extensions, including those to the rear which are

to be designed to safeguard amenity and to respect the character and appearance of the dwelling and locality.

40. The application site contains a mid terraced property fronting the highway of West End to the south. The property is served by a large private curtilage to the rear, which is raised above the ground floor level of the main house. The front of the dwelling largely retains its original character and design, however the rear elevation has been substantially altered over time, with an existing second floor extension and 2 No. single storey off shoots in situ.
41. The proposed works would involve the demolition of the existing single storey off shoots to the rear, and the erection of a two storey extension. The proposed extension would be contained within an existing hard standing area, however part of the raised garden area would be excavated in order to provide a patio area at ground floor level.
42. The scale of the new extension to the rear is fairly substantial and concerns have been raised by the Civic Trust and neighbour that the proposal would represent overdevelopment of the site. However it is noted that the proposal would occupy a similar massing at ground floor to the existing off shoots (in terms of projection) which would be demolished as part of the scheme. The two storey element of the extension would have a shorter projection, would be stepped in from the boundary line and would be set below the height of the ridge of the main roof. Given that the proposed extension would be located to the rear which has already been substantially altered and where views from the public domain would be limited, it is considered that the scheme would not detract from the character, appearance or significance of the principal façade of the building, which makes the greatest contribution to the Sedgefield Conservation Area. References have also been taken from the main dwelling in relation to the design and materials of the extension.
43. The Council's Design and Conservation Officer considers that the work to the rear would have no impact upon the character or appearance of the conservation area due to it being concealed from public view. The Officer notes that the proposal is served by a fairly low roof pitch and raising this would allow the extension to better reflect the design of the original building. However in this regard, due to the relationship between the proposal and the neighbouring property, a low pitched roof has been retained in order to minimise light impact as far as possible.
44. As part of the scheme, the existing windows on the principal elevation would be replaced with timber sliding sash alternatives, finished in a grey colour. The ground floor bow window would also be removed and replaced with a bay window. The existing windows are not historic and are not of an appropriate traditional design for the age of the property. On this basis, there are no objections to the principle of replacement timber windows and the Design and Conservation Officer considers that the proposed windows to the front would be of a more appropriate traditional style that would improve the contribution the property affords to the conservation area. However, as the application does not include details of the proposed windows, it is deemed appropriate to secure the submission of full joinery details by condition, prior to the commencement of the development.
45. Sedgefield Civic Trust supports the proposed replacement windows on the front elevation, although it is considered that the proposed grey colour is inappropriate and would not reflect the character of the conservation area. It is noted that the

existing units, front door and surrounds are grey in colour and the replacement windows would therefore match the elements on the principal elevation that would be unchanged by the scheme. In this respect, as the replacement windows would be of a more appropriate style in keeping with the age of the property, it is considered that the scheme would enhance the character and appearance of the conservation area. It is however deemed appropriate to secure the precise colour finish of the units by condition, prior to the commencement of the development.

46. Sedgefield Civic Trust has also suggested that brickwork be installed below the proposed bay window at ground floor level. This has been discussed with the applicant; however the applicant does not own the land to the front in which any new brickwork would need to be constructed. As such, the projection of the proposed bay window has been limited to that of the existing bow window.
47. Overall, taking into account Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is no objection to the scheme from a design and conservation perspective with the proposals considered to satisfy the provisions of parts 12 and 16 of the NPPF, policies 29 and 44 of the County Durham Plan and policies E1 and E4 of the Sedgefield Neighbourhood Plan. The proposed extension would be of a reasonable scale and form in relation to the property and its curtilage and would not appear incongruous within the wider street scene, where many of the properties of West End have been altered to the rear. Furthermore, the proposed window replacements are considered to have a positive impact upon the character and appearance of the Sedgefield Conservation Area through the introduction of timber sliding sash alternatives, subject to the consideration of full joinery details by means of condition.

Privacy / Amenity

48. Policy 31 of the County Durham Plan seeks to ensure that new developments provide satisfactory amenity and privacy for new and existing adjacent dwellings. The Council's Residential Amenity Standards SPD offers advice in relation to the erection of extensions to the rear of dwellings. The guidance advises that sunlight and daylight are important factors in securing a good quality living environment. To minimise the potential for overshadowing to neighbouring properties and to help determine whether a more detailed daylight and sunlight assessment is needed the Council operate what is known as a '45 degree code'. This allows the Local Planning Authority to gauge the acceptability of proposals in terms of overshadowing and loss of light upon the surrounding properties.
49. The proposed extension would be located on the rear elevation of the building and all new window openings would be limited to the north elevation overlooking the rear of the property. Due to the splay of the site, the proposed extension would be angled slightly towards the boundary line with No.23 West End to the east. The splay of the extension would however mirror the angle of the boundary line and as such would not result in unreasonable overlooking of the garden space of the neighbouring property.
50. Due to the separation distance with properties to the rear, an excess of 21m would be retained following the erection of the proposed two storey extension in line with the Council's Residential Amenity Standards SPD.

51. Concerns have been raised by the residents of the neighbouring property regarding the relationship between the first-floor element of the extension and the dwelling to the east. The objectors feel that the proposal would have an overbearing impact and would result in loss of daylight to a number of windows within their home.
52. With regard to the ground floor element, the proposal would replace 2 No. single storey elements of a similar projection. Given the height of the existing boundary treatment and the current arrangement, it is considered that the ground floor projection would not materially impact the existing level of amenity experienced by the neighbouring properties on either side. It is noted that no objections have been raised to the ground floor element of the scheme.
53. In terms of the first-floor element, the proposal would be located on the north elevation, with an overall height of 5.35m. The edge of the closest habitable room window of No.23 to the east is situated 1.1m from the boundary line and is a small window serving a kitchen/dining room area running the depth of the dwelling. It is noted that the room is also served by a larger bay window on the southern elevation.
54. In order to satisfy the requirements of the 45 degree code outlined in the Residential Amenity Standards SPD, the original projection of the first floor element of the proposal has been reduced in length. Although the 45 degree code has been met, a Sunlight/Daylight Impact Test has been undertaken in relation to the impact upon daylight to No.23 West End. Given the orientation of the properties and the siting of the proposed extension on the north elevation, it was felt necessary only to undertake the test between the hours of 1pm and 4pm, where any impact would be seen by the residents of the neighbouring property.
55. In reviewing the existing shading experienced by No.23, the Sunlight/Daylight Impact Test demonstrated that the current double gable ridge of the host property and the 2.5m high boundary wall in situ already cast a shadow over the closest habitable room window and much of the rear patio space of No.23 during the specified hours.
56. When assessing additional overshadowing that would be caused by the first floor element of the scheme, the test outlined that the greatest loss of light to No.23 would be experienced around 2pm in the afternoon, and would relate to a fairly modest area situated centrally in the garden. The additional loss of light experienced by No.23 at 1pm, 3pm and 4pm would be minimal and also contained to the garden, and given the orientation of the extension to the north, the limited projection of the first floor element of the scheme and that the proposal satisfies the 45 degree code, the proposed extension is not deemed to be unreasonable in terms of loss of daylight or dominance. On this basis, therefore the objections raised in relation to impact upon the amenity of the neighbouring residents are not supported.
57. With regards to the demolition and construction phases, it is inevitable that some level of disturbance to neighbouring residents would result from site operations. However, such detail can be appropriately controlled by condition, controlling site operations and operational hours so as to minimize disturbance and inconvenience from the site during more sensitive hours.

58. Subject to the above, the proposed development is considered to satisfy the provisions of policy 31 of the County Durham Plan and the Residential Amenity Standards SPD in respect to residential amenity considerations.

Arboricultural impact

59. Policy 40 of the County Durham Plan seeks to prevent development that would result in the loss of or damage to trees of high landscape, amenity or biodiversity value. Furthermore, proposals for new development are expected to retain existing trees where they make a positive contribution to the locality or to the development.

60. As part of the scheme, a 4.7m section of the raised garden would be excavated in order to provide a patio at ground floor level of the extension. In order to undertake this work, an existing Willow tree (T1 on the plan submitted) and 2 No. areas of bushes/vegetation (B1 and B2) would be removed.

61. The Council's Tree Officer has commented in this regard that although the garden trees are attractive, they are not visible from the public domain and therefore no objections are raised to their removal. On balance, given the limited visibility of the rear of the site from the public domain and as the Willow tree would not justify protection in its own right, it is considered that the removal of T1, B1 and B2 could be accommodated without significant harm to the setting or appearance of the host property or the wider conservation area. As the development would not impact upon any trees of significance, it is considered that the scheme would satisfy the provisions of Policy 40 of the County Durham Plan.

Other matters

62. Neighbour concerns relating to the proximity of the build to the boundary line, maintenance of the party wall and potential disruption/damage during the construction period are not direct planning considerations and can be addressed through separate legislation (including building regulations and the Party Wall Act). As such, these issues would not warrant the refusal of the application.

Conclusion

63. The proposals concern the erection of a part single storey, part two storey residential extension to the north of No.25 West End, Sedgefield and the replacement of the windows on the principal elevation. The site is situated within the Sedgefield Conservation Area and benefits from a large private amenity space to the north. Consideration has been given to the scale and design of the proposed extension, which although fairly sizeable, would not appear over dominant or incongruous in this residential setting, where views from the public domain would be limited.

64. The proposed replacement timber sliding sash windows are considered an improvement which would enhance the character and appearance of the property and its setting within the conservation area, subject to the agreement of final joinery details by condition. Regard has also been given to the perceived impact on neighbouring amenities/privacy and arboricultural impact and the proposals are considered acceptable in these respects. The views of the neighbouring objectors have been considered and accounted for where relevant.

65. The application is considered to satisfy the provisions of Parts 4, 12 and 16 of the NPPF, policies 29 and 44 of the County Durham Plan and the Residential Amenity Standards SPD and is therefore recommended for approval, subject to relevant conditions.

RECOMMENDATION AND CONDITIONS

That the application be approved subject to the following conditions:-

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 that a satisfactory form of development is obtained in accordance with Policies 29, 31, 40 and 44; of the County Durham Plan and Parts 4, 12 and 16 of the National Planning Policy Framework

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 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

4. Notwithstanding the details submitted with the application the replacement windows on the principal elevation shall be timber, vertical sliding sash units. Prior to the commencement of development full details including plans at a scale of 1:20, cross sections and colour finish of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed and retained in accordance with the approved details.

Reason: In the interests of the visual amenity of the surrounding areas in accordance with Policy 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

5. No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday. No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday. No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays. For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: In the interests of the privacy/amenities of neighbouring occupiers and to comply with Policy 29 and 44 of the County Durham Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority 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.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documentation
County Durham Plan
National Planning Policy Framework
Internal consultee responses
Public responses
Responses from statutory and other consultees
National Planning Policy Guidance