

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/21/01325/FPA
FULL APPLICATION DESCRIPTION:	Temporary change of use from dwelling (use class C3) to children's home (use class C2).
NAME OF APPLICANT:	Durham County Council
ADDRESS:	The Manse Linden Villas Coxhoe Durham DH6 4DX
ELECTORAL DIVISION:	Coxhoe
CASE OFFICER:	Lisa Morina Planning Officer Telephone: 03000 264877 Lisa.morina@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. This site in question comprises a two storey semi-detached property which sits on Cornforth Lane and is surrounded on all sides by residential dwellings. It benefits from vehicular access and is served by a private garden to the front and rear.

Proposal:

2. Planning permission is sought for the temporary change of use of the property from a dwelling to a children's home to accommodate 2 young people between the ages of 12 and 17 for a temporary period of two years.
3. The application is referred to the Committee at the request of Cllr Blakey who considers the potential impact of the development in terms of anti-social behaviour and the fear of crime to be such that the application should be considered by the committee.

PLANNING HISTORY

4. There is no relevant planning history on the site

PLANNING POLICY

NATIONAL POLICY

5. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
6. NPPF Part 2 Achieving Sustainable Development - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. 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. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
7. 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.
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 and that the needs of groups with specific housing requirements are addressed.
9. NPPF Part 6 Building a Strong, Competitive Economy - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
10. NPPF Part 8 Promoting Healthy and Safe Communities - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
11. NPPF Part 9 Promoting Sustainable Transport - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
12. 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.

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.

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

LOCAL PLAN POLICY:

The following policies of the County Durham Plan are considered relevant to the application:

14. Policy 18 (Children's Homes) states that new children's homes will only be permitted where there is a gap in service provision; the site offers a positive, safe environment with access to services and community facilities; the scale will allow the occupants to be appropriately matched regarding welfare; the occupants will not be placed at risk, it is unlikely to result in unacceptable impact on residential amenity, fear of crime or community cohesion; and appropriate measures for emergency access, outside space, highways access, parking and servicing can be achieved. Applications must be supported by information regarding management and safeguarding.
15. Policy 21 (Delivering Sustainable Transport) requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development to have regard to Parking and Accessibility Supplementary Planning Document.
16. Policy 29 (Sustainable Design requires) all development proposals to achieve well designed buildings and places having regard to SPD and sets out 18 elements for development to be considered acceptable, including: positive contribution to areas character, identity etc.
17. Policy 31 (Amenity and Pollution) sets out that 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 and that can be integrated effectively with any existing business and community facilities. Development will not be permitted where inappropriate odours, noise, vibration and other sources of pollution cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for locating of sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

18. Highway Authority offers no objection to the application noting that sufficient on-site parking provision is provided.
19. Durham Constabulary Architectural Liaison Officer offers no objection to the application noting that the proposed number of children is in line with what is typically recommended to best replicate a family home and make it easier to match young children who will be living together.

INTERNAL CONSULTEE RESPONSES:

20. DCC Environmental Health Section notes that whilst the source of noise and disturbance could be greater from the proposed use than it could be from a C3 residential dwelling, the information submitted in support of the application demonstrates that it complies with the thresholds stated within the TANS and as such is unlikely to lead to an adverse impact.
21. DCC Spatial Policy has not responded.

PUBLIC RESPONSES:

22. The application has been advertised by means of site notice and by notification letters to surrounding occupiers. 11 letters of objection have been raising the following concerns:

Residential Amenity

- Whilst in some cases objections acknowledged that the County Council were required to find alternative accommodation for vulnerable young people, it was felt that the introduction of a care home in this location would be unsuitable given it would have a significant adverse impact upon the amenity of local residents, [most of whom are either elderly or are families with young children] that it would result in an increase in noise and disturbance, an increase in crime and the fear of crime and reduced personal safety. Objections cite instances when the property was used to house a single child and the detrimental impact that occurred for local residents during this time when the occupant was violent, aggressive and displayed considerable anti-social behaviour with some objections citing a need for police intervention on several occasions.
- There is also concern that the introduction of children or young adults with difficult behaviours may become a bad influence, adversely affecting the children of existing families.
- Concern has also been raised at the precise nature of the inhabitants and that nearby residents would in reality be living near a young offender's institution.
- The belief is that the proposal would result in a significant adverse impact upon the quality of life for residents.

Parking, Access and Highway Safety

- Parking provision to the front of the property is limited and the carers do not use the existing car park which reduces the available on street provision for other residents.

Publicity and Public Consultation

- Insufficient consultation has been carried out which excluded the local school with the aim of avoiding local interest.
- No consideration for the neighbours living nearby and the proposal appears to not take into consideration the views of the area.

Operational concerns regarding the management of the facility

- Several objections raised questions in relation to how the facility would be managed and the nature of the occupants. Concerns centred around the extent to which neighbours would be consulted if a person with a high risk moves to the property? Queries around the procedure for making a formal complaint or raising concerns about incidents that have impacted local children?

Other Matters

- The owner of the property has a holiday let at Co-operative Terrace in Coxhoe which has been used as a home also. The police are always called to that property and the neighbours have hell because of this.
- The owners have stated their mortgage has been paid off and they will move back in 2022.

APPLICANT'S STATEMENT:

23. The Manse has previously been accessed by a small number of Durham children and young people. During these short periods, young people were supported by non-DCC staff and plans were being progressed to register the home with Ofsted and to seek a change of planning use.
24. Durham County Council's Children and Young People's Service will now be responsible for the day to day running of the proposed new temporary children's home, which will care for no more than two young people, at any one time.
25. The home will be managed by a qualified and skilled Registered Manager who will be the point of contact for any concerns relating to the home. A broader staffing team consisting of experienced Residential Workers, will provide a caring role to the young person / young people living in the home.
26. The home will be staffed 24/7 by two experienced, qualified residential workers who will closely monitor young people's behaviours and the behaviours of others. The level of supervision is similar to that of a family home, with two parents.
27. It is important that the home integrates with the local community and that positive working relationships are developed with neighbours. We will be considerate to our neighbours and will support and encourage our young people to do the same.
28. The home will work closely with Durham Police, to ensure that young people are safe within the community that they live in. Community Police Officers develop a close working relationship with our homes and the young people that live there, supporting residential staff to develop strategies which support both the young people and the wider community
29. Children living in the home have moved from their family homes, they have not moved from custodial provision's, such as secure homes or young offender's institutes, therefore we would not expect crime statistics to be impacted as a result of this small home.

30. Additional off-street parking measures have been developed at the property and staff will be discouraged from parking on the road, directly to the front of the property.

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

31. 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 principle of development including consideration of its impact in terms of the fear of crime and social cohesion, the impact upon residential amenity, parking, access and highway safety the character of the area.

Principle of Development

32. Consent is sought for the change of use of the property from a residential dwelling to a children's care home for a temporary period of 2 years to provide full time care for 2 young people between the ages of 12 and 17.
33. Policy 18 of the County Durham Plan relates to children's homes and states that in order to promote the creation of sustainable, inclusive and mixed communities, applications for children's care homes, will only be permitted where:
- a. the applicant is able to demonstrate that the development will address any gaps in service provision to the satisfaction of the Local Planning Authority;
 - b. sites offer a positive and safe environment for the occupants of the premises ensuring that there is appropriate access to local services and community facilities;
 - c. the size/scale of the children's home will allow the occupants to be appropriately matched with regard for each child's welfare and taking into account their individual circumstances;
 - d. the occupants would not be placed at risk having regard to the latest crime and safety statistics in the area and that this has been agreed in advance with Durham County Council Constabulary, the council's Children and Young People's Services and other appropriate agencies;
 - e. it is unlikely to cause unacceptable individual or cumulative impact on residential amenity, fear of crime or community cohesion;
 - f. appropriate measures will be in place to ensure access for emergency vehicles and safety measures such as fire escapes; and
 - g. satisfactory outside space, highway access, parking and servicing can be achieved.
34. Text supporting policy 18 confirms that planning applications for children's homes must be accompanied by information regarding the management of the home, together with an assessment to ensure that necessary safeguards are put in place to ensure the welfare of the children. This will include consideration of any crime or safety concerns in the area, in consultation with Durham Constabulary, Children and Young People's Services and any other appropriate agencies.

35. The application site is an established residential property located within the settlement boundary of Coxhoe set on a main road adjacent to a bus stop. The area is predominantly residential in character although it is noted that there are a variety of services available towards the centre of Coxhoe which are within walking distance. It is therefore considered to be a sustainable location offering good access to shops and services. In this regard the development is considered to accord with the requirements of criterion b) of Policy 18 of the CDP which requires new children's homes to offer a positive and safe environment for the occupants of the premises ensuring that there is appropriate access to local services and community facilities.
36. Criteria a) of policy 18 of the CDP requires new development to demonstrate an established need for the facility. The Council has undertaken an assessment of existing children's home provision as detailed in the Council's document; 'Sufficiency Strategy for Children Looked After and Care Leavers 2020-2023'. That exercise has identified gaps in current service provision within this area of care and a requirement throughout the County for small scale children's homes of the type proposed at The Manse. In this regard it is understood that the application property represents an important element in meeting that demand and is specifically referenced at page 16 of the strategy. In light of the above it is considered that sufficient information has been provided to demonstrate that the development would meet policy 18 a) of the CDP in that there is a clearly established need for the facility.
37. Concerns have been raised over the precise nature of the facility and as such the applicant has confirmed that the facility would accommodate no more than 2 children at any one time and that this reflects a best practice care model that is designed to ensure that the Home provides a nurturing environment that is described as welcoming, supportive, safe, inclusive, valued, delivers consistent routines and boundaries, meets young people's basic and complex needs in a person centred approach. Durham County Council Police Architectural Liaison Officer has been consulted and raises no objection to the application noting that the proposed number of children is in line with what is typically recommended to best replicate a family home, and make it easier to match young children who will be living to together. In this regard the development is considered to accord with the requirements of criteria c) of policy 18 of the CDP.

Residential Amenity

38. Policy 18 e) of the CDP states that new children's homes will only be permitted where it is unlikely to cause unacceptable individual or cumulative impact on residential amenity, fear of crime or community cohesion. This is considered to present an approach consistent with paragraph 180 of the NPPF which advises that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
39. Several objections have been received regarding the potential for noise generated by the development to have a significant adverse impact upon residential amenity of surrounding occupiers, particularly those occupying the attached semi-detached dwelling at Linden House. Reference has been made within those objections to an unacceptable level of noise generated by the previous occupation of the property by a private care firm who used it to provide supervised accommodation for a single occupant.

Concerns also refer to a period when the property was occupied as a holiday let and that this generated an unacceptable degree of disturbance for adjacent residents. In response to the previous occupation it is understood that the property was used temporarily to accommodate a single child but that this subsequently ceased, and the dwelling is currently unoccupied pending consideration of this application.

40. The impact of the development upon residential amenity is a key material consideration in determination of this application with particular regard to the requirements of policy 18 e) of the CDP and paragraph 180 of the NPPF. Whilst the likely level of noise generated by the proposal is difficult to quantify due to the varying needs of individual users, it is nevertheless noted that the number of proposed children that the facility would accommodate is limited at no more than 2, and that this could be secured through planning condition. Although the previous use of the property is understood to have generated noise complaints measures were undertaken at this time to mitigate impacts such as reorientation of the internal living arrangements, (removing noise generating activity from rooms sharing a party wall with the adjoining property) and imposing limitations on when music could be played. Notwithstanding this, it is important to note that as part of the current proposal the facility would be managed and operated by Durham County Council's Children's and Young Peoples Services which successfully manages a number of similar facilities throughout the County. In addition, it is understood the facility would be registered with OFSTED and covered by other legislative requirements in this regard. With this in mind, and noting the limited number of children to be accommodated and that it is not within the remit of the planning system to manage the operational running of the care home, it is not considered appropriate to include any requirement for the submission and agreement of a management plan via planning condition in this instance.
41. Whilst the source of noise and disturbance could be considered greater from the proposed use than might normally be generated by occupation as a C3 dwelling, it should be noted that a dwelling could accommodate similar, or greater number, of occupants and this in itself could have a level of detrimental impact to residential amenity. The Council's Environmental Health Section has been consulted and whilst noting that the noise generated by the development might exceed that of a typical family home, the information supporting the application demonstrates that it would comply with the thresholds stated within the Council's Technical Advice Note in relation to noise, and as such is unlikely to lead to an adverse impact in this regard.
42. The applicant has noted the concerns of residents in this regard and sought to provide assurances that the facility would be robustly managed by a qualified and skilled Registered Manager who will be the point of contact for any concerns relating to the home supported by a broader staffing team would include experienced Residential Workers that will closely monitor young people's behaviours and the behaviours of others. In this respect it is considered that the level of supervision would be similar to that of a family home, with two parents.
43. Notwithstanding the above the applicant seeks planning permission for a period of 2 years only, after which the use would revert back to a C3 dwelling and any impact in that regard would be temporary.

44. The Council's Children and Young People's Services Section would operate the facility and has confirmed that the home would be managed by an appropriately qualified member of staff. The application set out in principle how the care home would function, including staffing levels and qualification levels for the staff employed. Whilst it is noted that this would need to be agreed by as part of the registration process and that it is not within the remit of the planning system to seek to control the day to day functioning of the care home, it is considered appropriate to include a planning condition which restricts the use of the property to a children's care home for no more than 2 young persons between the ages of 12 and 17, and for no other purpose falling within Class C2 of the Town and Country Use Classes Order 1987. This is considered necessary as occupation of the property for other uses falling within Class C2 (for example a nursing home or hostel) would likely create significantly greater residential amenity impacts than that currently proposed.
45. Residents have raised objection to the application citing concerns regarding crime and the fear of crime as a result of the development. In addition, concern has also been raised at the impact the development would have in terms of social cohesion which they believe would unbalance a community which is characterised by both the elderly and families with young children.
46. Policy 18 e) states that new development will only be permitted where it is unlikely to cause unacceptable individual or cumulative impact on fear of crime or community cohesion. Part 8 of the NPPF relates to the promotion of healthy and safe communities, states within paragraph 91 that planning decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Paragraph 92 further states that in order to provide social, recreational and cultural facilities and services to meet community needs, planning decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
47. Whilst it is acknowledged that residents hold fears that crime in the area would increase as a result of the proposals, there is no evidence to underpin this. Significantly, it is noted that there is no objection from the Durham Constabulary Architectural Liaison Officer. As the courts have held that the fear of crime is only a material consideration where the use, by its very nature, would provide a reasonable basis for concern, it is considered that a refusal reason framed around this issue would not be capable of being sustained. Issues of crime and the fear of crime are material considerations in determination of the application but given there is no objection to the application from the Police Architectural Liaison Officer, it is not considered that there would be any material increase in crime as a result of the proposals and as such this should be afforded limited weight in the determination of this application. This approach was reflected in a recent appeal decision elsewhere in the County in relation to a 7 bedroom children's home where the inspector (in allowing an appeal against the Council's decision to refuse the application) concluded that there was no substantive evidence to demonstrate that there would be a reasonable evidential basis for the fears expressed by local residents and that in the absence of firm evidence that the appeal scheme would materially increase the risk of, or fear of, crime they did not find that the proposed development in that instance, would have a detrimental impact on the living conditions of local residents.

48. Nevertheless, the applicant has acknowledged the concerns of residents and provided supporting information which details how the facility would be managed as described above. In relation to social cohesion the introduction of two children to the area in a modest semi-detached dwelling is unlikely to result in any unacceptable impact to existing social cohesion and the information supporting the application details measures to aid integration in this regard.
49. In light of the above, it is considered that the development would accord with the requirements of policies 18 e) and 31 of the CDP and paragraph 180 of the NPPF.

Impact on Highway Safety

50. Policy 21 of the CDP requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development must also have regard to Parking and Accessibility Supplementary Planning Document. In addition, policy 18 f) of the CDP states that new children's homes will only be permitted where highway access, parking and servicing can be achieved. Both policy 18 and 21 display a broad level of accord with the aims of paragraph 108 of the NPPF which requires new development to provide safe and suitable access to the site can be achieved for all users.
51. Several objections have been received from residents and Coxhoe Parish Council regarding parking and highway safety, particularly that an increase in vehicle movements to and from the development and an increase in on street parking would have a negative impact on highway safety in an area which is already prone to heavy congestion. The Highways Authority has been consulted and raises no objection to the application noting that sufficient parking provision is available to the rear of the site that would adequately service demand. To provide assurances the applicant has confirmed that staff will be discouraged from parking on street and only use the on-site provision.
52. In light of the above it is considered that the development would accord with the requirements of policies 18 (criteria f) and g)) and 21 of the CDP and paragraph 108 of the NPPF in that there would be no adverse impact in terms of highway safety and access by emergency vehicles would be achievable.

Character and Appearance of the Locality

53. In respect of the visual amenity of the area, there are no significant changes to the external appearance of the property and as such the character of the streetscene would not be significantly impacted upon. The property is proposed to accommodate a maximum of two children which is considered appropriate and would replicate the existing family surroundings retaining a typical domestic setting. Consequently, it is considered that the character of the area would not be significantly affected by the development in accordance with the requirements of policy 29 of the CDP

54. The proposal would retain the existing private gardens to the front and side of the property and these would be available for use by the children residing at the property. As such it is considered that sufficient external space would be provided to meet the needs of the occupants in accordance with policy 18 g) of the CDP.

Other Issues

55. Objections have been received which cite concerns that the development would devalue properties in the surrounding area and that the current owner would make considerable financial gains as a result of the development. However, such matters are not material planning considerations to which weight can be afforded in determination of this application.

56. Concern has also been raised at the extent to which the planning authority has publicised the application in that it has been unjustly limited and a nearby school was not formally consulted. However, it is noted that the application has been publicised by means of site notice and notification letter sent to nearby properties and that this exceeds the minimum required by the Town and Country Planning (Development Management Procedure) (England) Order 2015.

57. Objection has been raised by residents citing concern that planning permission was not sought prior to the use of the property to house a single child for a short period last year. Whilst it is clearly disappointing that the use initially commenced without planning permission, this is understood to have since ceased and was not undertaken by the current applicant. At present the property is unoccupied pending the determination of this application.

CONCLUSION

58. Taking all the above into consideration and having regard to the representations received from interested parties, it is considered that the principle of the development is acceptable and the development meets the criteria set out in policy 18 of the CDP. With regard to residential amenity the use could be satisfactorily accommodated by reason of its limited scale and any impact in this regard could be appropriately mitigated through the imposition of planning conditions. In addition, the development would not result in any unacceptable adverse impact upon the balance or social cohesion of the existing community, an increase in crime or the fear of crime, noise, disturbance or highway safety in accordance with the aims of policies 18, 21 and 31 of the CDP or parts 8, 9 and 15 of the NPPF.

59. Whilst objections raised by the local Cllr, nearby residents and Coxhoe Parish Council with regard to the impact upon the balance of the community, residential amenity, highway safety and how the application was publicised were carefully considered, they were not considered sufficient to sustain refusal of planning permission for the reasons detailed in this report.

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 that a satisfactory form of development is obtained in accordance with Policies 18, 29 and 31 of the County Durham Plan and parts 8, 12 and 15 of the NPPF.

3. The property shall be used only as a children's care home to accommodate 2 young persons between the ages of 12 and 17 and for no other purpose falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987.

Reason: In the interests of residential amenity in accordance with policy 18 of the County Durham Plan.

4. The applicant shall notify the Local Planning Authority in writing within 7 days of the first use of the care home, confirming the date of first use. From the date specified the use as a children's care home hereby permitted shall be discontinued on or before the day 24 months from the first use of the care home.

Reason: In the interests of residential amenity and to allow the impacts of the development in this regard to be monitored and reviewed after 24 months in accordance with Policy 18 of the County Durham Plan and Part 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

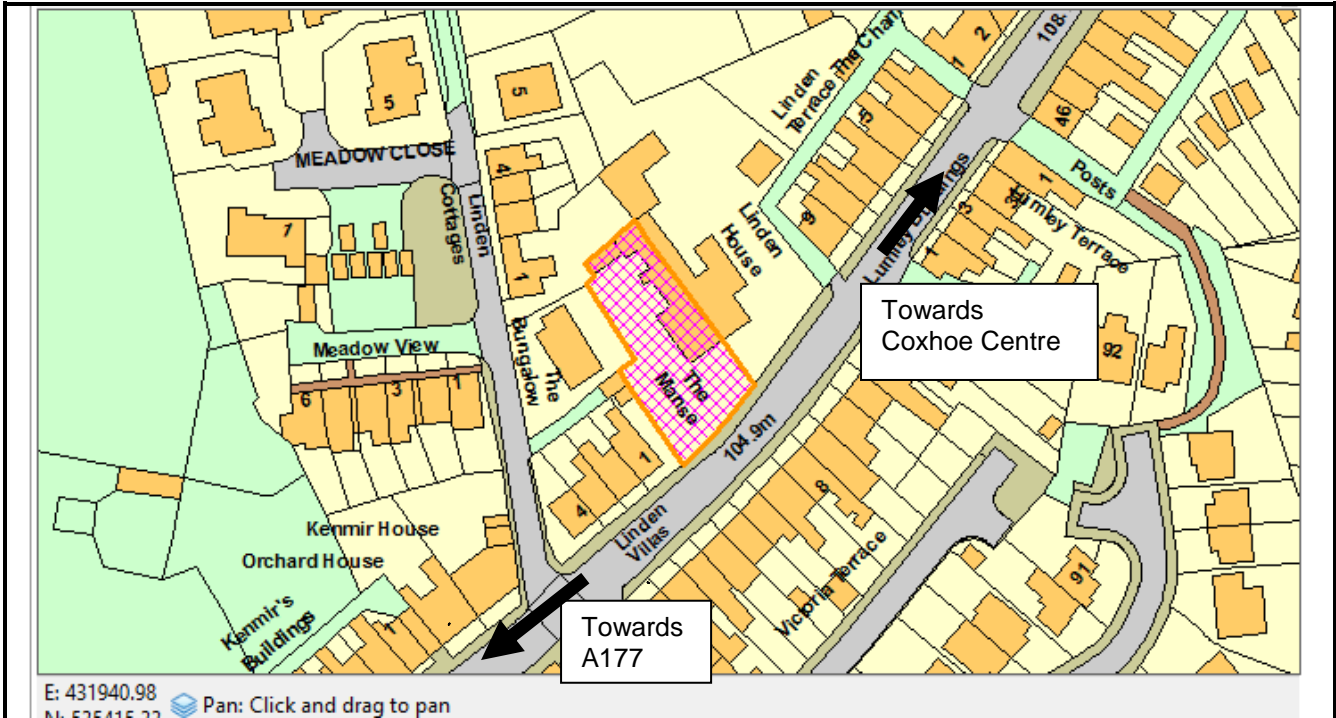
Submitted application form, plans, supporting documents and subsequent information provided by the applicant

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

County Durham Plan

Statutory, internal and public consultation responses



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Planning Services

Temporary change of use from dwelling (use class C3) to children's home (use class C2) at The Manse Linden Villas, Coxhoe, Durham, DH6 4DX.
 Application Reference DM/21/01325/FPA

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Scale NTS