

Planning Services

COMMITTEE REPORT

APPEAL UPDATE

**Appeal by Mr J Collard and Ms E Jameson
Site at Plot 2 Littlethorpe Farm, Littlethorpe, Easington, SR8 3UD
Planning Reference PL/5/2011/0208**

An appeal was lodged against the Council's refusal for the erection of a detached dwelling and private garage at the above site.

The Inspectorate considered that the proposed dwelling by reason of its design and external materials would not reflect the character or appearance of approved buildings, resulting in an unduly prominent and incongruous development that would be out of character with the development as a whole.

The appeal was therefore dismissed.

Recommendation:

That the report be noted.

**Appeal by Wilbury Developments Ltd
Site at Fernhill, Crossgate Moor, Durham
Planning Reference- 4/11/00535/FPA**

An appeal was lodged against the Council's refusal of the erection of three detached dwellings with attached garages.

The Authority considered that the proposed dwellings constituted inappropriate development in the green belt which was not outweighed by other considerations that would amount to the very special circumstances necessary to justify the development.

The appeal was dealt with via written representations and following their submission and consideration the Planning Inspector concluded that the harm by reason of inappropriateness, the adverse effect on the openness of the green belt and the conflict with policies which seek to limit new housing in sites within settlement boundaries and avoid such development in the countryside would not clearly be outweighed by other considerations. Very special circumstances to justify inappropriate development within the green belt did not therefore exist. The proposed development would therefore conflict with PPG2 and Policies E1, E7 and H5 of the Local Plan.

The appeal was therefore dismissed.

Recommendation:

That the decision be noted.

**Appeal by Mr Roger Lindley
5 North Side, Shadforth, Durham, County Durham, DH6 1LJ
Planning Reference- 4/11/00315/FPA**

An appeal was lodged against the Council's refusal of an application for the demolition of an existing double garage and erection of two storey detached dwelling with associated garage and detached garage for existing dwelling on land to the rear of 5 North Side, Shadforth.

The Local Planning Authority considered that the proposed dwelling constituted residential development on a parcel of greenfield land in the countryside without any adequate demonstration of exceptional circumstances for the development. In addition objection was raised on the grounds of the submission of an inadequate flood risk assessment.

The appeal was dealt with via written representations. The Planning Inspector considered that following the submission of additional information the matters of flood risk were resolved. However, the inspector considered that the location of the development was unacceptable representing an encroachment into the countryside which could set a precedent for other developments. Shadforth was considered by the inspector to be a small village with limited facilities. The development was considered to cause substantial harm to local and national spatial planning policies which seek to guide development to sustainable locations and to protect the countryside.

The appeal was therefore dismissed.

Recommendation:

That the decision be noted.