

Contact: Adrian Caines
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email: planningcrook@durham.gov.uk
Your ref:
Our ref: 3/2011/0131



18 August 2011

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

This is to inform you that your recent application has been approved subject to conditions. Attached to this letter is a formal notification of the terms of that decision.

The Area Planning Committee have asked me to stress to you the importance of adhering strictly to the approved plans and specifications, if you find that you would like to change any of the approved details, for whatever reason, please consult a planning officer before you go ahead with the works. Any works carried out which are not in accordance with the planning permission are done entirely at the developers own risk. Enforcement action may be taken by the Council to secure compliance with the approved details.

There are many other statutory requirements which you may need to comply with before carrying out your plans. You may need other permission from other individuals, public bodies or even other sections of Durham County Council. You may wish to seek the advice of a Solicitor, Architect, Chartered Surveyor or Chartered Town Planner. Before you commence the development please refer to the checklist below:-

Planning Conditions

Read the conditions specified on the formal certificate of planning permission carefully. Make sure you comply with the planning conditions that have to be discharged and are aware of these before you start work. If you are unsure as to the meaning of any of the conditions you should contact the planning officer dealing with this matter.

Land Ownership

Do you own (or have written permission from the owner) all the land involved? If your property is served by a joint access then you may need permission from your neighbour.

Sewers

If you intend to erect a building or other structure over or adjacent to a public sewer it may require diversion or a special agreement from the Northumbrian Water Authority. In any event you should contact Northumbrian Water (Tel: 0191 4196584) to check whether the approved development will affect the public sewer in the area.

Continued ...

Regeneration and Economic Development

Durham County Council, Civic Centre, Crook. DL15 9ES
Main Telephone (01388) 765555



Rights of Appeal

If you wish to appeal against the imposition of planning conditions, or a refusal of planning permission. You may do this via the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You can also appeal online via the Planning Portal through the appeals section at www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the Internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information, you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about the data protection and privacy matters is available on the Planning Portal.

Access and Highways

If your proposal involves the formation of a new access to a public highway, before starting work, you should contact the Council's Highways Team who will issue a notice under the Highways Act dealing with this.

If your proposal involves the construction of new roads before commencing site works you should contact the Council's Highways Team who may be able to arrange for the new road to be adopted as public highways.

Does your proposal affect a public right of way? If so before starting work you must obtain an order from the Secretary of State/DCC under Section 247/257 of the Town and Country Planning Act 1990.

Building Regulations

Have you checked whether your proposal requires Building Regulations approval? If approval is required you should not start work until this has been obtained.

Does your proposal require the excavation of the adjoining highway in order to construct foundations for the development? If so before you commence work you must obtain a Road Opening Permit from the County Council.

If you proceed with the construction of the approved dwelling(s) please contact Mr. B. Featherstone, Neighbourhood Services Directorate, Civic Centre, Crook in order that he may allocate a suitable postal address.

Yours faithfully



Stuart Timmiss
HEAD OF PLANNING SERVICES

APPROVAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 3/2011/0131

Applicant
Brian Kitching
Durham County Council
County Hall
Durham
DH1 5UQ

Agent
Brian Kitching
Durham County Council
County Hall
Durham
DH1 5UQ

PART 1 – PARTICULARS OF THE APPLICATION

Proposed: CHANGE OF USE OF HIGHWAY TO RESIDENTIAL CURTILAGE AND OPEN SPACE AMENITY AREA TOGETHER WITH ASSOCIATED LANDSCAPING SCHEME (RE-SUBMISSION)
At: ST MARY'S CLOSE, BISHOP AUCKLAND, COUNTY DURHAM, DL14 6PZ
Date Application Valid: 01/07/2011
Date(s) of Amended Plans:

PART 2 – PARTICULARS OF DECISION

The **Durham County Council** hereby give notice in pursuance of the Town and Country Planning Act 1990 that planning permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted 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.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans.

SMC/2011/01 received 15/04/2011
WD1439/001 received 15/04/2011
SMC/2011/03 received 18/07/2011

Reasons

1. 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. To define the consent and ensure that a satisfactory form of development is obtained.

REASONS FOR APPROVAL

The development was considered acceptable having regard to policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 as:

1. The proposal would not cause harm to the character or appearance of the surrounding area;
2. Closure of the pedestrian footpaths would not be detrimental in the public interest.

SIGNATURE

Signed:

Date: 17th August 2011



Stuart Timmiss
HEAD OF PLANNING SERVICES

INFORMATIVES

Coal Authority Informative INF24

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

IMPORTANT NOTICE

THIS PERMISSION IS NOT VALID UNLESS THE CONDITIONS LISTED ARE COMPLIED WITH
