

**DURHAM COUNTY COUNCIL**  
**AREA PLANNING COMMITTEE (CENTRAL AND EAST)**

At a Meeting of **Area Planning Committee (Central and East)** held in **Council Chamber, County Hall, Durham** on **Tuesday 14 January 2025** at **9.30 am**

**Present:**

**Councillor D Freeman (Chair)**

**Members of the Committee:**

Councillors A Bell, L Brown, J Clark, J Cosslett, S Deinali, J Elmer, B Kellett (substitute for D McKenna), K Robson and A Surtees

**1 Apologies for Absence**

Apologies for absence were received from Councillors C Kay, D McKenna, D Oliver and K Shaw.

**2 Substitute Members**

Councillor B Kellett substituted for Councillor D McKenna.

**3 Minutes**

The minutes of the meeting held on 10 December 2024 were confirmed as a correct record by the Committee and signed by the Chair.

**4 Declarations of Interest**

Councillor L Brown noted she was a Member of the City of Durham Parish Council and was a member of the City of Durham Trust, however she was not a Trustee and had not been party to their submissions in objection to the application on the agenda.

The Chair, Councillor D Freeman noted he was a Member of the City of Durham Parish Council and was a member of the City of Durham Trust, however he was not a Trustee and had not been party to their submissions in objection to the application on the agenda.

**5 Applications to be determined by the Area Planning Committee (Central and East)**

**a DM/24/02164/FPA - 3 Lawson Terrace, Durham, DH1 4EW**

The Principal Planning Officer, Paul Hopper gave a detailed presentation on the report relating to the abovementioned planning application, a copy of which had been circulated (for copy see file of minutes). Members noted that the written report was supplemented by a visual presentation which included photographs of the site. The application was for a single storey rear extension to existing small house in multiple occupation (HMO) (Use Class C4) (description amended) and was recommended for approval, subject to the conditions set out in the report.

The Principal Planning Officer referred to plans and aerial photographs of the site, highlighting the application was an extension to an existing five-bed small HMO, and noted pictures and floor plans demonstrating the proposals and an existing extension to the adjacent property. He explained that the original application had been amended by the applicant in response to some of the issues raised by consultees, including the removal of a proposed window from bedroom five, and the extension being offset by 100mm from the adjacent property to allow for maintenance. He noted that subject to the changes made and conditions set out within the report, there had been no objections from internal consultees. He added that subject to those amendments, the City of Durham Parish Council had withdrawn their objections to the application.

The Principal Planning Officer noted that there had been three letters of objection from the public, including one from the City of Durham Trust. He noted points raised included: adverse impact on the Conservation Area, impact of roof lights, those removed from amended application; windows, residential amenity and rooms not meeting the Nationally Described Space Standards (NDDS). He added that there had been objections from the neighbouring property in terms of the initial application, as set out within the report, including lack of space between the proposed extension and their property for maintenance.

The Chair noted there were no registered speakers, though the applicant was in attendance to answer any questions from Members as required.

Councillor L Brown asked why Members were required to consider the application at Committee, given that the City of Durham Parish Council had withdrawn their objections / call-in. The Principal Planning Officer noted that it had unfortunately been a question of timing in terms of the requirements for publication of papers, with the Parish Council withdrawing their objections following publication of the agenda papers.

Councillor L Brown moved that the application be approved, as per the Officer's recommendation.

Councillor A Surtees seconded the motion for approval, noting she had been surprised upon reading the agenda papers that a Committee had been called for such an application.

Councillor A Bell echoed the comments from Councillors L Brown and A Surtees, noting the number of HMO applications that were regularly called-in to Committee, noting that it was perhaps something to be looked at by the Constitution Working Group in terms of what applications could be called-in to Committee.

The Chair noted he would feedback the comments from Members to the City of Durham Parish Council. Councillor L Brown reiterated that the City of Durham Parish Council had called the application to Committee prior to the amendments made by the applicant and had withdrawn their objections once they had been made aware of the amendments.

Upon a vote being taken it was:

**RESOLVED:**

That the application be **APPROVED**, subject to the conditions as set out within the report.