

### APPEAL UPDATE

#### DECISIONS RECEIVED:

APPEAL REF: APP/X1355/A/12/2171387

LPA REF: 7/2011/0459/DM

#### APPEAL AGAINST THE REFUSAL OF OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR THE ERECTION OF 1NO. DWELLINGHOUSE ON LAND EAST OF AMBLE WAY, TRIMDON, CO DURHAM

1. This appeal relates to an application for outline planning permission for the erection of a dwelling on land east of Amble Way, Trimdon. The application was refused under delegated powers on 14 December 2011 on the basis that the site was Greenfield and outwith the settlement boundary. In the absence of appropriate justification, the proposal was considered contrary to Policy H8 of the Sedgfield Borough Local Plan and Policy 4 of the Regional Spatial Strategy (RSS).
2. The appeal was **dismissed**. In arriving at the decision the Inspector considered that the aforementioned policies were consistent with the National Planning Policy Framework (NPPF), and provided a sound basis on which to determine the proposal. In reaching a conclusion, the Inspector noted that whilst it would adjoin the existing development of houses at Amble Way, the proposed dwelling would involve a clear extension of the built up area beyond the residential framework and an encroachment into the surrounding countryside, and that the proposal would make little contribution to the supply of housing land and the benefits of providing one additional dwelling would be very limited compared with likely overall housing requirements.
3. The Inspector noted the presence of similar developments within the area which, although also beyond settlement boundaries, were notably different in circumstance to the appeal proposal.
4. No costs were awarded to either the appellant or the Local Authority.

#### RECOMMENDATION

5. That the decision is noted.