

# COMMITTEE REPORT

### AGENDA ITEM NUMBER:

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### APPLICATION DETAILS

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<b>APPLICATION No:</b>	4/10/00625/OUT
<b>FULL APPLICATION DESCRIPTION:</b>	Outline application proposing the residential development of 9 no. houses, seeking detailed approval of means of access only
<b>NAME OF APPLICANT:</b>	Mrs J Lowery (deceased)
<b>ADDRESS:</b>	Lowfield Bungalow Foundary Row Coxhoe Durham DH6 4LE
<b>ELECTORAL DIVISION:</b>	
<b>CASE OFFICER:</b>	Henry Jones Senior Planning Officer 0191 3018739 henry.jones@durham.gov.uk

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## 1.0 DESCRIPTION OF THE SITE AND PROPOSALS

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### 1.1. CONTEXT

- 1.1.1. The application relates to Lowfield Bungalow and its residential curtilage, land adjacent to the bungalow used as a paddock and the unmade access road leading to the property and Basic Cottages beyond. A football ground is also access via this existing unmade road.
- 1.1.2. The application site is located within the settlement boundary of Coxhoe, a village located to the south east of Durham City. The land proposed for development is located to the rear of a large parcel of open space which runs through the heart of the village adjacent to the main thoroughfare through the village.
- 1.1.3. Adjacent to the site is Coxhoe Industrial Estate which has previously gained planning permission for a mixed use development of employment uses and 80 no. dwellinghouses.
- 1.1.4. The enclosed paddock where the proposed dwellings would be constructed is greenfield land and comprises of a grassed area with no trees or significant landscape features.

### 1.2. PROPOSAL

- 1.2.1. This application seeks planning permission, in outline, for the erection of 9 no. dwellinghouses. Approval for the means of access is sought within this application though all other detailed matters are reserved.

- 1.2.2. The indicative plans and information accompanying the application proposes 6 no. two storey 4 bed dwellings with garages and 3 no. 2/3 two storey linked dwellings.
- 1.2.3. The application proposes a means of access gained adjacent to No. 20 Commercial Road East. The proposed road leading to the 9 no. dwellinghouses would be formed to an adoptable standard including junction improvement, drainage, lighting, landscaping and footpaths.
- 1.2.4. During the course of the application a draft S106 agreement has also been submitted seeking to provide a financial contribution towards a local environmental improvement scheme.
- 1.2.5. The application is being presented to Committee due to an objection being raised from the Parish Council.

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## **2.0 PLANNING HISTORY**

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- 2.1. In 2006 planning permission was refused for the change of use of paddock to domestic garden on the grounds that the development would have an adverse impact upon the character and appearance of the area and would involve the development of a greenfield site contrary to Policy H3 of the Local Plan.

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## **3.0 PLANNING POLICY**

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### **3.1. NATIONAL POLICY**

- 3.1.1. **Planning Policy Statement 1: Delivering Sustainable Development** sets out the Governments overachieving planning policies on the delivery of sustainable development through the planning System.
- 3.1.2. **Planning Policy Statement 3: Housing** underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.
- 3.1.3. **Planning Policy Guidance Note 13: Transport** seeks to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight. It also aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

To deliver these objectives, the guidance says that local planning authorities should actively manage the pattern of urban growth, locate facilities to improve accessibility on foot and cycle, accommodate housing principally within urban areas and recognise that provision for movement by walking, cycling and public transport are important but may be less achievable in some rural areas.

### **3.2. REGIONAL POLICY**

- 3.2.1. **The North East of England Plan - Regional Spatial Strategy to 2021 (RSS)** July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the

environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

- 3.2.2. In July 2010 the Local Government Secretary signaled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when the forthcoming Local Government Bill becomes law. Both the RSS and the stated intention to abolish are material planning considerations and it is a matter for each Planning Authority to decide how much weight can be attached to this stated intention, having regard to the evidence base which informs the RSS. Policies of particular relevance to these applications include the following:
- 3.2.3. **Policy 2: Sustainable Development** planning proposals should seek to promote sustainable development through social, economic and environmental objectives.
- 3.2.4. **Policy 7: Connectivity and Accessibility** which requires new development proposals to reduce travel demands, and promote opportunities to use public transport, cycle and walk.
- 3.2.5. **Policy 8: Protecting and Enhancing the Environment** which requires new development to be of high quality and maintain local distinctiveness.
- 3.2.6. **Policy 24: Delivering Sustainable Communities** planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives.
- 3.3. **LOCAL PLAN POLICY**
- 3.3.1. **Policy H3: New Housing Development within the Villages** allows for windfall development of previously developed sites within the settlement boundaries of a number of specified former coalfield villages across the District, provided that the scheme is appropriate in scale, design location and number of units.
- 3.3.2. **Policy H13: Residential Areas – Impact upon Character and Amenity** states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
- 3.3.3. **Policy E5A: Open Spaces within Settlement Boundaries** does not permit proposals which would detract from the functional, visual and environmental attributes they possess.
- 3.3.4. **Policy T1: Traffic – General** states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.
- 3.3.5. **Policy Q3: External Parking Areas** requires all external parking areas to be adequately landscaped, surfaced, demarcated, lit and signed. Large surface car parks should be subdivided into small units. Large exposed area of surface, street and rooftop parking are not considered appropriate.

- 3.3.6. **Policy Q5: Landscaping General Provision** sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.
- 3.3.7. **Policy Q8: Layout and Design – Residential Development** sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.
- 3.3.8. **Policy U8a: Disposal of Foul and Surface Water** requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.

*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.durham.gov.uk/Pages/Service.aspx?ServiceId=494>

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## **4.0 CONSULTATION AND PUBLICITY RESPONSES**

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### **4.1. STATUTORY RESPONSES:**

- 4.1.1. The Highway Authority have commented on the application and consider that the access and road improvement shown on submitted plan indicating a widened carriageway, footpath provision and larger kerb radii to both sides would be acceptable. The junction to Commercial Road is considered capable of carrying the extra traffic. No objections are therefore raised subject to the road being constructed to adoptable standards.
- 4.1.2. Northumbrian Water have been consulted on the application and no objections have been raised.
- 4.1.3. Coxhoe Parish Council have objected to the proposal considering that the SHLAA has not allocated the land as being suitable for immediate development and that the development would lead to unacceptable intrusive development into an open area which would adversely impact on the setting of the adjacent open space. The development would set a precedent and lead to pressure to develop the adjacent area of open space. It is not considered that there is a proven need for private housing and as the proposal does not propose bungalows or apartment provision for the elderly would be contrary to the Parish Plan. Objection is raised to the proposed layout on the grounds of highway safety and privacy.

### **4.2. INTERNAL CONSULTEE RESPONSES:**

- 4.2.1. The Council's Senior Low Carbon officer has commented on the application and although the development does not meet the threshold of 10 dwellings requiring the need for a scheme of on site renewables or carbon reduction it is considered that an information pack be supplied to the applicant with regards to sustainability measures.

### **4.3. PUBLIC RESPONSES:**

- 4.3.1. Nine letters of objection have been received during the course of the application all from residents of the nearby Basic Cottages.

- 4.3.2. Objections are raised on the grounds of the absorption of a greenfield site causing a negative effect on the character and appearance of the area as well as being contrary to the County Councils aim of making County Durham “Altogether greener”. The development would also block the view of green belt land adjacent to Basic Cottages.
- 4.3.3. Basic Cottages form part of the historic character of Coxhoe being a street of former mining/quarry houses, the proposed new build dwellings would offer no historic value, blocking site of Basic Cottages and therefore diminishing the historic character of Coxhoe and County Durham.
- 4.3.4. The development is considered to result in a loss of privacy and light. A further objection is raised at a considered insufficient availability of school places.
- 4.3.5. In addition to the letters of objection officers have entered into direct correspondence with one objector with officers providing updates on the application and the applicants efforts to further support the application with a S106 agreement and further details on the degree to which the access road would be improved. The local resident considers that the road improvement is not a significant community benefit but is for personal gain as it would serve Lowfield Bungalow itself. A request is also made that an untidy grassed area adjacent to the site is improved at the applicants expense.

#### 4.4. APPLICANTS STATEMENT:

- 4.4.1. The application has been accompanied by a design and access statement which considers that the application site has been identified as a preferred site in the 2008 Durham City Council document “Planning for Housing (Preferred Housing Sites)” and has been identified as a “green” site in the Strategic Housing Land Availability Assessment (SHLAA).
- 4.4.2. Residential development is being undertaken on the adjacent Coxhoe Industrial Estate reinforcing the localities suitability for residential development.
- 4.4.3. The development is considered to bring regeneration benefits through the making up of a road to fully adoptable standard with both visual and functional benefits. The overall scheme will assist in the regeneration of Coxhoe through the improvement of the main vista to the east from the main road.
- 4.4.4. The scale of the dwellings is considered to integrate into the existing area whilst the layout looks to maximise outlook across open space whilst a landscaping scheme would be integrated into the development.
- 4.4.5. The application site is considered to be located within a sustainable location being within close proximity to schools, shops and employment opportunities for example.

*The above 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:*

[http://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application\\_searchresults.aspx](http://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application_searchresults.aspx)

*Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below.*

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## **5.0 PLANNING CONSIDERATIONS AND ASSESSMENT**

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- 5.1. The main planning considerations relating to this application are the principle of development, the impact upon the visual amenity of the area, impact upon the amenity of adjacent and nearby occupiers and highway safety.
- 5.2. Principle of the Development
- 5.3. The land upon which the proposed dwellinghouses would be sited forms part of a paddock adjacent to Lowfield Bungalow. This land constitutes greenfield land. PPS3 has a preference for the development of previously developed land over greenfield land and sets a national annual target of 60% of new housing to be provided on previously developed land.
- 5.4. Policy H3 of the Local Plan seeks to encourage all residential development, in the first instance, to be located on previously developed land. However, exceptionally within the former coalfield villages such as Coxhoe, the development of small greenfield parcels of land can be accepted where there are clear, quantifiable regeneration benefits and those benefits could not be achieved through the development of previously developed land.
- 5.5. The applicant has sought to demonstrate that there are clear regeneration benefits to the proposed development. Namely that the development would create a visual improvement to the village through the creation of an attractive, modern development visible from the main thoroughfare through the village.
- 5.6. In addition the application seeks to develop an improved access road up to adoptable standard to serve the Lowfield Bungalow, the proposed new houses but also Basic Cottages and the football ground to the rear. The applicant considers that this road would provide substantive benefits through a visual improvement and through the functional improvement of a repair to a road which floods and is difficult to negotiate. The applicant has also stated that the road would be improved to adoptable standard and that the improvement would be far greater than that which is required by way of a condition attached to the residential development at the adjacent "Hellens site".
- 5.7. The applicant has also submitted a draft S106 agreement which seeks to make a financial contribution of £1,350 per dwelling towards an environmental improvement scheme within Coxhoe which would be arranged in partnership with Council's regeneration team.
- 5.8. Some objection to the development from the Parish Council and local residents is with regards to the absorption of a greenfield parcel of land. Officers do agree that the siting of the development on a greenfield parcel of land is not as sequentially preferable as a previously developed parcel of land.
- 5.9. However, the site is located in a sustainable location within close proximity to services and facilities and within easy reach of local bus services. It is considered that there would be cumulative regeneration benefits through the development. The provision of a modern residential estate together with the formation of an adopted road would provide some visual improvement to an area which is visible from the main thoroughfare through Coxhoe village. There would be a functional improvement to the access to existing properties and the football club though it is acknowledged that some local residents consider this improvement to be purely for personal gain.
- 5.10. Crucially the applicant is willing to make a significant financial contribution to a local environmental improvement scheme, which it is understood has already been identified by the Council's regeneration officers.

- 5.11. Policy H3 of the Local Plan makes provisions for the development of small greenfield parcels of land within villages such as Coxhoe where regeneration benefits would result. On balance officers consider that the application, has cumulatively demonstrated clear regeneration benefits of the development. In addition the application site although not previously developed land has other sustainable attributes due to its central location and proximity to facilities, services and transport routes which accords with the requirements of PPS3.
- 5.12. Policy E5A of the Local Plan seeks to protect parcels of open space which possess important functional, environmental or visual attributes. The loss of the parcel of land to the development is an area of concern to both the Parish Council and local residents. However, the parcel of land upon which the dwellings would be located is a private paddock. It is not a parcel of public open space. It does not contain any trees or landscape features of any particular value and it is not considered to provide any important function to the local community. The larger parcel of open space adjacent to the site which very much forms part of the character of Coxhoe would remain undeveloped.
- 5.13. The Parish Council have in part objected due to the development proposing two storey dwellinghouses rather than bungalows or apartments and queried the need for the housing. In terms of scale and character, officers would have reservations on whether apartments would suitably assimilate into the area at this particular site. In terms of need, it is important that in the medium and longer term adequate housing land is available through both land availability and through extant planning permissions. Officers do not consider that there is a demonstrable lack of need for the development.
- 5.14. As a result officers consider that the development is acceptable in principle having regards to Policies H3 and E5A of the Local Plan, Policy 2 of the RSS and guidance contained within PPS3.
- 5.15. Impact upon Visual Amenity
- 5.16. Some public objection to the proposal relates to the considered detrimental impact upon the character of Coxhoe removing a view of Basic Cottages which are considered to be of historic value to the village.
- 5.17. Officers do not consider that the obscuring of Basic Cottages from some public vantage points as a result of the development would cause clear demonstrable harm to the character or appearance of the village. In contrast it may be argued that the development of an appropriately designed and landscaped modern housing estate together with adopted road would create a visual enhancement to this part of the village.
- 5.18. Basic Cottages though of some local historical value and merit are not listed nor is the area a designated Conservation Area defined by a particular historical or architectural merit. Basic Cottages would remain but views from some directions would be obscured. Officers do not consider that the obscuring of a row of properties of no designated historical or architectural merit from certain views by an appropriately designed and scaled development would cause any demonstrable harm to the character or appearance of the area warranting significant objection to or refusal of the application.

- 5.19. The application has been submitted in outline and detailed matters with regards to the layout, landscaping and appearance of the dwellings have been reserved for approval at a later date. However, subject to an appropriate final design, layout and landscaping scheme the small residential development should suitably integrate into the existing area in accordance with Policies H13, Q5 and Q8 of the Local Plan. The indicative details submitted propose a mix of detached and linked two storey properties with front elevations addressing the open space and street beyond, areas of soft landscaping and mix of materials for hardsurfaces all of which is considered to be appropriate.
- 5.20. Overall officers consider that the design and visual impact of the development is acceptable.
- 5.21. Impact upon Residential Amenity
- 5.22. Within the letters of objection received there are concerns over the impact of the development upon residential amenity namely through the loss of privacy and light to property including garden.
- 5.23. At this outline stage the detailed layout, scale of dwellings, elevational treatment and internal arrangement of the dwellings has not been finalised. However, from the indicative details supplied and with the benefit of site visits officers consider that a residential development at the site of 9 no. dwellings could be implemented without harm to residential amenity of neighboring occupiers.
- 5.24. The submitted plans demonstrate that separation distances between the rear elevation of proposed dwellings and the front elevation of properties on Basic Cottages can achieve the 21m which Policy Q8 of the Local Plan considers to provide adequate privacy. Garages would be sited closer to Basic Cottages than the dwellings themselves but with distances of 12m achieved to single storey garages no significant harm is considered to occur through a loss of light, outlook or creation of an overbearing impact.
- 5.25. On the southern sections of the application site adequate separation distances in accordance with the guidance contained within Policy Q8 of the Local Plan would also remain to properties on Beechfield Rise and at Wesley Place.
- 5.26. Officers consider that no significant harm to the amenity of neighbouring residents would occur through the development in accordance with Policies Q8 and H13 of the Local Plan.
- 5.27. Highways Issues
- 5.28. The outline application seeks approval at this stage of the means of access though not the layout. Objection on highway safety grounds has been raised by the Parish Council.
- 5.29. The Highway Authority considers that the access point is acceptable and is capable of handling the additional traffic. The road would require improvement up to an adoptable standard with a widening of the carriageway throughout its length, widening of kerb radii, footpath provision, drainage and street lighting. The indicative plan submitted is considered to be acceptable. No objections are raised to the indicative parking levels.
- 5.30. Officers concur with these views and the development is considered to cause no harm to highway safety in accordance with Policy T1 of the Local Plan.



### 5.31. Other Issues

- 5.32. Northumbrian Water have been consulted on the application and no objections have been raised. The Bowburn Sewage Treatment Works previously at capacity is in the process of being upgraded and its capacity expanded. No objections are raised with regards to the drainage infrastructure issues.
- 5.33. The Council's Senior Carbon Officer has sought to gain information from the applicant with regards to carbon reduction or onsite renewable provision. The application has not been accompanied with such detail, however, no objection is raised to this as the proposal is for 9 no dwellings and does not meet the threshold of requiring such information within either the RSS policy or the Council's own advice note.
- 5.34. One letter of objection raises concern that the local schools are already at capacity. Any prospective school starters would be required to go through the County Councils school admission policy. Officers have looked into the matter and held discussions with officers within Children and Young People's Services. From discussions it is understood that though in recent years Coxhoe Primary School has been oversubscribed, from September the capacity has just been increased from 210 to 270 to cater for the increase in demand. It is also understood that nearby schools outside of Coxhoe also have capacity for further pupils. Taking this into consideration and that the application is proposing a relatively small residential development of only 9 no. dwellings officers raise no objections with regards to the local schools capacity.

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## 6.0 CONCLUSION

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- 6.1. The application seeks planning permission for the development of a greenfield parcel of land for residential development. Although not previously developed the application site does benefit from being located within an otherwise sustainable location being sited within a central part of Coxhoe with good access to services, facilities, local bus routes and employment opportunities. The development of the land would provide regeneration benefits in the form of the development of a new residential development within a visible location in the village, visual and functional improvement of an unmade road and in addition a S106 agreement has been arranged to provide a financial contribution to a local environmental improvement scheme. As a result, no objections to the proposal in principle are made with the application considered to accord with Policy H3 of the Local Plan.
- 6.2. All detailed matters except for means of access are reserved, however, from the indicative details supplied no harm to the visual amenity of the area, residential amenity of neighbouring occupiers or highway safety would occur through the development.
- 6.3. As a result, the proposal is considered to accord with relevant Development Plan Policies and no objections are raised on other material planning grounds.

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## 7.0 RECOMMENDATION

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**That the application be APPROVED subject to the following conditions and subject to the entering into of a Section 106 agreement to secure the payment of a commuted sum for the provision of an environmental improvement scheme in the locality**

- 7.1. Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the development is commenced.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 7.2. Application for approval of reserved matters shall be made to the Local planning authority before the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 7.3. The development hereby approved shall be carried out in strict accordance with the following approved plans.

Plans numbered 09.52.03 Rev 001 received 19<sup>th</sup> August 2010

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies H3, H13, E5A, Q3, Q5, Q8, U8A and T1 of the City of Durham Local Plan 2004.

- 7.4. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policy Q8 of the City of Durham Local Plan 2004.

- 7.5. Prior to the commencement of the development details of the surface treatment and construction of all hardsurfaced areas shall be submitted to and approved in writing by the Local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policy Q8 of the City of Durham Local Plan 2004.

- 7.6. Prior to the commencement of the development details of means of enclosure shall be submitted to and approved in writing by the Local planning authority. The enclosures shall be constructed in accordance with the approved details prior to the occupation of the dwellings to which they relate.

Reason: In the interests of visual amenity having regards to Policy Q8 of the City of Durham Local Plan 2004.

- 7.7. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.  
Replacements will be subject to the same conditions.

Reason: In the interests of visual amenity having regards to Policies Q5 and Q8 of the City of Durham Local Plan 2004.

- 7.8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development falling within Class(es) A, B or E of Part 1 of Schedule 2 of the said Order shall be carried out.

Reason: In the interests of residential amenity having regards to Policy Q8 of the City of Durham Local Plan 2004.

- 7.9. Prior to the occupation of the first dwelling hereby approved the proposed improvement to the access road and junction to adoptable standard shall be implemented in its entirety in accordance with a scheme to be first submitted to and then agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety having regards to Policies Q8 and T1 of the City of Durham Local Plan 2004.

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## **8.0 REASON FOR THE DECISION**

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- 8.1. The development is considered to accord with the aims of Policies 2, 7, 8 and 24 of the RSS and Policies H3, H13, E5A, Q3, Q5, Q8, U8A and T1 of the City of Durham Local Plan 2004
- 8.2. In particular the principle of the development at the site and impact of the development upon residential amenity was considered acceptable.
- 8.3. Objections have been raised to the development due to the proposal seeking the development of greenfield land, lack of need for the housing, blocking views of Basic Cottages, harming residential amenity, highway safety, insufficient school places available for children and some objection to the improved road being a regeneration benefit. On balance, taking into consideration the otherwise sustainable location of the development and cumulative regeneration benefits the development of the parcel of greenfield land was considered acceptable. It is not considered that objection can be raised to the proposed private housing or type of housing on the grounds of need. It is considered that the development could proceed and adequately preserve the amenity of local residents and highway safety. The local school is in the process of increasing its capacity to cater for additional pupils. The development obscuring the view from some vantage points of Basic Cottages is not considered to cause a degree of harm warranting refusal of the application. The improvement to the access road is considered to contribute to the regeneration benefits of the scheme.

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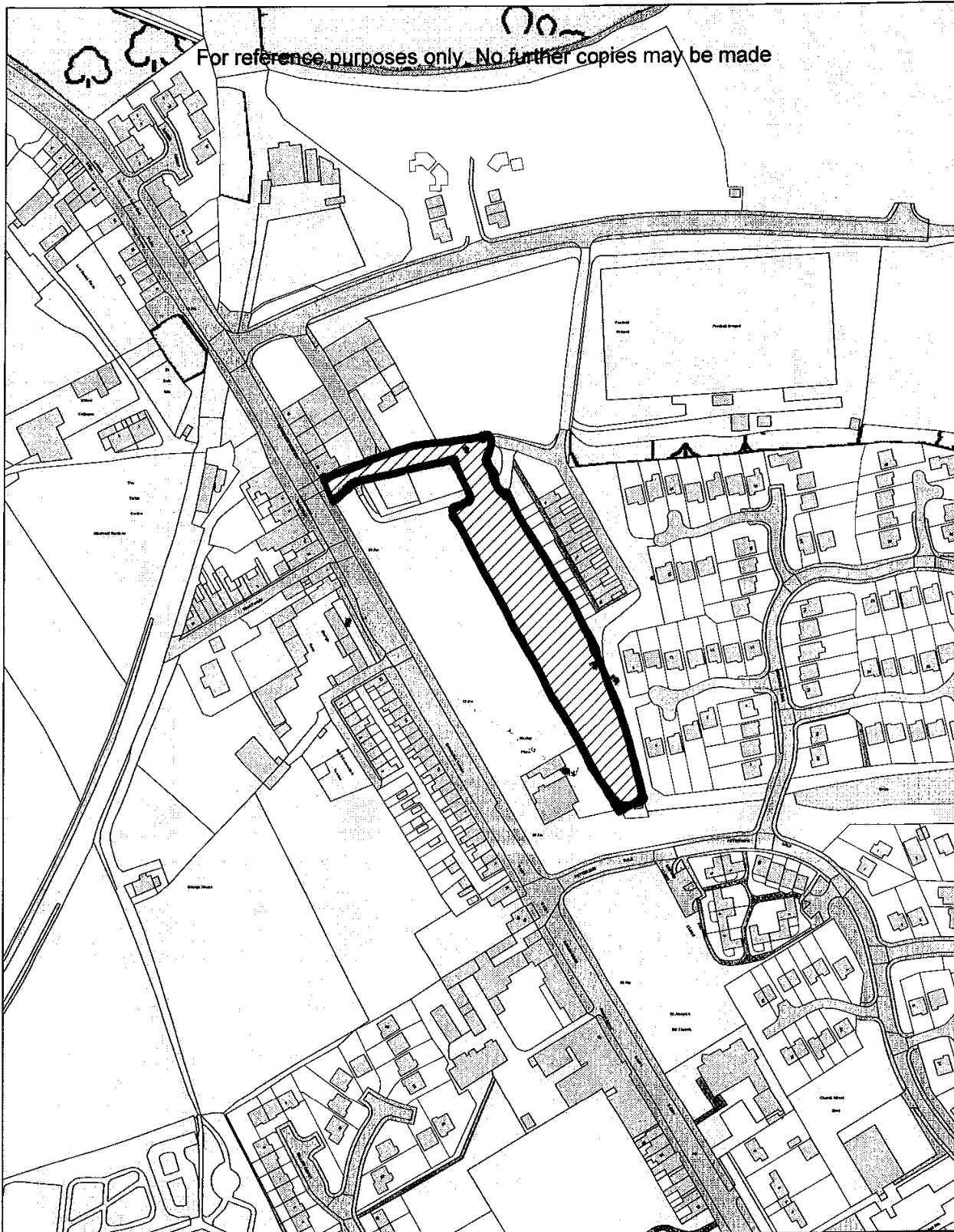
## **9.0 BACKGROUND PAPERS**

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Submitted Application Forms and Plans

Submitted Design and Access Statement  
City of Durham Local Plan 2004  
Regional Spatial Strategy  
Planning Policy Statements 1, 3 and Planning Policy Guidance Note 13  
Responses from County Highway Authority and Northumbrian Water  
Responses from Parish Council  
Public Responses  
Internal Consultee Responses  
Planning Circular 11/95

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4/11/00625/OUT

Lowfield Bungalow, Foundry Row, Coxhoe,  
Durham DH6 4LE

**Comments**

**Date**

07 July 2011

**Scale**

1:2500