

CITY OF DURHAM
DEVELOPMENT CONTROL COMMITTEE

31 May 2007

REPORT OF THE HEAD OF PLANNING SERVICES

Reports for Information

Members are asked to note that reports in relation to the following items are placed in the Members Room in the Town Hall: -

- 1. Notice of Planning / Enforcement Appeals which have been lodged with the City Council**
 - a) Appeal by Mr S Hoole
Site at 24 Brookside, Witton Gilbert, Durham, DH7 6RS
 - b) Appeal by Mr P Tognarelli
Site at The Old Cottage, Whitesmocks, Durham, DH1 4LL
 - c) Appeal by Mr J McManus
Site at land to rear of 17 Malvern Villas, Gilesgate, Durham, DH1 2JW
 - d) Appeal by Kingswood Properties Limited
Site at land adjacent 224 Finchale Road, Newton Hall, Durham, DH1 5QP
 - e) Appeal by Mr M Moore
Site at Broom Hall Farm, Broompark, Durham
 - f) Appeal by Mr and Mrs Turnbull
Site at The Gardens, Sunderland Bridge, Durham, DH6 5HD
 - g) Appeal by Mr N Swift
Site at 34 Young Street, Durham, DH1 2JU
 - h) Appeal by Mr N Swift
Site at 7, 8 and 9 Waddington Street, Durham, DH1 4BG
- 1.1 Notice of Outcome of Planning / Enforcement Appeals which have been lodged with the Council**
 - a) Appeal by Mr P Nieuwenhuis
Site at Melkridge House, 95 Gilesgate, Durham, DH1 1JA
 - b) Appeals by Kepier Homes Llp
Site at Ustinov College/Kepier House, Off Mayorswell Close, Durham
 - c) Appeal by Mr P McGowan
Site at land to rear of 40 Fieldhouse, Lane, Durham, DH1 4LT
 - d) Appeal by Mr J Coates
Site at Langley Wood, Sleetburn Lane, Langley Moor, Durham, DH7 8LQ
- 1.2 Planning Applications – Determined under Plenary Powers**

1.3 Building Control Applications – Determined under Plenary Powers

2. Decisions made by the County Council

Applicant No:	CM4/07/252
Applicant:	Durham County Council
Location:	Cassop Primary School, Cassop, Durham
Proposal:	Installation of new entrance to include ramp, steps and porch

The above application was considered by the City Council under delegated powers on 5 April 2007 when it was resolved to offer no objection.

Durham County Planning Committee has now considered the proposal and resolved to approve the application subject to conditions.

Recommendation:

That the report be noted.

Applicant No:	CM4/07/40
Applicant:	Durham County Council
Location:	Belmont C of E Junior School, Buckinghamshire Road, Belmont, Durham, DH1 2QP
Proposal:	Installation of kitchen ventilation ductwork equipment on flat roof

The above application was considered by the City Council under delegated powers on 12 February 2007 when it was resolved to raise objection to the proposed kitchen ventilation ductwork on the grounds that is considered detrimental to visual amenity on this location, due to its size, position and detailed design, contrary to Policy Q7 of the City of Durham Local Plan 2004.

Durham County Planning Committee has now considered the proposal and resolved to approve the application subject to conditions.

Recommendation:

That the report be noted.

Applicant No:	CM4/07/127
Applicant:	Durham County Council
Location:	Durham Newton Hall Infants School, Langley Road, Newton Hall, Durham, DH1 5LP
Proposal:	Provision of ventilation ductwork over kitchen roof

The above application was considered by the City Council under delegated powers on 25 April 2006 when it was resolved to raise objection for the following reasons:-

- The proposals are considered to be detrimental to the visual amenity of the area and the adjacent residential properties in particular, contrary to Policies Q7 and H13 of the City of Durham Local Plan 2004.
- No indication has been given as to any potential noise impact the proposed ventilation equipment may have.

Durham County Planning Committee has now considered the proposal and resolved to approve the application subject to conditions.

Recommendation:

That the report be noted.

3. Recommendation on other Applications

The applications on the following pages will raise issues, which merit some detailed comment. I set out below a summary together with my recommendations:

Number & Applicant	Location	Proposal	Recommendation
ITEM 1			
07/00239/FPA Mr S Williams	63 North Road Durham DH1 4SQ	Alteration and extension of existing commercial and residential property to form retail shop and three bedroomed flats	Approve
ITEM 2			
07/00329/FPA Design Build And Develop	Land Rear Of High Street North Langley Moor Durham	Erection of 9 no. two storey houses, with dormer windows in three blocks of three, with associated parking, landscaping and fencing	Refuse
ITEM 3			
07/00335/FPA Anvil Homes	Land Adjacent Cheveley Park Shopping Centre Belmont Durham	Erection of 10 no. houses and 9 no. apartments	Approve

ITEM 1

07/00239/FPA	63 North Road, Durham, DH1 4SQ
Mr S Williams	Alteration and extension of existing commercial and residential property to form retail shop and three bedroomed flats

SITE AND APPLICATION DESCRIPTION

The application site lies within the heart of the City of Durham Conservation Area and within the city centre. 63 North Road is a mid terraced property that lies on the north side of North Road and is currently used as a shop on the ground floor with residential accommodation above. The building is juxtaposed between the historic buildings of traditional character to the east of the site and the newer properties to the east.

The existing building is a two storey flat roof building which is a shop at ground floor with residential accommodation over. The building is white rendered with a non traditional shop front. The proposal is to add a new shop front on the front elevation and extend the property from being a two storey property to being a 4 storey property. An extension is proposed on the rear elevation. The building is proposed to be constructed of brick with a pitched slate roof. The building is proposed to be used as a shop on the ground floor with three flats above each having three bedrooms.

RELEVANT HISTORY

This application is a resubmission of a previous application that was withdrawn prior to consideration last year.

POLICIES***NATIONAL POLICIES***

PPS1 Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997.

PPS3 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.

PPS6 Planning for Town Centres, sets out the Government's key objective for town centres is to promote their vitality and viability by, planning for the growth and development of existing centres; and promoting and enhancing existing centres by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.

PPG15 Planning and the Historic Environment, lays out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.

The frequently close link between controls over 'listed' buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together. Part One of the PPG deals with those aspects of conservation policy which interact most directly with the planning system.

These include matters of economic prosperity, visual impact, building alterations, traffic and affect on the character of conservation areas. Part Two addresses the identification and recording of the historic environment including listing procedures, upkeep and repairs and church buildings.

LOCAL PLAN POLICIES

City of Durham Local Plan 2004

Policy E6 (Durham (City Centre) Conservation Areas) Provides criteria for development and recognises the outstanding importance and special character of the Durham (City Centre) Conservation Area

Policy E21 (Conservation and enhancement of the historic environment) This requires consideration of buildings, open spaces and the setting of these features of our historic past that are not protected by other legislation to be taken into consideration.

Policy E22 (Conservation Areas) This requires the Council to seek to preserve or enhance the character or appearance of designated Conservation Areas within the City of Durham

Policy S1 (A1 uses within the City Centre Shopping Area). Support for applications proposing general retail shops within the City Centre is provided in this application.

Policy H7 (City Centre Housing) This policy generally supports new housing developments and residential conversions within the city centre providing the scale and character of the development is satisfactory.

Policy H8 (Residential use of upper floors) Support is generally offered to the use of upper floors of shops and commercial premises providing it takes proper account of the surrounding land uses and the visual appearance of the area.

Policy Q1 (General Principles – Designing for People) General principles on the needs of users in the design and layout of new developments.

Policy Q2 (General Principles – Designing for Accessibility) This policy seeks to ensure careful consideration is given to the access requirements of pedestrians, and all public and private transport arrangements.

Policy Q8 (Residential Development – Layout) 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.

OTHER RELEVANT POLICIES/STRATEGIES

Paragraph 9.1.4 of The 2020 Vision – Durham City Centre Masterplan (March 2007) states that redevelopment opportunities at the northern end of North Road could incorporate residential uses as part of a larger mixed use scheme.

REPRESENTATIONS

Seven letters of objection have been received from and on behalf of the residents at 6 – 15 Tenter Terrace. The main points of concern are:

Concern that a new access between Tenter Terrace and North Road is being created which would create social disturbance to the residents of Tenter Terrace.

The opening of the proposed emergency access gate would lead to the congregation of people on Tenter Terrace, and when this has happened in the past it has led to antisocial behaviour.

There is a land ownership issue over part of the garden. Part of the land is currently tended by no. 12 and a legal claim is being pursued over the land.

Insufficient information is provided about the materials proposed to be used on the front and rear of the building.

The developer wrongly states that there are no trees on site. There is a silver birch and lime tree.

The proposed development will overshadow and lead to a loss of privacy of the gardens on Tenter Terrace and the residential properties within the street.

The balconies will create a noise nuisance.

The occupation of the flats by students will lead to an over concentration of students in this quiet residential area.

The flats are likely to generate some parking and there are no facilities for any additional parking in the vicinity.

No details of how the student flats would be managed have been submitted.

The residents of Tenter Terrace who had responded to the first application were sent details of an amended plan that removed details of a rear emergency access from the application site and amended the land ownership to show the land to the rear of the application site as being within the applicants' ownership but not within the application site.

Further joint and individual responses were submitted from the residents on Tenter Terrace which confirmed their objections still stood. In particular there were still concerns over the potential pedestrian access from Tenter Terrace and the use of the garden area.

They request that the application is determined at Planning Committee so they have an opportunity to speak at the meeting.

STATUTORY RESPONSES:

The County Highway Authority raises no objection to the application. Although the proposal adds two flats and has no parking provision, the property is located in the central parking zone and access is restricted on North Road itself. They do not consider the proposal will give rise to additional on street parking.

INTERNAL RESPONSES:

Cultural Services have supported the application. Their comments are included in the planning considerations on the impact of the development in the Conservation Area.

PLANNING CONSIDERATIONS:

The main planning issues relate to the principle of development, the impact on the visual amenity of the Conservation Area and highways and health matters.

In terms of the principle of development the application site lies within the Durham (City Centre) Conservation Area, within the secondary shopping area and within the settlement boundary for Durham City. The retention of an A1 shop use within the secondary shopping area is welcomed. The use of the upper floors of the building for residential occupation is also consistent with Policy H8 of the Local Plan providing that any physical alterations are in keeping with the area. The proposal accords with the recently adopted 2020 Vision & City Centre Masterplan.

One of the main issues the proposal raises is the impact of the development on the character and appearance of the Conservation Area. The application site effectively forms the interface between the traditional buildings in North Road and the later 20th century townscape. The proposals must therefore seek a high standard of design of the new build to mitigate any adverse development on the old buildings within the Conservation Area.

Following various consultations and meetings with the applicants and Cultural Services the following principles for guiding development were recommended in relation to this property.

To harmonise with the adjacent older buildings to reinforce the character of the conservation area.

To ensure that the view from the World Heritage Site is not further eroded in quality.

To ensure that materials are appropriate to the Conservation area.

To ensure that the roofscape is appropriate in relation to the adjacent older buildings and conventional in form.

To complement the setting to Tenter Terrace.

To improve the North Road elevation and shop front in an appropriate style.

To replace the existing flat roof with a pitched alternative.

Additional points arising were:

From the previous application – appropriate bin access via North Road rather than Tenter terrace;

An increase in height to create a roof with dormers would be appropriate but the height should not be disproportionately greater than the adjacent pitched roof of No. 64 North Road;

These points were refined as a result of preliminary work by the Cultural Services in a Conservation Area Appraisal for the City Centre. In particular on defining the character of North Road, this property was identified as forming the boundary of the relatively unaffected 19th century street area, which is in turn part of the historic city core;

I consider that the proposals, substantially reduced and reworked from the previous submission, now in principle meet the design principles identified by Cultural Services; and,

In particular, materials can be met by condition as can the detailing of windows, doors and the shop frontage.

The proposals include of a bin area allowing front servicing form Tenter terrace shown on the proposed ground floor plan. The inclusion of the garden area within the red lined application area is, following discussion with the applicant, to be removed, this obviates any need for comment on the potential alteration or use of this garden area.

The increase in height is more than would have been the preference in relation to No. 64. However, the roof variance is within that seen on this side of the North Road and all other points are met. The height relative to the ridge height of No. 64 should be conditioned to be as submitted on the front elevation depicted and not the comparative cross section.

No car parking is proposed with the application. However, as the application site is located within the city centre and opposite the bus station and close to the train station no car parking is required to be provided to comply with policy. The County Highway Authority has raised no objection to the application and considers that the application will not give rise to additional on street car parking.

To the north of the application site lies Tenter Terrace which is a valuable residential enclave adjacent to a mainly commercial area. The proposed application is to add three, 3 bedroomed flats above the existing ground floor shop unit. The existing shop unit has a single storey extension which extends 4.2 metres in depth. The proposal is to demolish this extension and add a new extension 5.2 metre in depth which will extend the full height of the building. The rear elevation of the building will be some 22 metres from the residential properties on Tenter Terrace. Windows are proposed to serve a bedroom and living room in each of these flats looking on to the front elevation of Tenter Terrace. This meets the minimum space about dwellings requirements provided in Policy Q8 of the Local Plan on the formation of habitable rooms. Due to the difference in levels between Tenter Terrace and the application (which are shown on the submitted cross sections) the impact of the application site is lessened. The finished ridge height of the application site is proposed to align with the first floor windows of the properties in Tenter Terrace. The height, scale and massing of the property is therefore not considered to detrimentally affect the residential amenity of the residents on Tenter Terrace.

Windows are proposed on the side (east) elevation of the flats which look onto a blank wall at a distance of 5.5 metres. There are no privacy implications and an additional opening is proposed into the habitable room.

On the front elevation the application looks onto another property at a distance of 14.5 metres. The building currently appears to be used for storage on the upper floors. The privacy issues are therefore reduced. If the upper floors of this building were put forward for a residential use then this would be considered on its merits, and the development of the application site is not considered to prejudice the alternative uses of this building.

Bin storage has now been shown on the submitted plan to be provided internally on the ground floor level adjacent to the North Road entrance. This is considered satisfactory.

Given local residents concerns regarding access and egress to the property an amended plan was received that amended the application site to exclude the garden area and the emergency access. Residents have correctly pointed out there is a discrepancy between the design and access statement and the amended plan. This may be addressed by the imposition of a condition requiring pedestrian access from North Road. The legal dispute over this land is a private issue. The land does not form part of the application site.

Brick is proposed on the front and rear of the property and details of all materials, shop front and fenestrations are conditioned.

The area with trees does not form part of the application site.

The application meets the policy requirements for the distance between properties and with the difference in levels the impact of the extension is reduced. The garden areas are to some extent already overlooked, and it is not considered the proposed development overlooks gardens to the extent that there is a less amenity to substantiate grounds for refusal.

The provision of small balconies for the flats provides a small area of outdoor space for the benefit of the residents. There is no evidence that this will lead to an undue level of noise nuisance.

There is no difference in policy terms between the occupation of the flats by students compared with other residents and the tenure of the flats may alter over time.

The flats are likely to generate some parking and there is none available. This point is clearly discussed above.

No details of how the student flats would be managed is provided. The management of the flats is not considered to be a material planning issue.

In conclusion the development is proposed to retain a shop (A1) use within the City Centre with residential flats above. Both of these uses are considered to be in accordance with the adopted Local Plan. In addition the proposed alterations to the fabric of the building, and extensions to the rear and height of the building are considered to sympathetic to the Conservation Area.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
3. Before development is commenced details of all flues, vents, and extracts shall be submitted to, and approved in writing by the Local Planning Authority, being thereafter implemented to the satisfaction of the said Authority.
4. Notwithstanding the information shown on the submitted plans, a detailed joinery section of the proposed shopfront, to include all pilasters, fascias, corbels, leadwork and weathering, drawn to a scale of 1:5 shall be submitted to, and approved in writing by the Local Planning Authority before development commences, being thereafter implemented to the satisfaction of the said Authority.
5. Before the development commences full details of the design, materials and finish of the balconies and external steps shall be submitted to the Local Planning Authority and approved in writing. The submitted details shall then be implemented in accordance with the approved details.
6. As shown on the submitted plans, the pedestrian access and egress from the application site shall be via North Road.
7. The ridge height of the front elevation of the application site shall be below the ridge height of the adjacent property at no.62 North Road as shown on the submitted plan referenced NR1A4.

8. Unless otherwise agreed in writing with the Local Planning Authority the internal bin area shown on plan NR1A4 shall be implemented in accordance with the details shown on the plan and retained as such thereafter.
9. That notwithstanding the information shown on the submitted plans precise details of all new fenestration, glazing and head and cill details shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.
10. Unless otherwise agreed in writing with the local planning authority the internal layout of the flats with three bedrooms shall be implemented and retained as such thereafter.

BACKGROUND PAPERS

Submitted Application Forms and Plans

National Planning Policies

City of Durham Local Plan 2004

The 2020 Vision – Durham City Centre Masterplan (March 2007)

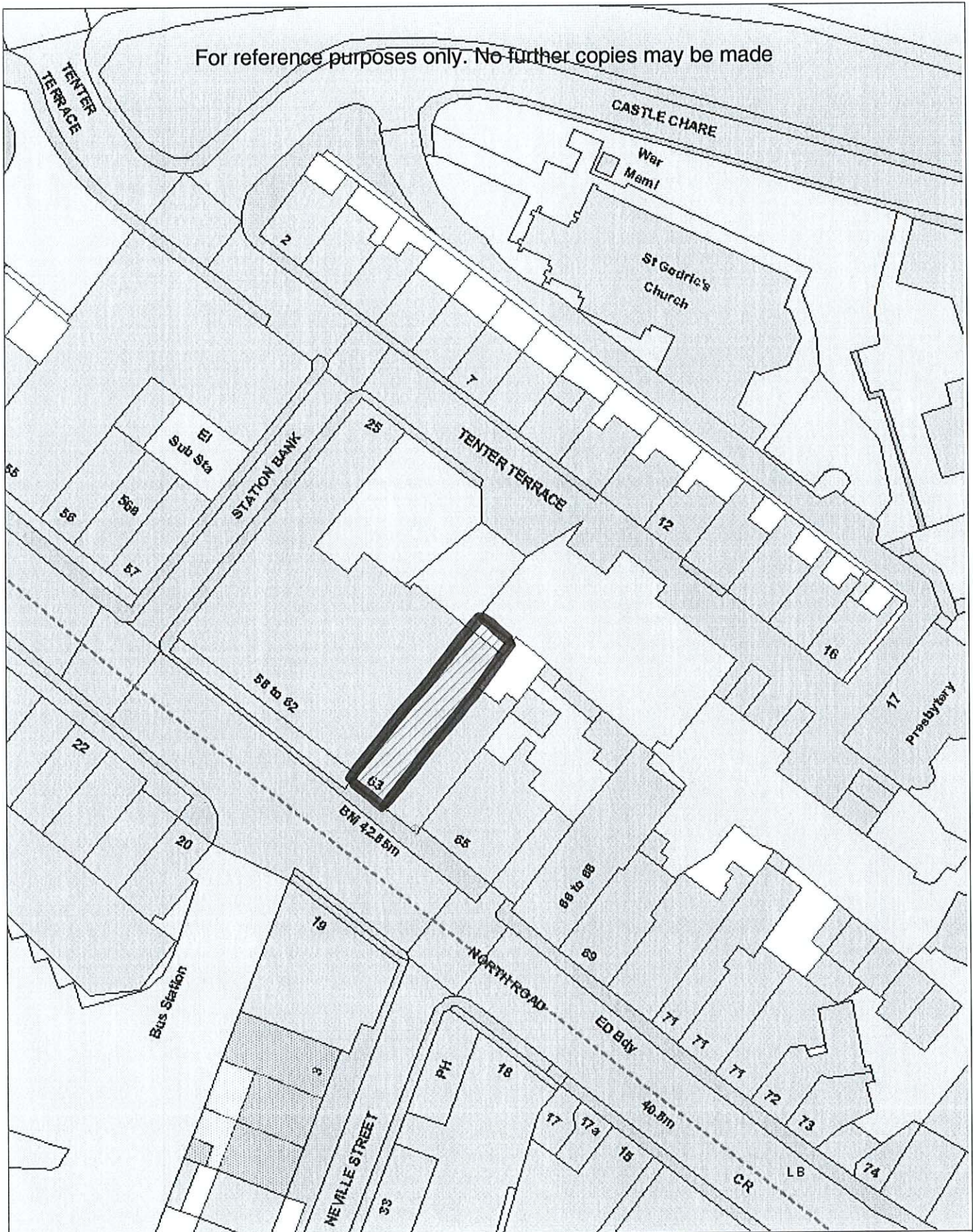
Responses from the County Highway Authority and County Archaeology Officer

Press Notice and Site Notice

Public Consultation Responses

Various File Notes and Correspondence

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

Application No. 4/07/00239/FPA
63 North Road, Durham, DH1 4SQ

Comments

Date

18 May 2007

Scale

1:625

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ITEM 2

07/00329/FPA	Land Rear Of High Street North, Langley Moor, Durham
Design Build And Develop	Erection of 9 no. two storey houses, with dormer windows in three blocks of three, with associated parking, landscaping and fencing

SITE AND APPLICATION DESCRIPTION

This planning application, proposing 9no, link dwellings in three blocks of three, with three internal storeys of accommodation sets out to develop a site to the rear of High Street North in Langley Moor. One block fronts the back lane, facing the existing gap between High Street North and Goatbeck Terrace. All parking proposed is external, with the dwelling provided with gardens of between 3m - 5m in length.

The land, fronting onto a rear lane is currently unmaintained grass and scrub with some small trees in one corner. The rear of the site bounds the recently extended gardens of Gardners Place, on the Regents Green Estate, with the majority of these properties also displaying a range of extensions. Facing across the back lane are the traditional Victorian Terraced houses of High Street North. Two storeys in height, and again with a range of extensions, there is no existing footway beside the roadway at this point.

RELEVANT HISTORY

In March 2004 a scheme of 5 no. two storey dwellings and 2no. bungalows was approved on this land. At that time the development site was separated from the rear gardens of Gardners Place by a grassed strip some 10m in depth. A further consent was granted, in outline, in 2006, including details of siting and access, for 6 dwellings. Neither of these consents have implemented.

POLICIES

NATIONAL POLICIES

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Statement 3: Housing. This PPG sets out the approach to the location of new housing development encouraged by the Government, to ensure a sustainable and equitable environment.

LOCAL POLICES

City of Durham Local Plan 2004

Policy Q8 (Residential Development – Layout) set out the criteria required to be met by developers in the layout and design of new residential schemes. These include a need to ensure the privacy and amenity of both existing and new residents, a need for well designed means of enclosure, appropriateness in scale, form, density and materials to the character of its surroundings, having regard for energy conservation, and the need to make the most efficient use of the land, amongst others.

Policy H3 sets out the requirements for new development in the villages of Durham. This allows for windfall development of Brownfield, or previously developed sites, to set criteria, and exceptionally limited development of Greenfield sites in the coalfield villages most in need of regeneration, the list of which does not include Meadowfield.

Policies T1 and T10 set out the Council's policies on parking and general highways matters.

The full text of these policies is available for inspection in the City of Durham Local Plan 2004.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Department indicate the proposed layout is not acceptable, in terms of both the proposed footpath width, and a scheme of car parking inadequate in numbers, layout, and available turning space. They recommend refusal.

PUBLIC RESPONSES

At the time of report writing a total of 11no. letters had been received in response to a public consultation exercise consisting of direct mailing, advertisement in the local press, and site notices. Some of these responses elaborate the representations from the same address.

The principal concern relates to the height and massing of the proposed buildings, and their appropriateness in the context of both the Victorian terracing and the modern housing estate to the rear. Substandard privacy and amenity distances are claimed, as is inaccuracy in the submitted plans claims for the extent of the site. The omission of existing trees from the plans and forms is further noted. Overlooking is claimed particularly from gable windows. The proposed footway is considered inadequate, with parking and access, and generated traffic a concern to some correspondents. The accuracy of statements made in the Design and Access Statement is challenged.

One respondent does not object, but requests the developer finance traffic calming measures.

PLANNING CONSIDERATIONS

Officers have reservations on the accuracy of the submitted plans, in line with those of local residents. Neither on the ground, or on the Ordnance Survey plan, does the site appear uniform, yet the submitted plans show a square site with straight boundaries. Furthermore the lane to the rear of High Street North exhibits a clear fall to the east, yet no such provision is made on the submitted street elevations. The drawings showing the footprints of the dwellings at Gardners Place and their extensions, and the extensions and outbuildings to the rear of the terraced properties of High Street North flatter the submitted scheme with their inaccuracies. No indication is given on the plans as to the additional fall in ground level to the rear gardens, extensions, and rear elevations of Gardners Place.

The accommodation is described as buildings with two floors of main elevation windows, but additional accommodation in the attic can be problematical. In this case the applicant's Design and Access Statement refers to the buildings as three storey, and claims a direct comparison to the buildings on High Street, albeit no drawings are submitted in support of this claim. The siting of the two blocks facing the length of the street has no immediate parallels in the surrounding area, with the height of the proposed buildings accentuated by the large area of brickwork between the first floor window lintels and the roof eaves. Whilst the layout proposed is an evolution of the existing permission, the scale of the new buildings, with as noted above, the design details accentuating visual height, the impact is considerably

greater. The scale and character of the buildings proposed is therefore difficult to justify as appropriate.

The three storeys of accommodation include a lounge and separate kitchen on the ground floor, with three bedrooms and a study of a size usable as a fourth bedroom on the upper two floors. The generous level of accommodation internal is not matched outside, with gardens of between 3m to 5m clearly out of scale with family orientated dwellings. Garden lengths increase the overlooking of existing residential properties, with minimum required facing distances to those properties facing Gardners Place not met. Whilst facing distances for facing blank gables have been met, the development includes landing windows on these elevations. It is noted that the guidelines are set for two storey relationships, not the three storeys proposed.

The layout and design of the proposals do not accord with the principles of high quality design contained within Planning Policy Statement 3 – Housing.(PPS3)

Parking levels and available manoeuvring space within the scheme is substandard, as is the width of the required footway alongside the scheme, as evidenced by the objection of the County Council as Highway Authority. Landscaping is tokenistic.

Policy H3 of the Local Plan allows for small infill windfall developments in certain circumstances, and in identified settlements. No evidence has been offered as to why this development should be allowed in the absence of these on 'Greenfield' land in a village not identified as specifically in need of regeneration. The existing consent, granted before full adoption of the current Local Plan, must of course be given appropriate weight when considering alternative proposals for the land. However, the current proposals bear limited comparison with that already approved, which probably represents the maximum development capable on the site.

Officers can find little of merit to recommend the proposals offered.

RECOMMENDATION

That the application be **REFUSED** for the following reasons;

1. By virtue of their size, layout, massing and detailing the proposed dwellings are considered out of scale and character with the character of the surrounding area, contrary to Policy Q8 of the City of Durham Local Plan 2004.
2. By virtue of their size, massing, fenestration arrangement, and layout the proposed buildings are considered likely to neither provide adequate amenity and privacy for each dwelling, nor retain a level of privacy and amenity that the residents of existing property could reasonably expect to enjoy, contrary to Policy Q8 of the City of Durham Local Plan 2004.
3. The level of parking provision proposed, amount of available vehicular turning space, and width of the proposed footway to the front of the development, are all considered inadequate and would lead to conditions prejudicial to highway safety contrary to Policies T1 and T10 of the City of Durham Local Plan 2004.
4. The proposed development involves the development of a green field site without justification that there are clear quantifiable regeneration benefits and is therefore contrary to Policy H3 the City of Durham Local Plan 2004.
5. The full effects of the proposed development on the environment and local community cannot be properly assessed due to the lack of adequately detailed and accurate information submitted in the planning application.

BACKGROUND PAPERS

Submitted Forms, Plans, and Design and Access Statement

City Of Durham Local Plan 2004

Press/Site Notice

Officer Notes

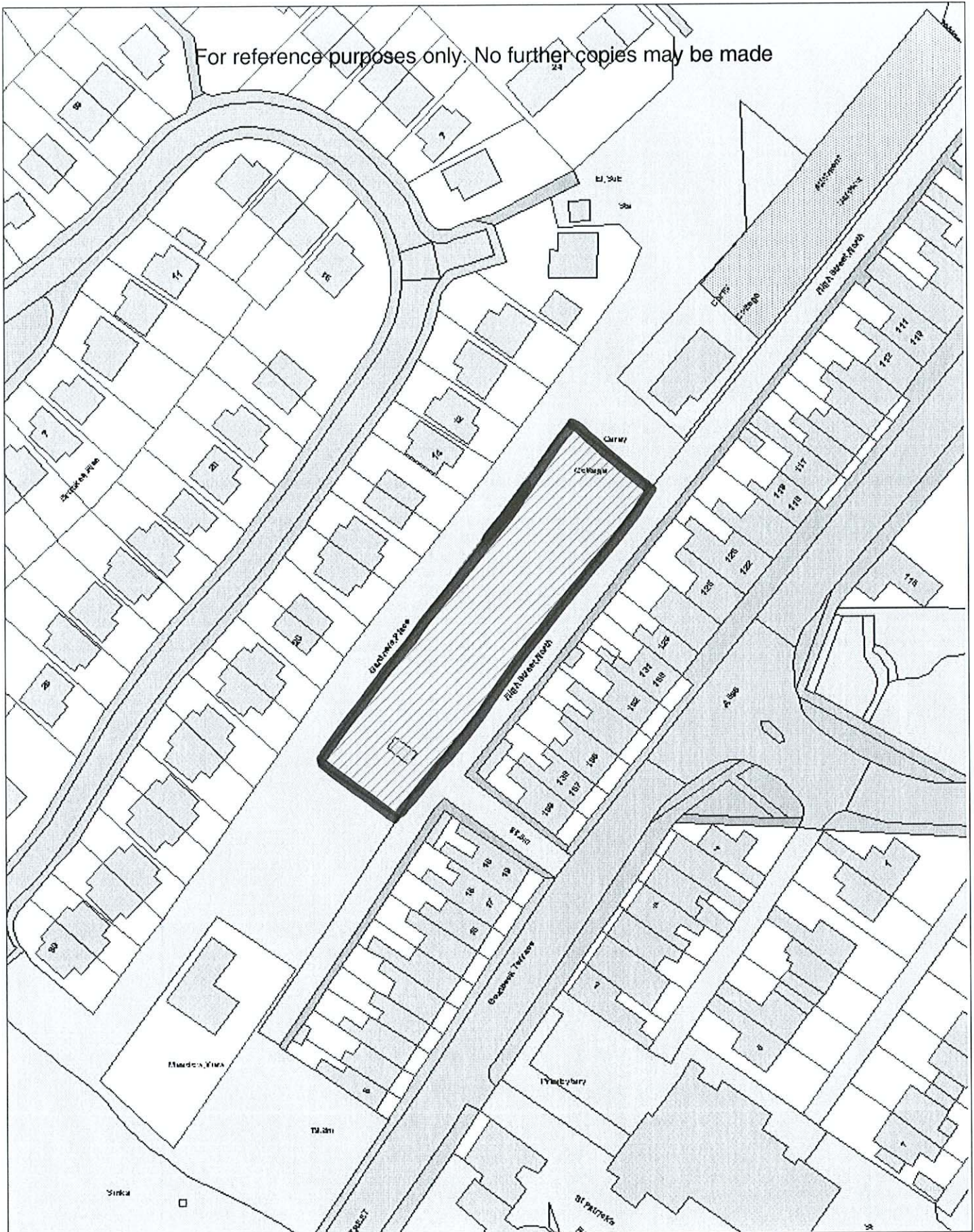
Consultation Responses, Statutory and Public

Miscellaneous documents

PPS1 – Delivering Sustainable Development

PPS3 - Housing

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City of
Durham

Planning Services

Application No. 4/07/00329/FPA

Land Rear Of High Street North, Langley Moor

Comments

Date

18 May 2007

Scale

1:966

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ITEM 3

4/07/00335/FPA	Land adjacent Cheveley Park Shopping Centre, Belmont Durham
Anvil Homes	Erection of 10 no. houses and 9 no. apartments

SITE AND APPLICATION DESCRIPTION

The application site consists of the former unmade car park adjacent Cheveley Park Shopping Centre in Belmont. The parking area was a rough, but well used facility for the shops, local library, doctors' surgery and the local schools complex. The land is in private ownership.

In 2004, following a series of planning applications consent was granted for the erection of development of 18 residential units on the car parking area, a mix of two and three storeys, with both houses and flats, the houses facing the main estate road, and Brackendale Road, and the three storey flats, turning the corner from Brackendale Road to overlook the grassed area and children's play-grounds. Parking was to be internal within the scheme, positioned adjacent the service yard for the adjacent shops. The scheme was conditional on a replacement parking area and landscaping being provided and completed to the front of the shops in advance of the residential development – this having been successfully completed, and proving a well-used facility.

The current application is effectively an evolution of that approval, the scheme having been passed to another developer. They have indicated some market resistance to the original scheme, and have sought to effectively bring the type of accommodation proposed nearer to that of the existing estate. For the houses on the main elevations of the site this has effectively meant adding an integral garage to the property. A comparable level of accommodation has been achieved by adding the displaced floor-space into the roof-space. The dwellings originally approved did use the rear element of the roof-space, but by an asymmetrical roof pitch visually appeared two storey on the front elevation, and 2½ storey on the rear.

Pre-submission discussions with the developers stressed the need to visually maintain this arrangement, particularly on the main elevations of the scheme. The changes to the front elevations of the houses therefore involve raising of the eaves of the building, and the additional of randomly placed velux-type windows – the heights of the houses remaining the same as previously approved. The height of the flats, whose primary relationship visually is with the grassed / play areas, is raised by 900mm, again with alterations to the eaves.

The development works have already begun, but given that the proposed and approved schemes share footprints, the developer has been able to begin works whilst submitting this revised scheme.

RELEVANT HISTORY

As noted above, the site has a extensive history, culminating in approval for 'erection of 18 no. residential dwellings with associated courtyard parking and construction of new shopping centre car park and access', in January 2005. Conditions attached included the usual detail requirements in addition to others relating to phasing and the submission of a commuted sum in lieu of offsite recreational facility provision.

POLICIES

NATIONAL POLICIES

Planning Policy Statement 1: Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Statement 3: Housing. This PPS sets out the expectations of the Government for Local Planning Authorities considering the various aspects of development of new houses.

LOCAL POLICIES

City of Durham Local Plan 2004

Policy Q8 (Residential Development – Layout) relates to new residential development seeking among a number of detailed requirements to ensure quality of design, protecting the privacy and amenity of existing and new residents. The character and appearance of areas is to be maintained by new development, albeit this needs to be balanced against the requirements of the PPS on providing a range of housing opportunities to ensure mixed and balanced communities.

Policy T1 (Traffic Generation – General) protects highway safety.

Policy T10 (Parking – General Provision) sets out parking requirements for new development, in line with the standards adopted by the Highway Authority.

Policy R2 (Provision of Open Space – New Residential Development) sets out open space and amenity areas requirements within housing schemes or mechanisms for provision off-site as appropriate.

REPRESENTATIONS

STATUTORY RESPONSES

The County Council as Highway Authority offer no objection to the scheme.

No response has been received from Northumbrian Water – a standard condition to ensure integration into their network will be included with any recommendation for approval, consistent with the previous consent.

PUBLIC RESPONSES

Objections have been received from 5 sources.

Local residents object to a higher than normal density and massing, given the restricted nature of the site, and are worried that the new properties are out of scale, invade privacy and obscure vision. There are traffic concerns relating to the siting of the access, and the effect on school related traffic.

Representations have been received from, and on behalf of the convenience store immediately adjacent the site, relating to the potential effects on and from the servicing of this unit, the effect on potential residential amenity, and the potential for Environmental Health complaints. They consider the proposals 'not properly planned and mutually unacceptable'.

The City of Durham Trust offer a different opinion to the statement made in the Design and Access Statement, and object to private driveways accessing the main estate road as a highway safety issue.

The full text of the consultation responses summarised above are available for members inspection on the application file, or on the Council's website.

PLANNING CONSIDERATIONS

As outlined above the current proposals are an evolution of a scheme that received planning permission in 2005, one that is in the initial throes of implementation. Officers are of the opinion that whilst there have been alterations to the eaves levels of the houses proposed, the retention of the original height of those buildings, with a random scheme of velux windows disguising the roof accommodation on the front elevation, has resulted in a scheme directly comparable to that already approved and wholly acceptable in this aspect. The developer has cited marketing difficulties with respect to the type of houses as originally approved, the proposed changes being driven by the need to make the proposed units more compatible with the standard of accommodation expected on Cheveley Park – i.e. to include an integral garage, and a driveway on the property.

The proposed flats are 900mm higher than those approved, albeit the design still steps up as it turns the corner. The massing of the buildings appears more solid, given the alterations to the linking elements, but it is in scale with the remainder of the scheme. Erection of the flats will provide a greater degree of overlooking and therefore security to the children's play area opposite.

The objection of the convenience store, a valuable community focal point has been noted. No representation was received from this source to the previous application, but the relationship was considered at that stage. The relationship of the residential units to the existing retail units will be apparent to prospective buyers who must acknowledge a degree of intrusion from the use and servicing of these businesses.

The level of mixed use and associated impact is limited and given the previous approval, any suggestion of a refusal on the grounds of this relationship would be unreasonable.

Likewise the City of Durham Trust's ascertain that driveways to the front of the houses poses a highway safety problem, given this is the standard arrangement for the many existing houses on the Cheveley Park Estate, is not considered realistic. The lack of objection from the Highway Authority supports this opinion.

The proposed development consists of a marginal increase in accommodation/ volume – but not height - of the proposed houses over and above that previously approved. The flats are slightly increased in height, but to a level that retains the scale and character of the original proposals to a fair degree. Objections from the commercial properties are to elements that have already been agreed, and revisit relationships previously considered reasonable. Subject to the conditions applied to the previous consent relating to the housing development, officers consider the scheme appropriate, and recommend it accordingly.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development

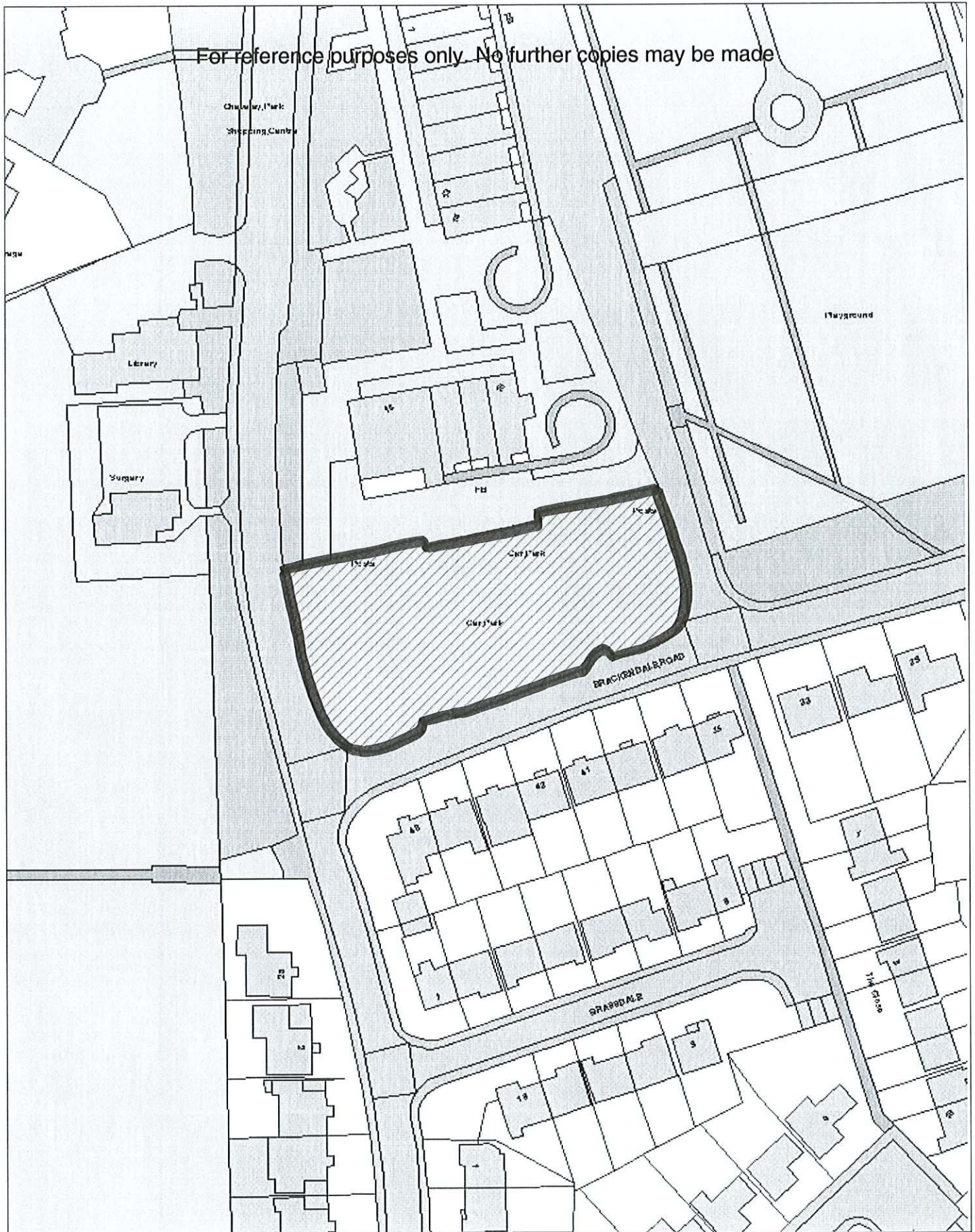
is commenced, and thereafter implemented in accordance with the approved scheme.

3. Details of any fences, walls or other means of enclosure to be erected on any of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
4. Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
5. No development shall take place until a scheme showing the means by which foul sewage and surface water generated as a result of the development are to be catered for has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in accordance with the approved details before any part of the development is occupied.
6. Before the first dwelling hereby approved is occupied a commuted sum for the benefit of local community facilities shall be paid to the Local Planning Authority in lieu of the provision of open space and play space within the development. Such a sum shall be calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan 2004.

BACKGROUND PAPERS

Submitted Forms, Plans, and Supporting Statements
Site Notice and Press Advertisement
File Notes and Correspondence
Letters of Representation, including e-mails
PPS1 – Delivering Sustainable Development
PPS3 - Housing
Response from the County Highway Authority

For reference purposes only. No further copies may be made



Planning Services

Application No. 4/07/00335/FPA

Land Adjacent Cheveley Park Shopping Centre,
Belmont

Comments

Date

18 May 2007

Scale

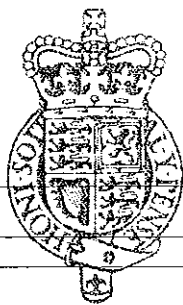
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CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE 31st May 2007

Reports for Information



Appeal Decision

Site visit made on 26 March 2007

by **Wenda Fabian** BA Dip Arch RIBA

an Inspector appointed by the Secretary of State for
Communities and Local Government

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Date: 23 April 2007

Appeal Ref: APP/Z1320/E/07/2035235

Melkridge House, 95 Gilesgate, Durham DH1 1JA

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Paul Nieuwenhuis against the decision of Durham City Council.
- The application Ref 4/06/00971/LB, dated 19 September 2006, was refused by notice dated 4 December 2006.
- The works proposed are two integrated solar panels.

Decision

1. I dismiss the appeal.

Reasons

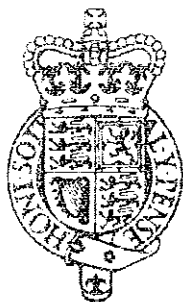
2. This appeal relates to the proposed installation of a pair of roof-mounted solar water-heating collectors at the rear of Melkridge House, which is an attractive townhouse, part of a pair of buildings set within the Durham City Centre Conservation Area. It is listed, Grade II and dates from 1840. The panels would be mounted on the southwest facing pitch of a rear projecting wing, which is two stories high. The wing is plainly detailed; without the decorative barge boards on the main house and has the appearance of subservient service accommodation. This part of the building cannot be seen from the front street and is substantially screened from all but close views by surrounding buildings. Nevertheless, a lack of views from public vantage points would not in itself justify allowing the proposal.
3. Development plan policies for the area reflect the duty imposed on decision makers by Sections 66 and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require them to pay special regard to the special architectural or historic interest of listed buildings and to the desirability of preserving or enhancing the character or appearance of the conservation area. The government's *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) advises that many listed buildings can sustain some degree of sensitive alteration to accommodate continuing use and acknowledges the government's commitment to sustainable development.
4. The appellant wishes to increase the energy efficiency of his home, in line with current national policies. This would be a significant benefit and, in my opinion, a natural part of the continuing use of the building in the 21st century. However, PPG15 also emphasises that any alteration should be carefully and sensitively designed, with expert professional advice, to minimise its visual impact on the special architectural interest of the listed building. PPG15 Annex C states specifically, in relation to minor additions and new services, that only undamaging and visually unobtrusive positions for such fixtures should

be agreed, as a poorly thought out introduction can be detrimental to the appearance and character of the historic building.

5. In my opinion, the type of solar collector proposed would be unobtrusive in design; comprising a flat glass panel in a black aluminium frame, which would project a modest amount above the surrounding roof slates. Were the panels sized to correspond to the proportions of the windows below and sensitively located on the roof plane, with a well proportioned margin of slates surrounding them, they may be acceptable in the discreet location proposed. They could be easily removed in the future without significant damage to the historic fabric of the building. However, on the basis of the information submitted, which is unclear and diagrammatic in form, it is difficult to adequately and realistically assess the visual impact of the proposed panels on the building. Although the appellant in written submissions stated that the each panel would be approximately 1m², on the proposal drawings they appear to be shown smaller at around 0.7 x 0.7m. Moreover, the annotation on the manufacturer's literature submitted indicates the panels would be 2.75m² (1.7 x 1.7m), a significant difference and more than twice the stated size.
6. The elevation and plan submitted do not correlate; the chimney stack position is substantially closer to the proposed panel location than is shown on the elevation, and as shown on plan would conflict with the panels, were they accurately drawn at 1.7 x 1.7m. Were the panels of the size on the manufacturer's literature installed, there would be insufficient space between the eaves and the side of the chimney for the panels and the proposal could not be implemented in accordance with the drawings. Moreover it seems from the roof dimensions shown on the drawings that the panels may stretch almost from the eaves to the ridge of the roof. Were there an insufficient margin of roof visible above and below the panels, I consider that the panels would appear visually dominant in relation to the roof.
7. PPG15 clarifies that the onus is on the developer (including home owners) to provide sufficient information, including measured drawings, to show the effect of the work proposed and to enable a full understanding of its impact on the character of the building in question. I conclude, therefore, that insufficient evidence has been submitted to demonstrate that the visual harm that may be caused by the proposal to the special architectural interest of the listed building and the conservation area would be outweighed by its benefit in terms of sustainable energy provision.
8. The appellant has drawn attention to the recent addition of a rear conservatory close-by at the adjacent house, which is part of the overall listed building. Whilst I understand the appellant's frustration, the acceptability of that scheme is not for my consideration. I have in any event reached my decision in this case on its own individual merits.

Wenda Fabian

Inspector



Appeal Decision

Inquiry held on 6 March 2007

Site visit made on 6 March 2007

by **Wenda Fabian BA Dip Arch RIBA**

an Inspector appointed by the Secretary of State for
Communities and Local Government

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Date: 22 March 2007

Appeal A: APP/Z1320/E/06/2028855

Ustinov College/ Kepier House, Mayorswell Close, Durham DH1 1JU

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant conservation area consent.
- The appeal is made by Kepier Homes LLP against the decision of Durham City Council.
- The application Ref 4/06/00539/CAC, dated 2 June 2006, was refused by notice dated 18 September 2006.
- The demolition proposed is demolition of 4 no student accommodation buildings and associated structures, conversion of existing Kepier House into apartments and the construction of 43 No apartments and 9 No townhouses.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/Z1320/A/06/2028856

Ustinov College/ Kepier House, Mayorswell Close, Durham DH1 1JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Kepier Homes LLP against the decision of Durham City Council.
- The application Ref 4/06/00537/FPA, dated 2 June 2006, was refused by notice dated 6 September 2006.
- The development proposed is residential development of 43 No apartments and 9 No townhouses.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. At the Inquiry an application for costs was made by Kepier Homes LLP against Durham City Council. This application is the subject of a separate Decision.
2. Notwithstanding the descriptions shown in Appeal A above; it was clarified at the inquiry that the proposal would involve demolition of all existing buildings on the appeal site, with the exception of Kepier House. I have considered the appeals on this basis.

Main Issues

3. I consider that a main issue in both Appeals A & B is the effect of the proposal on the character and appearance of the Durham (City Centre) Conservation area. In addition, I consider that the following are also main issues in Appeal B:
 - i) the effect of the proposal on the living conditions of nearby residential occupants in terms of outlook and privacy; and
 - ii) whether the proposal would provide a fair and reasonable proportion of affordable housing to meet an existing local need.

Planning Policy

4. The development plan for the area includes the *City of Durham Local Plan, 2004, (LP)*. Policies E6 and E22 reflect the duty imposed on decision makers by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation area. Policy H13 seeks, amongst other things, to prevent harm to the living conditions of existing residential occupants arising from new development.
5. In relation to proposed developments of more than 25 dwellings and where a local need exists, LP policy H12 requires the Council to negotiate with developers for a fair and reasonable proportion of affordable housing, and for an appropriate variety of house types and sizes.

Reasons

6. It is acknowledged by all parties that, with the exception of Kepier House (a traditional stone three storey former penitentiary building), the existing 1960s student accommodation blocks on the appeal site are now considered of little architectural merit and add little to the character of the Durham (City Centre) Conservation Area. It is agreed that as they are vacant, the site should be redeveloped to bring it back into use. The principle of residential development is not disputed; the appeal site is previously developed land, close to the centre of Durham with good access to public transport and a wide range of facilities and services as well as employment. Although Kepier House would be retained, it was not suggested that consent to demolish the 1960s buildings should be granted without securing an acceptable scheme for redevelopment of the site. I consider that the demolition of the other buildings without this would lead to a physical gap in the built fabric of the surrounding development pattern and fail to preserve the character and appearance of the conservation area. Appeal A therefore turns on Appeal B.

Character and Appearance

7. In addition to the conversion of Kepier House for nine apartments, the proposed residential development would be in four new blocks: twenty-one apartments in Block 1, at the high southern end of the site, parallel to Bakehouse Lane; five in Block 2 and eight in Block 3, both stepping down along the eastern boundary parallel to Mayorswell Close; and a terrace of nine townhouses, at the lower north end of the site, with long private rear gardens extending to the northern boundary. Block 1 and the townhouses at the top and bottom of the site, like the development on each side, would follow the site contours. Blocks 2 & 3 would follow Kepier House, which is built across the contours and would also echo the arrangement of traditional terraces stepping down the hill close-by.
8. It seems to me that the proposed buildings have been carefully designed to reflect traditional residential forms but in a contemporary style. The overall mass of each block would be articulated in a similar rhythm to the blocks of older terraced housing nearby, with stepped pitched roofs and changes in the building line, corresponding to dwelling widths. The materials proposed are a mix of mainly brick and render, which I have seen echoes those predominant in the surrounding houses. Whilst the proposed feature panels of cedar boarding have been criticised by local residents as out of keeping in the conservation area, to my mind, timber cladding (both natural finished as proposed or traditionally painted) is part of the overall palette of materials familiar in domestic buildings locally and would not look out of place in this local context.

9. The properties immediately adjacent to the appeal site are of mixed styles but mostly two storey and where the proposed blocks 1, 2 and 3 face them they would mainly appear of a similar height, albeit with roof lights to a third storey. Although Block 1 would be higher at its eaves and ridge than the adjacent terraced houses on Kepier Terrace, the difference would not be so significant as to dwarf them. I appreciate that Block 1 would be substantially deeper in plan than the adjacent dwellings and this greater mass would be apparent at each end of the block. However, it would be broken down by smaller span roof forms and changes of materials such that the perceived scale of the building would remain domestic.
10. There is already a long three storey brick residential block close-by between Bakehouse Lane and Gilesgate, which does not, in my opinion, look out of place. In this overall context, I consider that Block 1 would appear a natural addition to the urban grain of this part of the conservation area. Similarly the townhouses at the lower part of the site would be set at a higher level than the adjacent properties but would follow the naturally rising contours at this point and the proposed top floor dormered accommodation is a familiar urban domestic form. Whilst lacking individual front doors, Blocks 1, 2 & 3 would each face towards the adjacent street frontage and at the same time would provide a plaza-type setting for Kepier House.
11. The proposed density would be around 75 dwellings per hectare and it has been suggested that this density, albeit a little less than the existing student accommodation, would in itself be out of character with the area. No specific analysis has been made of individual plot densities, although it is clear that these vary widely; existing development around the site includes substantial detached houses set in large plots, semi-detached houses, close-set terraced housing and three storey flats. As set out above, I consider that the siting, scale, form and massing of the proposed new residential blocks taken as a whole would fit well with the area and in relation to character and appearance, I do not take high density to be an objection in itself. Moreover, national policy promotes the more efficient use of previously developed land close to town and city centres for housing and sets only minimum density levels.
12. I conclude that the proposal would preserve the character and appearance of the Durham (City Centre) Conservation Area. Consequently it would comply with these aspects of LP policies E6 and E22.

Living Conditions

13. The Council and local residents are concerned that the proposal would dominate adjacent properties. However, for the reasons set out above I consider that the scale and massing of the proposed blocks would relate well to the surrounding properties. For the main part, the blocks would be well separated from adjacent dwellings by the existing width of the roads and footways and would be set back from the street frontage by a softening band of landscape planting, which could be ensured by a condition. Block 1 would extend back alongside the side boundary to the rear garden of No 6 Kepier Terrace and its three storey height would be apparent at this point. However, it would be some 5m from it, not hard against the boundary. Close proximity with adjacent buildings is an inherent part of the urban environment and I have seen that similar overall height differences exist elsewhere in the immediate area as a result of the hillside location. I consider that the buildings would be sufficiently far apart that the height difference would not be unduly dominant and the effect on outlook for these residents would not be sufficient to justify refusal.

14. Block 1 would prevent some morning sunlight from reaching the rear garden at No 9, but this is already partly limited by the existing block on this part of the appeal site, and by No 9 itself, and in my judgement this aspect also would not be of overriding significance. LP policy Q8 sets out minimum separation distance requirements for residential development to ensure that the privacy of adjacent occupants is protected; these are met by the proposal. Windows at each level of Block 1 would face across the rear gardens at Kepier Terrace. However, these would be to bedrooms and would not, in my opinion, add unduly to the existing level of overlooking that already occurs from upper windows in adjacent properties in the terrace.
15. I conclude that the proposal would not harm the living conditions of adjacent residential occupants in terms of outlook or privacy and would accord with LP policy H13.

Affordable Housing Provision

16. The appeal proposal is for a total of 52 dwellings, well in excess of the threshold of 25 set in LP policy H12, which states that the Council will negotiate with developers in respect of affordable housing provision (as set out at paragraph 6 above). When the initial pre-application discussions for a previous scheme, and subsequently the current appeal proposal, took place the Council had not fully assessed housing need in the district in respect of affordable housing or formulated an implementation strategy for the policy. The Council did not therefore pursue negotiations in respect of affordable housing provision for the site.
17. However, *Planning Policy Guidance Note 3: Housing* (PPG3), published in 2000, set out the government's objective in this respect and stated that failure to apply local planning policy requiring an element of affordable housing could justify the refusal of planning permission. Detailed guidance was provided by Circular 6/98 *Planning and Affordable Housing*. This national policy is now embodied in *Planning Policy Statement 3: Housing* (PPS3), which includes, as a strategic objective, ensuring high quality housing for those who cannot afford market housing. It states that in planning at site level, for smaller sites, authorities should ensure that the mix of housing should contribute to the creation of mixed communities, having regard to the proportions of households that require market or affordable housing and the existing mix of housing in the locality. Detailed guidance on delivery is provided by the related policy statement *Delivering Affordable Housing* (DAH).
18. In accordance with the national policy requirement for an evidence-based approach, the Council commissioned an analysis of housing need in its area – the *District Wide Housing Need Assessment* (HNA) was produced in 2002 and updated in 2004. The first report concluded that 455 units of affordable housing would be required in the 5 year period from 2002 – 2006 (an annual rate of 91 dwellings) to provide for all those on the Council's Housing Register and those in need of subsidised housing. This figure was four times the then current rate of affordable housing provision in the district.
19. The Council's own housing waiting list shows that the number of applicants rose from 1091 in 2002, to 2110 in 2004 and the number of people recognised as homeless had also doubled in the 2002 – 2004 period. The 2004 HNA update found that the previous identified annual shortfall had risen by more than 500%, to 503, more than double the total annual rate of housing completions in the District and substantially in excess of the rates of affordable housing provision. It recorded average house prices of 6.8 times mean average income in the district. The HNA report identified a high need for affordable housing in all areas of the

district and recommended that a minimum provision of 30% should be required from each scheme. This level of provision is carried forward in the Council's draft *Supplementary Planning Document – Provision of Affordable Housing* (SPD) and reflects minimum levels adopted elsewhere in the country.

20. The appellant has pointed out that the SPD is a consultation draft, has not yet been subject to full consultation or subsequent amendment and it should therefore carry little weight. Nevertheless, it is evidence-based as set out above. I consider that a need for affordable housing, in accordance with adopted policy H12, has been demonstrated district wide and, therefore, in relation to the appeal site. The site is in a sustainable location and presents a highly appropriate opportunity for much-needed affordable housing close to the centre of Durham. The proposed scheme is for a good mix of accommodation including smaller units and family sized dwellings with a high proportion of smaller dwelling types but lacks any provision for these to be affordable to those in need.
21. A condition requiring a scheme for the provision of affordable housing has been suggested. However, the appellant maintained at the inquiry that, as previously indicated to the Council, the appeal scheme would not be financially viable were this condition imposed; high site development costs arising from the retention and proposed conversion of Kepier House combined with site topography and ground conditions would result in low profitability. The ground investigation interpretive report submitted with the application gives detail on the demolition requirements for the other existing buildings, the possible need for asbestos disposal and the probable remains of former building foundations elsewhere on the site.
22. However, I have seen no financial evidence to substantiate that these additional costs, in combination with more standard development costs, would come close to or equate with out-turn market values and lead to a lack of profitability. As set out above, the proposed density would be high relative to adjacent development and I note the HNA finding that prices for flats and maisonettes in the area increased by over 200% between 2001 and 2004. Whilst both Circular 6/98 and the more recent DAH acknowledge that the required level of affordable housing provision on a site should take into account its effect on the viability of the development, I am unconvinced that a fair and reasonable proportion could not be achieved.
23. In the absence of agreement between the parties in respect of the proposed condition or of financial evidence as to its viability, it would be unreasonable to conclude that there would be a reasonable prospect of the parties reaching agreement on a required scheme for the provision of affordable housing without substantial amendments to the proposal. The suggested condition would therefore be unreasonable in that it could lead inevitably to a need for the development to be substantially altered. This would be contrary to one of the requirements of the DoE Circular 11/95: *The Use of Conditions in Planning Permissions*, which states that the use of conditions that may prove impracticable or inexpedient to enforce should be avoided.
24. I conclude that the proposal would fail to provide for a fair and reasonable proportion of affordable housing to meet local need and would fail to comply with LP policy H12.

Other Considerations

25. LP policy R2 sets out the requirement for informal play and amenity space in residential developments and provides for developers to make a financial contribution for the provision

off site, where this cannot be met within the site. A paved and landscaped open area would be provided adjacent to Kepier House with other small areas of landscaping around the site, but none of these is specifically designed for sports or children's play. Some family houses with large private gardens are proposed; however, there would also be a significant number of two and three bedroom flats, some of which would lack any private outdoor space other than minimal balconies or terraces. The financial contribution to off site provision, which has been offered by the appellant via a unilateral undertaking, has been calculated in accordance with the policy. Whilst it is not entirely clear where the contribution would be expended, the Council has agreed the undertaking and indicated that it would be used to enhance existing provision within the town centre area. Off site provision would enable a balance to be struck between the national policy aim – to make efficient use of previously developed land for well designed high quality housing in a town centre location – and the need to provide adequate facilities for out door recreation. I do not, therefore, take a lack of on site play provision to be an objection in this case.

26. Local concern over the pressure for on street parking and resulting congestion are common to most urban residential proposals. I have seen that a residents parking scheme exists in the surrounding streets where many properties have no in-curtilage parking space. The proposal would include on-site spaces for each dwelling and 1.5 spaces for each town house. I have read in submissions that the Council would not provide permits for the occupants of new residential development and this has not been disputed. It would be open to the Council to enforce against any unauthorised use of street parking. I am satisfied that the parking provision on site would be adequate and would meet national policy objectives.

Conclusions

27. I have found in favour of the proposal in relation to the first two main issues; its effect on character and appearance and the living conditions of adjacent residential occupants. However, in respect of the third main issue, the proposal would fail to meet national and local policy objectives to secure the provision of affordable housing in response to a locally identified need and I conclude that this outweighs my positive finding in respect of the first two issues. Demolition of the existing buildings on site without securing a satisfactory scheme for redevelopment of the site would fail to preserve the character and appearance of the conservation area. For the reasons given above and having regard to all other matters raised, I conclude that the appeals should be dismissed.

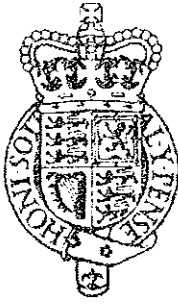
Formal Decision

Appeal A: APP/Z1320/E/06/2028855 and Appeal B: APP/Z1320/A/06/2028856

28. I dismiss both the appeals.

Wenda Fabian

Inspector



Costs Decision

Inquiry held on 6 March 2007

Site visit made on 6 March 2007

by **Wenda Fabian** BA Dip Arch RIBA

an Inspector appointed by the Secretary of State for
Communities and Local Government

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Date: 22 March 2007

Costs application in relation to Appeal Ref: APP/Z1320/E/06/2028855

Ustinov College/ Kepier House, Mayorswell Close, Durham DH1 1JU

- The application is made under the Planning (Listed Buildings and Conservation Areas) Act 1990, sections 20, 74, 89 and Schedule 3, and the Local Government Act 1972, section 250(5).
- The application is made by Kepier Homes LLP for a full award of costs against Durham City Council.
- The inquiry was in connection with an appeal against refusal of conservation area consent for demolition of 4 no student accommodation buildings and associated structures, conversion of existing Kepier House into apartments and the construction of 43 No apartments and 9 No townhouses.

Summary of Decision: The application fails and no award of costs is made.

Costs application in relation to Appeal Ref: APP/Z1320/A/06/2028856

Ustinov College/ Kepier House, Mayorswell Close, Durham DH1 1JU

- The application is made under the Town and Country Planning Act 1990, sections 78, 320 and Schedule 6, and the Local Government Act 1972, section 250(5).
- The application is made by Kepier Homes LLP for a full award of costs against Durham City Council.
- The inquiry was in connection with an appeal against the refusal of planning permission for residential development of 43 No apartments and 9 No townhouses.

Summary of Decision: The application fails and no award of costs is made

The Submissions for the Applicant

1. The application related to both appeals and was made under paragraphs 8 and 9 of Annex 3 of Circular 8/93, on the basis that the Council had failed to substantiate each of the reasons for refusal and failed to show it had reasonable planning grounds for taking a decision contrary to its officer's professional advice. The Council's Proof of Evidence gave little evidence-based analysis of the harm that would result from the proposal in terms of its design impact on the surrounding area or its effect on the living conditions of adjacent residential occupants. The Council presented little additional evidence to the inquiry. The Council's first witness had recommended approval and gave evidence in this respect. The second witness did not address the reasons for refusal (but raised the issue of play space provision) and the third witness relied on an assertion that the proposal would be too big. Whilst the councillors' and local residents' views are genuinely held there was little analysis presented to demonstrate why the proposal would be unacceptable. The Council has failed to justify each of the reasons for refusal.
 2. The advice of the Council's professional officers was clear as to the acceptability of the proposal in policy terms. The Council delayed a development which could reasonably have
-

been permitted and the Council has, therefore, acted unreasonably. As a result, the full cost of preparing the appeal has been incurred unnecessarily.

The Response by the Council

3. The proposal was controversial and turned on design matters, which are subjective. The Circular explains that the Council is not obliged to follow their officers' or consultants' advice but should be able to show reasonable planning grounds for not doing so. Local Councillors are in the best position to judge the views of the local community. The issue of play space provision is part and parcel of residential amenity, referred to in the reason for refusal. Matters relating to design were substantiated. The Council did not act unreasonably in refusing the proposal.

Conclusions

4. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.
5. Paragraph 9 of Annex 3 sets out that planning authorities are not bound to adopt the professional or technical advice given by their own officers, but they will be expected to show that they had reasonable planning grounds for taking a decision contrary to such advice and that they were able to produce relevant evidence to support their decision. Paragraph 15 of Annex 3 clarifies that planning authorities are expected to consider the views of local residents but local opposition is not, by itself, a reasonable ground for refusal, unless founded on valid planning reasons supported by substantiated evidence.
6. Planning policy guidance is clear that the government is committed to the achievement of good design; it is therefore a significant and legitimate planning consideration. The Council's Statement and Proof of Evidence were brief, but expanded on the first reason for refusal in terms of the design of the proposal. At the inquiry the Council's witnesses, including two local councillors, expressed a sincerely held concern that the proposal would be out of scale and out of character with housing in the area, which is mainly two storey and low density. From all I have read and heard it is clear that the proposal was thoroughly debated by the planning committee and a decision was reached following a site visit and consideration of the planning officer's report as well as the views of local consultees. Although the evidence presented by the Council was not sufficient to persuade me to dismiss the appeal, for the reasons set out in my decision, I consider that it provided adequate planning grounds to support the first reason for refusal and this was related to relevant development plan policy.
7. In respect of residential amenity (referred to in my appeals decision as living conditions) the main concern was in relation to scale and massing of the scheme and its dominant effect when viewed from adjacent properties, with additional concerns in relation to sunlight and privacy. I have no doubt that local residents' views were sincerely held and legitimate concerns and these were endorsed by elected representatives. I have concluded, as set out in my decision, that the proposal would not be unduly prominent or harmful in relation to these other aspects. However, this conclusion was reached after careful study of the drawings and from the answers to questions raised at the inquiry. The three dimensional relationship between the proposed blocks and the adjacent properties could have been more

fully illustrated in the proposal drawings, to allay these fears. It seems to me that the matters relating to residential amenity were inextricably linked with the overall design of the proposal, and that these aspects were fully set out in the Council's evidence.

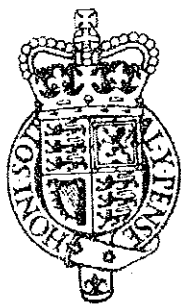
8. In the light of the Council's assessment of the impact of the proposal, it is apparent that there was a fundamental disagreement between the parties with regard to the analysis of the key characteristics of the surroundings and the effect of the proposal on them as well as on neighbouring living conditions. This could not have been overcome by the use of conditions. I therefore consider that the appeal could not have been avoided in respect of both the reasons for refusal and that the Council produced sufficient evidence to substantiate the refusal.
9. I find that unreasonable behaviour resulting in unnecessary expense has not been demonstrated on any of the grounds cited. I therefore conclude that no award of costs is justified.

Formal Decision

10. I refuse the applications for an award of costs.

Wenda Fabian

Inspector



Appeal Decision

Site Visit on 27 February 2007

by J D Waldron MCD BArch Architect

an Inspector appointed by the Secretary of State for
Communities and Local Government

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Date 27th March
2007

Appeal Ref: APP/Z1320/C/06/2024928

Land to the rear of 40 Fieldhouse Lane, Durham DH1 4LT.

- The appeal is made by Phil McGowan under Section 174 of the Town and Country Planning Act 1990 against an enforcement notice issued by Durham City Council on 10 August 2006.
- The breach of planning control alleged in the notice is **The unauthorised erection of a dwellinghouse.**
- The requirements of the notice are to **Demolish the building and remove the resultant materials from the site, returning the land to its former condition, within a period of 2 months from the date the notice takes effect.**
- The appeal is made on the grounds set out in Section 174(2)(a), (b), (c), (f) and (g) of the 1990 Act.

Summary of Decision: The appeal is allowed and the enforcement notice quashed.

Procedural matter

1. Since the site visit the appellant has sent a letter, undated, but written on the day of the site visit. A copy was sent to the Council. No response was received by the deadline given.
2. The date given for the planning permission in paragraph 4 of the notice is incorrect. It should be 2005 and not 2006. The error can be corrected without injustice to either party and within the powers available to me. The appeal is determined accordingly.
3. The north-west elevation is incorrectly annotated on the approved drawings as one of two south-east elevations.

Appeal on ground (b)

4. Under this ground of appeal it is necessary to determine whether what is enforced against has taken place as a matter of fact. A dwellinghouse is being erected on the appeal site as a matter of fact. Thus the appeal fails on ground (b). Whether or not the erection of the dwellinghouse constitutes a breach of planning control is addressed under ground (c).

Appeal on ground (c)

5. Conditional planning permission was granted for the erection of a detached dwellinghouse in February 2005, Application No: 4/04/1387/FPA. The notice refers to the erection of the dwellinghouse being unauthorised because the ground-floor is higher than shown on the approved drawings. Three window openings were provided in the external walls that are not shown on the approved drawings. They have been infilled with brickwork to match the surrounding brickwork, and do not feature in the Council's case under ground (c).
6. The approved drawings do not give a height for the ground-floor or for any of the other floors. Thus the height of the ground-floor needs to be determined from analysis of the approved drawings.
7. The dwellinghouse fronts on to Springwell Avenue. The footway of Springwell Avenue provides the most appropriate fixed reference point for determining ground-floor level. Indeed the other three boundaries of the appeal site border the gardens of residential property and there is no obvious fixed reference point.

8. On the **Proposed Site Layout** the front wall of the dwellinghouse is annotated as being 7.10m from the back of the footway of Springwell Avenue. This dimension is used to establish the position of the footway on the north-west and south-east elevations as drawn. On both elevations the level of the ground is shown up to and including part of the footway. On both elevations ground-floor level is indicated by a dashed line. The appellant states that the ground-floor level of the dwellinghouse as built is 100.10m and the floor level of the integral garage is 100.00m.
9. The approved drawings include an **Existing Site Survey** with spot levels. The appellant states that the spot levels of 99.58 and 99.55 at the south-west corner of the site relate to the height of a raised step at an original pedestrian entrance rather than to the height at the rear of the footway. Spot levels taken at the rear of a footway usually relate to the height of the footway and not to boundary features and I calculate on this basis. The spot level of 99.34 is no help in resolving the matter because it is unclear whether it relates to the height at the edge of the footway or to the height of the carriageway.
10. The 99.55m spot level is the height at the rear of the footway approximately in line with the north-west elevation. On the drawing of the north-west elevation the ground-floor level of the dwellinghouse scales about 0.50m higher than this point, giving a ground-floor level of about 100.05m. On this basis the ground-floor level of the dwellinghouse as built is too high by about 0.05m.
11. The level at the rear of the footway, in line with the south-east elevation, is between the spot levels 100.57m and 100.22m but much nearer to the former. The footway has an even gradient and the level appears to be about 100.50m. On the drawing of the south-east elevation the ground-floor level of the dwellinghouse scales about 0.3m higher than this point, giving a ground-floor level of about 100.80m. On this basis the ground-floor level of the dwellinghouse as built is too low by about 0.70m.
12. The drawing of the south-east elevation shows **Existing site gradient indicated by dotted line**. The dotted line continues approximately up to the front wall of the dwellinghouse where it scales about 0.3m below ground-floor level. From the **Existing Site Survey** the level at this point is likely to have been about 99.30m, giving a ground-floor level of about 99.60m. On this basis the ground-floor level of the dwellinghouse as built is too high by about 0.50m.
13. A section through the building on Drawing 4 shows **Existing site gradient indicated by dotted line**. The section appears to be through the south-east half of the building. The dotted line is shown as "meeting" the ground-floor level at the front wall of the dwellinghouse. From the **Existing Site Survey** the existing level at this point is likely to have been about 99.30m, giving a ground-floor level of about 99.30m. On this basis the ground-floor level of the dwellinghouse as erected is too high by about 0.80m.
14. Reasonable interpretation of the approved drawings give finished ground-floor levels which range from 0.80m below what is being built to 0.70m above what is being built. The approved drawings are misleading. In this context the appellant's interpretation of the approved drawings is not unreasonable in respect of the height of the ground-floor. The dwellinghouse as erected is not out-of-accord with the approved drawings in this respect and its erection does not constitute a breach of planning control. The appeal succeeds on ground (c). The notice will be quashed. The other grounds of appeal do not need to be addressed.

Formal Decision

15. I allow the appeal and direct that the enforcement notice be quashed.

John Waldron

Inspector



Appeal Decision

Site visit made on 24 April 2007

by **Malcolm Rivett** BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

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Date: 26 April 2007

Appeal Ref: APP/Z1320/A/06/2030555

Langley Wood, Sleetburn Lane, Langley Moor, Durham, DH7 8LQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by John Coates against the decision of Durham City Council.
- The application Ref 4/06/00178/FPA, dated 17 February 2006, was refused by notice dated 8 May 2006.
- The development proposed is 2 storey extension and new garages.

Decision

1. I dismiss the appeal.

Main Issues

2. The main issues are whether the proposal is inappropriate development within the Green Belt and, if so, whether there are any material considerations sufficient to clearly outweigh the harm, thereby justifying the proposal on the basis of very special circumstances.

Reasons

3. Langley Wood is a detached dwelling situated on the southern slope of the Deerness Valley. The site lies in the Durham City Green Belt. Contrary to the appellant's interpretation of national policy, paragraphs 3.4-3.6 of Planning Policy Guidance 2: Green Belts (PPG2) state that the construction of new buildings in the Green Belt is inappropriate unless it is (amongst other things) a limited extension of an existing dwelling which does not result in a disproportionate addition over and above the size of the original building. Policy E1 of the adopted City of Durham Local Plan (CDLP) echoes national policy in this respect.
4. I understand that the proposed extensions to the property, which the appellant describes as a "substantial extension", equate to approximately 170% of the existing floorspace of the dwelling. The proposal would transform the modest, 3 bedroomed, single storey property into a substantial 2 storey 5 bedroomed house with 3 reception rooms and a games room. I am of the view that this would not constitute a limited extension of the dwelling and would result in a disproportionate addition over and above the original building. Consequently, I find that the proposal is contrary to policy E1 of the CDLP and is inappropriate development in the Green Belt. I also find that the proposal conflicts with policy Q9 of the CDLP which requires the scale of extensions of residential properties to be sympathetic to the main dwelling.

5. The living room and garages elements of the proposal would increase the footprint of the dwelling. Furthermore, the height to the eaves of the main part of the property would be increased by around 2m and to the roof ridge by more than 1m. This would result in a significant increase in the mass of the dwelling which, in my view, would reduce the openness of this part of the Green Belt. Whilst I appreciate that the property is screened from some viewpoints, it is visible from the neighbouring dwelling and from the road to New Brancepeth. I understand that the appellant would like a larger home for his family and for entertaining. I also appreciate that the extensions' materials would match the existing property. However, I do not consider that these matters outweigh the harm I have identified the proposal would cause to the Green Belt.
6. According to paragraph 3.2 of PPG2, inappropriate development is, by definition (and without exception), harmful to the Green Belt and, furthermore I have found that the proposal causes harm to its openness, which is the Green Belt's most important attribute. I consider that this harm is not outweighed by any other matters and consequently there are no very special circumstances which would justify the proposal. I find, therefore, that the proposal is not acceptable having regard to national and local policies which strictly control new development in the Green Belt. I conclude, having regard to all other matters raised, that the appeal should be dismissed.

Malcolm Rivett

INSPECTOR

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 5 April 2007

WEEK NO.14/2007

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
*07/00125/FPA Mr M Williams	Braeside Newcastle Road Crossgate Moor Durham DH1 4HZ	Erection of second storey pitched roof accommodation with replacement single storey flat roofed garage to front, at existing dwelling
*07/00144/FPA Mr Oliver	Dene House Farm South Side Shadforth Durham DH6 1LL	Erection of agricultural livestock building (revised and resubmitted proposal)
*07/00145/FPA Hope Estates	34 Young Street Gilesgate Durham DH1 2JU	Erection of one and two storey pitched roof extensions to rear of existing dwelling to create 5 bedroomed house (revised and resubmitted)

2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
07/00037/AD Durham University	The Observatory Potters Bank Durham DH1 3RR	Erection and display of 2 no. directional signs
07/00097/FPA Mr J Turner	12 Waddington Street Durham DH1 4BG	Installation of replacement timber windows to front, rear and side elevations, and installation of replacement timber front door
07/00110/FPA Mr P Clarke	4 Roman Road Brandon Durham DH7 8UF	Erection of single storey pitched roof extension to rear of existing dwelling

07/00118/FPA Mr A Saddler	86 Swinside Drive Carrville Durham DH1 1AF	Erection of two storey pitched roof extension in front of existing extension to side of existing dwelling
07/00126/FPA Mr And Mrs Pau	5 High Street High Shincliffe Durham DH1 2PN	Erection of pitched roof dormer window to rear of existing dwelling
07/00129/FPA Miss J McKenna	1 Stack Garth Brandon Durham DH7 8QR	Erection of pitched roof extension to side, and pitched roof porch to front of existing bungalow
*07/00131/FPA Mr And Mrs Henderson	Meadow View 4A Newby Lane High Pitlington Durham DH6 1AW	Erection of conservatory to rear of existing dwelling
*07/00132/FPA Mr Morgan	20 Norburn Park Witton Gilbert Durham DH7 6SF	Erection of second storey pitched roof extension above existing garage to rear of existing dwelling and pitched roof over lounge and garage
07/00137/FPA Mr And Mrs T Scanlon	7 Dene Park Esh Winning Durham DH7 9JE	Erection of conservatory to rear of existing dwelling (revised and resubmitted)
*07/00147/FPA Mr Attle	58 Rochester Road Newton Hall Durham DH1 5QD	Erection of first floor pitched roof extension to side, single storey pitched roof extension to rear and roof over existing porch, lounge and garage (to be converted).
07/00148/FPA Mr Irvine	19 Springwell Road Durham DH1 4LR	Erection of single storey pitched roof extension and pitched roof over existing to rear of dwelling
07/00150/FPA Mrs Cornforth	20 Pilgrims Way Gilesgate Durham DH1 1HB	Erection of tiled roof above existing porch and garage projection

07/00155/FPA Mr K Moody	27 Henry Avenue Bowburn Durham DH6 5EL	Erection of detached garage to rear of existing dwelling
07/00158/FPA Mr M Hussain	Express Car Wash Finchale Road Framwellgate Moor Durham DH1 1HH	Change of use of land to hand car wash including demolition of existing workshop and storage building and erection of single storey pitched roof extension to rear of existing garage, and erection of 2.0m high screens to front and north side of site
07/00159/FPA Mr And Mrs Knowles	7 Aldhome Court Framwellgate Moor Durham DH1 5FB	Erection of conservatory to rear elevation of existing dwelling
07/00162/FPA Mr And Mrs Tunstall	8 Apperley Avenue High Shincliffe Durham DH1 2TY	Erection of single storey pitched roof extension to rear of existing dwelling
07/00164/FPA Mrs P Jenkin	78 Archery Rise Durham DH1 4LA	Erection of conservatory to rear of existing dwelling
07/00167/FPA Mr Richardson	9 Scardale Way Belmont Durham DH1 2TX	Erection of pitched roof porch to front of existing dwelling
07/00176/FPA Mr R Pritchard	92 The Grove Coxhoe Durham DH6 4AP	Erection of detached single garage to side of existing dwelling

3. Raise no objection to the County Matter listed below.

Number and Applicant	Location	Proposal
07/00252/CM Durham County Council	Cassop Primary School Cassop Durham DH6 4RA	Installation of new entrance to include ramp, steps and porch

4. Raise objection to the County Matter listed below.

Number and Applicant	Location	Proposal
07/00303/CM Durham County Council	Bowburn County Junior School Surtees Avenue Bowburn Durham DH6 5EA	Erection of kitchen ventilation equipment to existing flat roof

An objection is raised to the proposed kitchen ventilation equipment on the grounds that it is considered detrimental to visual amenity in this location, due to its size, position and detailed design, contrary to Policy Q7 of the City of Durham Local Plan 2004.

* Determined under Chairman and Vice Chairman Delegated Authority

APPENDIX A

**City of Durham
Applications Determined Under Plenary Powers
Printed on 5 April 2007
Week No.14/2007**

Applications recommended for refusal – reasons

4/07/00125/FPA

The proposed garage incorporates a flat roof rather than a pitched roof. Taking into consideration the location of the proposed garage this is considered to be unacceptable in design terms and contrary to Policy Q9 of the City of Durham Local Plan 2004.

The proposed alterations are considered to cause a detrimental impact upon the design of the front elevation of the dwellinghouse with the separation between front elevation windows and eaves height considered to create an irregular feature out of character with the host dwellinghouse and therefore contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/00144/FPA

The Local Planning Authority considers that the proposed agricultural building is of an excessive scale and would be sited in an isolated location and without appropriate measures to mitigate its effect upon the landscape, contrary to the requirements of Policy EMP17A of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the proposed agricultural building is of such significant scale together with its prominent roadside location that it would be highly visible in longer views both within and in the setting of Shadforth Conservation Area, and as such it would fail to either preserve or enhance the character and appearance of Shadforth Conservation Area, contrary to the requirements of Policy E22 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that by virtue of the site falling within Flood Zone 3 and without the benefit of a Flood Risk Assessment, the flood risks resulting from the development are therefore unknown and as such the proposal is considered contrary to Policy U10 of the City of Durham Local Plan 2004 Planning Policy Statement 25: Development and Flood Risk.

4/07/00145/FPA

The proposed fenestration to bedroom 5 within the two storey extension to the rear would, it is considered, result in a level of privacy and amenity below that, which would reasonably be expected by the occupiers of the room and thereby the host property. The proposal is therefore considered to be contrary to the aims of Policies Q1 and Q9 of the City of Durham Local Plan 2004.

APPENDIX B

City of Durham
Applications Determined Under Plenary Powers
Printed on 5 April 2007
Week No.14/2007

Applications recommended for conditional approval – conditions

4/07/00037/AD

TL3 Advert Approvals

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans, precise details and associated samples of the proposed colours for the steel supports and directional signs, shall be submitted to and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.

4/07/00097/FPA

T1 Time Limit Full Approval 2004

DT34A Timber Windows

DT7A Complete Accord

4/07/00110/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00118/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00126/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

4/07/00129/FPA

TL1 Time Limit Full Approval

DT7A Complete Accord

DT4 External Materials

4/07/00131/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00132/FPA

TL1 Time Limit Full Approval

DT4 External Materials

DT7A Complete Accord

4/07/00137/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

DT7A Complete Accord

4/07/00147/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

DT7A Complete Accord

No development shall take place until an additional parking space has been provided within the residential curtilage. The scheme for providing the additional parking space shall first be submitted and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with that agreed scheme.

4/07/00148/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00150/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

DT7A Complete Accord

4/07/00155/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

DT7A Complete Accord

4/07/00158/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT10 Hardstanding Surface Materials

Notwithstanding the information submitted on the application, the frames surrounding the Perspex/plastic screens shall be painted crème prior to the use commencing and maintained as such thereafter.

Notwithstanding any information submitted on the application no vehicles shall be allowed to wait to enter the premises outside the boundaries of the site.

Notwithstanding the information on the approved plans, which refers to existing and new advertisement signage, this approval does not grant consent for any such advertisements.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved in writing by the LPA.

4/07/00159/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00162/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00164/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00167/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00176/FPA

TL1 Time Limit Full Approval
DT7A Complete Accord
DT4 External Materials

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 20 April 2007

WEEK NO. 15/2007

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
*07/00116/FPA Mr C Royal	5 Cartington Road Newton Hall Durham DH1 5YR	Erection of two storey pitched roof extension to side of existing dwelling
*07/00154/VOC Hedley Park Developments Ltd	Site Of Former Building Employers Confederation Green Lane Durham DH1 3JY	Variation of condition 12 of approval 4/06/00191 in relation to working hours
07/00169/FPA Mr D Lavelle	Land Adjacent 1 Alum Waters New Brancepeth Durham DH7 7JL	Erection of 1 no. dwellinghouse
*07/00175/FPA Mr And Mrs Carter	24 Whitwell Acres High Shincliffe Durham DH1 2PX	Erection of single storey pitched roof extension to front and rear elevations and erection of two storey pitched roof extension to front/side/rear of existing dwelling
*07/00187/FPA Harrison Properties Ltd	Unit 48 - 51 Dragonville Industrial Park Dragon Lane Durham DH1 2XU	Change of use from B2 (General Industry) to A1 (Retail And Storage) of existing portal framed building (retrospective)
*07/00188/FPA Harrison Properties Ltd	Unit 46 Dragonville Industrial Park Dragon Lane Durham DH1 2XU	Change of use from B2 (General Industry) to A1 (Retail and Storage) of existing portal framed building (retrospective)

*07/00190/FPA Harrison Properties Ltd	Unit 47 Dragonville Industrial Park Dragon Lane Durham DH1 2XU	Change of use from B2 (General Industry) to A1 (Retail And Storage) of existing portal framed building (retrospective)
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2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
06/01277/FPA A And D Hutchinson	68 Braunespath Estate New Brancepeth Durham DH7 7JG	Change of use of land from open space to residential curtilage
*07/00058/FPA Mr G Cook	Shincliffe Grange High Shincliffe Durham DH1 2PR	Erection of one and two storey extensions with pitched roofs to side and rear elevations of existing dwellinghouse
*07/00070/FPA H Sedgewick Partnership	117 High Street North Langley Moor Durham DH7 8JH	Conversion of existing dwelling to form 2 no. apartments including external alterations and construction of pitched roof over two storey rear extension and demolition of fuel store and garage
07/00075/FPA The Portland Group NE Ltd	Portland Group PLC Portland House Belmont Business Park Belmont Durham DH1 1TW	Change of use within existing office building of room for use as private hire control room
*07/00098/FPA Mr K Robinson	Land To The Rear 27 Front Street Broompark Durham DH7 7QT	Erection of detached dwellinghouse (revised and resubmitted)
07/00099/FPA Mr A Hill	1 Brookside Witton Gilbert Durham DH7 6RS	Erection of two storey pitched roof extension to side and single storey pitched roof extension to front of existing dwelling

07/00102/CAC Great North Eastern Railway	Durham Station Station Approach North Road Durham DH1 4RB	Partial demolition of buildings on south bound station complex
*07/00104/FPA Mr K Maddison	Bay Cottage Sunderland Bridge Durham DH6 5HD	Erection of detached pitched roof wooden double garage to rear of existing dwelling
07/00105/FPA Mr J R Dunne	23 Leyland Close Bowburn Durham DH6 5DD	Erection of conservatory to rear of existing dwelling
07/00107/LB Mr I Oates	Thistledown Cottage Bearpark Hall Farm Crossgate Moor Durham	Erection of satellite dish
07/00128/VOC B And Q Plc	B And Q Warehouse Unit 1 Durham City Retail Park McIntyre Way Durham DH1 2RP	Variation of condition 3 pursuant to 02/00526/OUT to allow the subdivision of existing retail unit into 2 no. retail units for the sale of goods in accordance with condition 5 of planning approval 02/00526/OUT
07/00133/AD Mr W T Ivison	East And West Entrances To Kelloe Village Durham	Erection of freestanding metal village entrance feature
07/00139/LB St Chad's College	5 North Bailey Durham DH1 3EY	Alteration and extension of existing building involving erection of three storey flat roof extension to rear, with internal alterations including new openings within existing walls and erection of new partition walls
07/00140/FPA St Chad's College	5 North Bailey Durham DH1 3EY	Change of use and alteration and erection of three storey flat roofed extension of existing college buildings, with changes in uses of existing rooms to create 14 no. bedrooms and one common room/kitchen

07/00142/FPA HSBC Bank Plc	20 - 21 High Street Durham DH1 3UJ	Change of use of 2 no. existing retail units to form 1 no. A2 unit
07/00156/FPA Mr S Gardner	24 Goodwell Lea Brancepeth Durham DH7 8EN	Erection of two storey pitched roof extension to side and front of existing dwelling, and erection of single storey pitched roof extension to rear and insertion of 2 no. additional windows to front elevation (revised and resubmitted)
07/00160/AD Durham University	Botanic Garden Visitor Centre Hollingside Lane Durham DH1 3TN	Erection of non-illuminated lettering applied to existing entrance feature
07/00165/AD Reverend P Kashouris	St Oswalds Church Church Street Durham	Erection of freestanding, non-illuminated notice board
07/00166/AD Durham University	Cosins Hall Palace Green Durham DH1 3RL	Erection and display of plaque to front elevation of existing building
07/00168/FPA Mr J Taylor	Land At Low Raisby Farm Kelloe Durham DH6 4PW	Erection of agricultural building with construction of associated access road, bunding and landscape works (revised and resubmitted)
07/00172/FPA Diocese Of Hexham And Newcastle	St Josephs Roman Catholic Church Durham Road Ushaw Moor Durham DH7 7LF	Construction of 25 no. space car park for use in association with existing church
07/00178/FPA Mr And Mrs J A Wilkinson	5 The Wynds Esh Winning Durham DH7 9DT	Erection of single storey pitched roof extension to rear of existing dwelling
07/00189/LB Durham Marriot Royal County Hotel	Durham Marriott Royal County Hotel Old Elvet Durham DH1 3JN	Internal alterations comprising relocation of bar servery and hatch, and counter with passenger lift

07/00192/FPA Mr P Rose	4 Thorndale Road Belmont Durham DH1 2AJ	Erection of two storey pitched roof extension to side and single storey pitched roof extension to front of existing dwelling
07/00193/FPA Mr S Vaulks	20 Church Meadow Meadowfield Durham DH7 8RH	Retention of existing conservatory to rear of existing dwelling
07/00197/FPA Mr S Maitland	21 Burnside Witton Gilbert Durham DH7 6SE	Erection of single storey pitched roof extension to rear of existing residential bungalow
07/00199/FPA Mr Russell And Ms Wilson	3 Brecon Road Newton Hall Durham DH1 5XB	Erection of single storey pitched roof extension to rear of existing dwelling
07/00200/FPA Mr I Bell	15 Grey Gables Brandon Durham DH7 8QW	Erection of pitched roof extension to side of existing dwelling
07/00210/FPA Elvet Structures Ltd	Plot BT70 - 41 Meadowfield Industrial Estate Meadowfield Durham	Erection of industrial factory/warehouse
07/00228/FPA Mrs M McKay	Meadow View Goatbeck Terrace Langley Moor Durham DH7 8JJ	Erection of boundary wall and gates
07/00229/FPA Mr M B Trowbridge	21 Copperfield Merryoaks Durham DH1 3QT	Erection of porch to front elevation
07/00230/FPA Mr Bartle	20 Gardners Place Langley Moor Durham DH7 8XZ	Erection of single storey pitched roof extension to rear elevation of existing dwelling
07/00231/FPA Mr Francis	8 Cookes Wood Broompark Durham DH7 7RL	Erection of single storey pitched roof extension to rear elevation of existing dwelling

07/00232/FPA
Mr Davison

53 Telford Close
High Shincliffe
Durham
DH1 2YJ

Erection of porch to front elevation and single storey pitched roof extension to side elevation of existing dwelling

07/00262/FPA
Mr And Mrs Sixsmith

31 Moor Edge
Crossgate Moor
Durham
DH1 4HT

Erection of two storey pitched roof extension to side and front and single storey pitched roof extension to side and rear of existing dwelling

3. Prior Notification not required for the application listed below.

Number and Applicant	Location	Proposal
07/00317/PN Mr S Best	Oribi Potters Bank Durham DH1 3RR	Application for prior approval for demolition of existing dwelling

* Determined under Chairman and Vice Chairman Delegated Authority

APPENDIX A

**City of Durham
Applications Determined Under Plenary Powers
Printed on 20 April 2007
Week No.15/2007**

Applications recommended for refusal – reasons

4/07/00116/FPA

The Local Planning Authority considers that the proposed two storey pitched roof extension to the side of the existing dwelling represents a form of development which fails to be sympathetic to the main host property and the character of the wider area by virtue of its scale, appearance and detailed design. This is contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/00154/VOC

The extension in working hours proposed is considered likely to detrimentally affect the amenity of surrounding residents and workers to a degree beyond that reasonably expected, contrary to Policy Q8 of the City of Durham Local Plan 2004.

4/07/00169/FPA

The Local Planning Authority considers that the proposed dwelling would represent inappropriate and therefore harmful development within the Durham City Green Belt and is therefore contrary to Planning Policy Guidance Note 2: Green Belts and Policy E1 of the City of Durham Local Plan 2004.

4/07/00175/FPA

The proposed two storey extension is considered to be of an excessive scale therefore not remaining sympathetic to the existing dwellinghouse contrary to Policy Q9 of the City of Durham Local Plan 2004.

The proposed two storey extension will generate a dominant hipped roof profile which is considered to be out of character and unsympathetic to the original dwellinghouse and the character of the area contrary to Policy Q9 of the City of Durham Local Plan 2004.

The proposal incorporates two and single storey extensions which are considered to be large in scale and cumulatively are considered to cause a detrimental impact upon the host property and fail to remain sympathetic and subordinate to the original dwellinghouse contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/00187/FPA

The proposed change of use will undermine the Authority's economic strategy and result in the loss of industrial land contrary to the aims of Policy EMP8 of the City of Durham Local Plan 2004.

The application has failed to take into account the requirements of Planning Policy Statement Six in support of the proposal and as such has not provided the required information for determination contrary to the aims of Planning Policy Statement 6: Planning for Town Centres 2005.

4/07/00188/FPA

The proposed change of use will undermine the Authority's economic strategy and result in the loss of industrial land contrary to the aims of Policy EMP8 of the City of Durham Local Plan 2004.

The application has failed to take into account the requirements of Planning Policy Statement Six in support of the proposal and as such has not provided the required information for determination contrary to the aims of Planning Policy Statement 6: Planning for Town Centres 2005.

4/07/00190/FPA

The proposed change of use will undermine the Authority's economic strategy and result in the loss of industrial land contrary to the aims of Policy EMP8 of the City of Durham Local Plan 2004.

The application has failed to take into account the requirements of Planning Policy Statement Six in support of the proposal and as such has not provided the required information for determination contrary to the aims of Planning Policy Statement 6: Planning for Town Centres 2005.

APPENDIX B

City of Durham
Applications Determined Under Plenary Powers
Printed on 20 April 2007
Week No.15/2007

Applications recommended for conditional approval – conditions

4/06/01277/FPA

DT7A Complete Accord

4/07/00058/FPA

TL1 Time Limit Full Approval

DT7A Complete Accord

DT4 External Materials

DT11 Fenestration Details

4/07/00070/FPA

TL1 Time Limit Full Approval

DT4 External Materials

DT11 Fenestration Details

HW10 Garage Door No Projection

That notwithstanding the information shown on the submitted plans no part of the extension, including any guttering, shall extend or overhang onto the adjoining property at 116, High Street North.

Notwithstanding the information shown on the submitted plans precise details of the design of the first floor study window, located within the two storey off shot shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the layout of the rear yard area, showing amenity space, parking space and provision of bin storage shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.

4/07/00075/FPA

T1 Time Limit Full Approval 2004

No private hire vehicles may visit to collect customers or be parked within the car parking spaces designated for Portland House Group indicated in the submitted plan titled "Parking for the Portland Group NE Ltd" received 22nd February 2007.

4/07/00098/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT27 Levels and or Retaining Structures

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no additional windows shall be inserted into the north-west or north-east elevations, additional to those shown on the approved plans, without the grant of further specific permission from the Local Planning Authority.

The two windows main elevation on the north-west side of the building must be fitted with obscured or patterned glass. This must not be replaced with clear glazing at any point.

4/07/00099/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

4/07/00102/CAC

T1 Time Limit Full Approval 2004

Notwithstanding the information shown on the accompanying plans no works shall take place until Listed Building Consent is granted for the associated works and replacement buildings on the site of the structures proposed for demolition under this application. An application for Listed Building Consent shall be received within 12 months of the date of this certificate.

4/07/00104/FPA

T1 Time Limit Full Approval 2004

4/07/00105/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00107/LB

T1 Time Limit Full Approval 2004

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed method of attachment for the Satellite Dish shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00128/VOC

Before development commences, a plan showing the details of the subdivision shall be submitted to and agreed in writing by the Local Planning Authority and implemented thereafter in accordance with the agreed details.

4/07/00133/AD

TL3 Advert Approvals

Notwithstanding the information shown on the submitted plans the entrance features shall be finished with a black painted coating.

4/07/00139/LB

T1	Time Limit Full Approval 2004
DT5	Materials Sample
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT15	Roof Details
DT18	Schedule of Joinery Details
DT29	Fenestration Joinery Details
DT31	Rainwater Goods
AC1	Archaeology Programme
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed plumbing runs shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted application details of the proposed treatment to the lathe & plaster surfaces shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.

4/07/00140/FPA

T1	Time Limit Full Approval 2004
DT5	Materials Sample
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT15	Roof Details
DT18	Schedule of Joinery Details
DT29	Fenestration Joinery Details
DT31	Rainwater Goods
AC1	Archaeology Programme
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed plumbing runs shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted application details of the proposed treatment to the lathe & plaster surfaces shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.

4/07/00142/FPA

T1 Time Limit Full Approval 2004

4/07/00156/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

4/07/00160/AD

TL3 Advert Approvals

DT7A Complete Accord

4/07/00165/AD

TL3 Advert Approvals

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans, precise details and associated samples of the proposed colour for the notice board frame shall be submitted to and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans, precise details of the location of the proposed notice board shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.

4/07/00166/AD

TL3 Advert Approvals

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans, precise details of the proposed method of attachment for the sign to the frontage of Cosins Hall shall be submitted to, and approved in writing by the Local Planning Authority before development commences, being thereafter implemented in accordance with the approved scheme.

4/07/00168/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
LA2 Landscaping Scheme Full Reserved Matter
DT10 Hardstanding Surface Materials

Before the development is commenced full details of the access at a scale of 1:50 shall be submitted to the local planning authority and approved in writing. The details submitted shall include the position and retention of the mature Ash tree. The submitted details shall then be implemented in accordance with the approved details.

Before the development commences full details of the existing levels and the proposed levels of the site, including the bunding shall be submitted to the Local Planning Authority and approved in writing. The details of the levels shall include the position and canopy spread of the mature trees to the south of the site. The submitted details shall then be implemented in accordance with the approved details.

4/07/00172/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

No works or development shall take place until a scheme for the protection of retained trees in accordance with BS59837:2005 (Trees in Relation to Construction) has been agreed in writing with the Local Planning Authority. This scheme shall accord with the approved site layout plan and shall include:

- a) Indication of the Root Protection Area and necessary special protection works within this area; and,
- b) Protection works including details of means of enclosure/protection.

Such scheme as agreed in writing with the Local Planning Authority shall be implemented before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site

4/07/00178/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT7A Complete Accord
DT19 Obscure Glazing

4/07/00189/LB

T1 Time Limit Full Approval 2004
DT18 Schedule of Joinery Details
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed plumbing runs within the proposed bar area shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00192/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00193/FPA

4/07/00197/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

4/07/00199/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

4/07/00200/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00210/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT8 Enclosure Details to be Agreed
DT9 Specified Fences Walls Hedge
DT10 Hardstanding Surface Materials
DT23 Drainage Scheme
LA2 Landscaping Scheme Full Reserved Matter
CL06 Oil Interceptor

4/07/00228/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00229/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00230/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00231/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00232/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00262/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord
DT3 Finish of Materials

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 26 April 2007

WEEK NO. 16/2007

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
*06/01201/FPA Mr A Ardle	Land North East Of Aldin Grange Farm And North Of Durham Road Bearpark Durham	Erection of agricultural building
*07/00146/FPA Hope Estates	9 Flass Street Durham DH1 4BE	Demolition of existing single storey extension, and erection of one and two storey pitched roof extensions to rear of existing dwelling creating 5 bedroomed dwelling house
07/00173/FPA Mrs A Hammond	East House Farm Coxhoe Durham DH6 4PB	Erection of two storey pitched roof extension to side/front of existing dwelling and erection of single storey pitched roof extension to rear, replacing existing conservatory

2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
07/00108/FPA Enterprise Inns Ltd	The Lambton Hounds Front Street Pity Me Durham DH1 5DE	Erection of garage to rear of existing public house
07/00121/FPA Mr Crampton	39 Field House Lane Durham DH1 4LT	Erection of two storey pitched roof extension to side of existing dwelling

07/00171/FPA Mr W Howe	Land Adjacent Pine View Margaret Street Ludworth Durham DH6 1NF	Erection of detached bungalow (revised and resubmitted proposal)
07/00174/FPA Mr S O'Brien	15 Usher Avenue Sherburn Durham DH6 1JG	Erection of two storey pitched roof extension and conservatory to rear elevation of existing dwelling
07/00180/FPA Mr D Hall	25 Durham Moor Crescent Framwellgate Moor Durham DH1 5AW	Erection of two storey pitched roof extension to side elevation and erection of single storey pitched roof extension to rear elevation of existing dwelling
07/00195/FPA L McKenna	12 Birch Place Esh Winning Durham DH7 9JA	Erection of detached pitched roof double garage to rear of existing dwelling
07/00196/FPA Mr And Mrs Searle	26 Fallsway Carrville Durham DH1 1AZ	Erection of first floor pitched roof extension to side and rear of existing dwelling
07/00210/FPA Elvet Structures Ltd	Plot BT70 - 41 Meadowfield Industrial Estate Meadowfield Durham	Erection of industrial factory/warehouse
*07/00226/FPA Mrs L Cutmore	Land To Rear 42-55 Hamilton Row Waterhouses Durham DH7 9AU	Change of use of land to rear of existing dwellings to garden use
07/00233/FPA S Cooper	14 Dickens Wynd Durham DH1 3QR	Erection of 2m high wall/fence to side of existing dwelling

07/00249/FPA
Evenmore Properties

1 Newcastle Road
Crossgate Moor
Durham
DH1 4AG

Change of use of A1 Retail
Shop to Residential Letting
Agent (A2)

* Determined under Chairman and Vice-Chairman Delegated Authority

Applications recommended for refusal – reasons

4/06/01201/FPA

The Local Planning Authority considers that the proposed building represents unjustified development in the Durham City Green Belt and is therefore inappropriate development harmful to the openness of the Green Belt, contrary to Policy E1 of the City of Durham Local Plan 2004 and Planning Policy Guidance note 2: Green Belts.

The Local Planning Authority considers that the proposed building would lead to a proliferation of buildings in a prominent roadside location which would unacceptably adversely affect the character of the area being an Area of Landscape Value. This is contrary to Policy E10 of the City of Durham Local Plan 2004.

4/07/00146/FPA

The scale, form, proportions and alterations to the roof resulting from the extensions proposed would significantly detract from the external appearance of the property itself and the character and appearance of the conservation area contrary to Policies Q9, E6 and E22 of the City of Durham Local Plan 2004.

The proposal will result in the creation of a dwelling whose size and capacity would generate a level of traffic and parking demand that would exacerbate existing problems of congestion contrary to the aims of Policy Q9 of the City of Durham Local Plan 2004.

4/07/00173/FPA

The proposals incorporate two storey extensions to side and front which, by virtue of their size and scale are considered to be unsympathetic to the existing dwelling and as a result are considered contrary to Policy Q9 of the City of Durham Local Plan 2004.

APPENDIX B

City of Durham
Applications Determined Under Plenary Powers
Printed on 26 April 2007
Week No.16/2007

Applications recommended for conditional approval – conditions

4/07/00108/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

4/07/00121/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

4/07/00171/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT10 Hardstanding Surface Materials

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any other order revoking or re-enacting that Order no windows shall be introduced into the west elevation of the building without the prior written approval of the Local Planning Authority.

4/07/00174/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

Notwithstanding the information submitted a close boarded 1.8 metre boundary fence shall be erected for the projection of the conservatory along the southern boundary of the property with No. 13 Usher Avenue and shall be implemented prior to commencement of the conservatory and maintained and remain as such thereafter.

4/07/00180/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT19 Obscure Glazing

4/07/00195/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord
RU4 Use as Private Garage Only

4/07/00196/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00210/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT23 Drainage Scheme
LA2 Landscaping Scheme Full Reserved Matter
CL06 Oil Interceptor

Notwithstanding the information shown on the submitted plans, a native species hedge shall be planted along the western boundary of the site and thereafter retained at all times, details to be agreed in writing with the Local planning Authority prior to development commencing.

4/07/00226/FPA

T1 Time Limit Full Approval 2004

No means of enclosure shall be erected on the land where it would exceed one metre in height without the express permission of the Local Planning Authority.

4/07/00233/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00249/FPA

T1 Time Limit Full Approval 2004

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 3 May 2007

WEEK NO.17/2007

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
*07/00241/FPA Mr R J Barrass	Land To Side Of 29 Whitwell Acres High Shincliffe Durham DH1 2PX	Change of use of land from public open space to garden, with erection of 1.8m high boundary fence

2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
07/00094/LB P And J Jackson	Mugwump 37 Saddler Street Durham DH1 3NU	Replacement of damaged fascia mouldings, replacement of existing window and internal alterations, removing existing ground floor wall, and restoring flooring
07/00096/TPO Ms Amies	3 Field House Lane Durham DH1 4LT	Crown lift 1 no. Copper Beech tree by 3 metres
07/00100/FPA Mr J Wills	41 - 42 Saddler Street Durham DH1 3NU	Erection of air conditioning units to rear of existing retail unit
07/00101/LB Mr J Wills	41 - 42 Saddler Street Durham DH1 3NU	Erection of air conditioning units to rear of existing retail unit, non-illuminated signage to front, and various internal alterations and refurbishments of floors, staircases and fittings
07/00121/FPA Mr Crampton	39 Field House Lane Durham DH1 4LT	Erection of two storey pitched roof extension to side of existing dwelling

*07/00161/FPA Mrs K Postma	37 Field House Lane Durham DH1 4LT	Erection of two storey pitched roof extension to side and rear of existing dwelling and single storey front extension.
07/00182/FPA Kingswood Properties	24 The Avenue Durham DH1 4ED	Change of use and conversion to form 3 no. flats including insertion of 2 no. new windows to front elevation and 1 no. new window to rear elevation
*07/00194/FPA Mr C Faulkner	20 Douglas Gardens Merryoaks Durham DH1 3PT	Demolition of existing garage, erection of two storey pitched roof extension to side, pitched roof porch to front and flat roofed extension to rear of existing dwelling
07/00202/FPA Mr A Hill	1 Brookside Witton Gilbert Durham DH7 6RS	Erection of conservatory to rear and boundary wall/fence to front of existing dwelling
07/00213/LB Durham University	Hollingside House Hollingside Lane Durham DH1 3TL	Listed Building Consent for the demolition of existing fuel store to south elevation, creation of disabled WC to entrance lobby, alterations to existing bathroom and linen cupboard at first floor level and insertion of internal window above existing doorway at first floor level
07/00237/FPA Mr M Montawarini And Ms L Nicholl	16 Worcester Road Newton Hall Durham DH1 5PZ	Erection of first floor extension to side and rear, and single storey extension to front of existing dwelling
07/00240/FPA Mr Raymond	73 Bamburgh Road Newton Hall Durham DH1 5NW	Erection of first floor extension to side, single storey extension to front, canopy roof over existing front living room window at existing residential dwelling

07/00242/FPA Mr F Sarr	21 Beaver Close Pity Me Durham DH1 5GS	Erection of two storey pitched roof extension to side elevation of existing dwelling
07/00254/FPA Mr And Mrs Hughes	75 Park Avenue Coxhoe Durham DH6 4JJ	Erection of first floor pitched roof extension with car port beneath, to side of existing dwelling
*07/00256/FPA Mr D Ransom	15 Dryburn Hill Durham DH1 5AE	Erection of two storey pitched roof extension to side of existing dwelling and loft conversion involving insertion of 3 no. rooflights to front and rear elevation
07/00257/FPA Top Ten Bingo Ltd	Top Ten Bingo Club Sherburn Road Durham DH1 2EP	Erection of smoking shelter and associated enclosure to west elevation of existing building
07/00259/FPA Mr P Grooms	12 Raven Court Esh Winning Durham DH7 9JS	Erection of conservatory to rear elevation of existing dwelling
07/00261/FPA C Reeves	6 Kiplings Terrace Durham DH1 3QW	Erection of single storey pitched roof extension to rear of existing dwelling
*07/00300/FPA Northumbrian Water Ltd	Land At Finchale Road To East Of Newton Grange Public House Durham	Construction of 1 no. vehicular access and associated turning head together with associated earthworks and site regrading

3. Raise no objection to the County Matter listed below.

Number and Applicant	Location	Proposal
07/00263/CM Premier Waste Management Ltd	Joint Stocks Quarry Landfill Site Coxhoe Durham DH6 4RT	Change of use of existing building to process residues from aerobic digester, recycle card and plastic, store and process waste tyres in existing recycling complex

* Determined under Chairman and Vice Chairman Delegated Authority

APPENDIX A

**City of Durham
Applications Determined Under Plenary Powers
Printed on 3 May 2007
Week No.17/2007**

Applications recommended for refusal – reasons

4/07/00241/FPA

The proposed change of use and erection of boundary fence will cause a loss of an area of open space which is considered to possess an important visual contribution to the local area. The proposal is therefore considered to be contrary to Policy E5A of the City of Durham Local Plan 2004.

APPENDIX B

City of Durham
Applications Determined Under Plenary Powers
Printed on 3 May 2007
Week No.17/2006

Applications recommended for conditional approval – conditions

4/07/00094/LB

T1 Time Limit Full Approval 2004
DT18 Schedule of Joinery Details
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed render mix to be used on the panel to the existing frontage, shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00096/TPO

T1 Time Limit Full Approval 2004

No work shall be undertaken to the main scaffold branches of the tree. All works must be carried out by qualified and experienced arborists, and must conform to British Standard BS3998:1989.

4/07/00100/FPA

T1 Time Limit Full Approval 2004
AD2 Restriction of Advert Display 10 percent
AD1 Removal of Existing Advertisements
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the design and finish of the proposed air conditioning units shall be submitted and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans precise joinery details of the design and finish of the proposed cabinets to house the air-conditioning units shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00101/LB

T1	Time Limit Full Approval 2004
DT18	Schedule of Joinery Details
AD2	Restriction of Advert Display 10 percent
AD1	Removal of Existing Advertisements
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the design and finish of the proposed air conditioning units shall be submitted and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans precise joinery details of the design and finish of the proposed cabinets to house the air-conditioning units shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the method of attachment for the spot light tracks shall be submitted and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the method of attachment for the half height panelling shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed method of attachment of the shelving units and brass ceiling rail shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the style of ceiling fan proposed shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the proposed rewiring required shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of the method of attachment for the proposed wooden shutters shall be submitted and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00121/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

4/07/00161/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord
DT19 Obscure Glazing

The proposed development must be served by a new vehicular access to the public highway, constructed in accordance with Section 184 (3) of the Highways Act 1980. Please contact the Durham County Council Northern Area Office, Pity Me, Durham prior to undertaking any works in the public highway, and in order to agree access construction details.

4/07/00182/FPA

TL1 Time Limit Full Approval
DT34A Timber Windows
DT11 Fenestration Details
DT7A Complete Accord

4/07/00194/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

4/07/00202/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT19 Obscure Glazing

4/07/00213/LB

T1 Time Limit Full Approval 2004
DT18 Schedule of Joinery Details
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the design of the proposed internal window within the first floor corridor area, shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the location and

design of the proposed air vents shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method of attachment for the ceiling roses, cornicing and dado rails shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans, precise details of the condition and proposed treatment of the existing garden wall following removal of the existing oil store, shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

4/07/00237/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00240/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00242/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00254/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00256/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord
DT19 Obscure Glazing

4/07/00257/FPA

TL1 Time Limit Full Approval
DT7A Complete Accord
DT4 External Materials

4/07/00259/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00261/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00300/FPA

T1 Time Limit Full Approval 2004

LA2 Landscaping Scheme Full Reserved Matter

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 17 May 2007

WEEK NO. 18/2007

1. The following applications were **REFUSED** for the reasons set out in Appendix A.

Number and Applicant	Location	Proposal
07/00044/FPA Mr And Mrs Rebano	19 North Road Durham	Change of use to restaurant at ground and first floor, residential at second floor
*07/00185/FPA O2 (UK) Ltd	Junction Crossgate Peth And The Avenue Nevilles Cross Durham	Erection of 12.5m telecommunications mast designed as telegraph column and ground based cabinets
07/00280/FPA Mr K Wright	St Margarets Nursing Home St Margarets Garth Durham DH1 4DS	External alterations to change one window to a juliet balcony
07/00305/FPA S And A Grenfell	89 Grinstead Way Carrville Durham DH1 1LY	Erection of two storey pitched roof extension to side, and single storey pitched roof extensions to front and rear, at existing dwellinghouse

2. The following applications were **APPROVED** subject to the conditions set out in Appendix B.

Number and Applicant	Location	Proposal
06/01243/LB Mr M R Rezaei	87 Elvet Bridge Durham DH1 3AG	Installation of oven extraction unit in connection with change of use of shop (A1) to hot food takeaway (A5) at ground floor level
06/01244/FPA Mr M R Rezaei	87 Elvet Bridge Durham DH1 3AG	Change of use from shop (A1) to hot food takeaway (A5) at ground floor level and installation of oven extraction unit and grille

07/00073/FPA Mr H Thompson	Tithe Barn Poplar Terrace Shincliffe Durham DH1 2NP	Erection of single storey pitched roof extension, erection of dormer window, and alteration of window arrangement on rear of existing dwelling
07/00095/LB Mr Atkinson And Ms Thompson	11 Providence Row Durham DH1 1RS	Alterations to rain water goods at existing dwelling
07/00106/AD Brandon And Byshottles Parish Council	Land Adjoining Brandon Library Lowland Road Brandon Durham	Erection of notice board
07/00138/FPA Clubeasy Group Plc	57 Hawthorn Terrace Durham DH1 4EQ	Change of use from retail unit (Class A1) to letting agent (Class A2)
07/00141/LB Great North Eastern Railway	Durham Railway Station Station Approach Durham DH1 4RB	Demolition of existing 1960's flat roof offices, and erection of glazed wall and transformer building
07/00151/FPA Mr J Steer	24 Hallgarth Lane High Pittington Durham DH6 1AE	Erection of two storey pitched roof extension to side of existing dwelling
07/00170/FPA Hi-Spec Fabrications	29 Bek Road Newton Hall Durham DH1 5LD	Erection of conservatory to rear of existing dwelling
07/00181/FPA Mr S Johnson	16 Faraday Court Nevilles Cross Durham DH1 4FG	Erection of conservatory to rear elevation of existing dwelling
07/00184/AD Mr And Mrs Rebano	19 North Road Durham	Erection and display of externally illuminated fascia advertisement to front elevation of existing building
07/00186/FPA Mr S Best	Oribi Potters Bank Durham DH1 3RR	Demolition of existing dwelling and erection of 1 no. two storey detached dwelling with detached triple garage to rear

07/00205/RM Mr And Mrs Reed	Land Adjacent 7 Woodbine Terrace/Sleetburn House New Brancepeth Durham DH7 7HE	Erection of two storey detached dwelling house
07/00206/FPA Mr And Mrs Mordey	Cocken Cottage Cocken Road Finchale Durham DH3 4EW	Erection of sand covered horse exercise arena
07/00208/FPA Mr S Ross	1 Plantation View New Brancepeth Durham DH7 7EY	Erection of two storey pitched roof extension to front of existing dwelling and erection of pitched roof to existing garage
07/00211/FPA Mr And Mrs J Charlton	Bleach Green Farm Alum Waters New Brancepeth Durham DH7 7JP	Erection of conservatory to north elevation of existing dwelling
07/00214/FPA Mr And Mrs Bennett	2 Acorn Place Pity Me Durham DH1 5DP	Erection of conservatory to rear elevation of existing dwelling
07/00216/FPA Mr C Gibson	69 Rothbury Road Newton Hall Durham DH1 5PF	Erection of single storey pitched roof extension to rear of existing dwelling
07/00219/LB L Weil	14 Allergate Durham DH1 4ET	Demolition of existing and erection of replacement conservatory to rear of existing dwelling
07/00220/FPA L Weil	14 Allergate Durham DH1 4ET	Demolition of existing, and erection of new conservatory to rear of existing dwelling
07/00224/FPA Mr R Henderson	30 Goodwell Lea Brancepeth Durham DH7 8EN	Erection of pitched roof over existing garage
07/00250/FPA Mr N Goddard	3 Norham Road Newton Hall Durham DH1 5NU	Demolition of existing porch and utility room and erection of two storey pitched roof extension to side and single

		storey pitched roof extension to front of existing dwelling
07/00251/FPA Mr G Simpson	Land To Rear Goatbeck Terrace Langley Moor Durham	Erection of dormer bungalow
07/00253/AD Mr L Remington	39 High Street Durham DH1 3UL	Erection of non illuminated fascia sign (revised and resubmitted)
07/00255/LB Rev. A Curren	St Cuthberts Church And Presbytery Old Elvet Durham DH1 3HL	Listed Building Consent to alter and extend existing presbytery extension of existing church comprising extension and alterations to existing utility room to form new entrance, alterations to existing kitchen and attached outbuilding, insertion of replacement window to north elevation and erection of cycle store and 1.8m high means of enclosure to north of existing church
07/00258/FPA Rev. A. Curren	St Cuthberts Church And Presbytery Old Elvet Durham DH1 3HL	Alter and extend existing presbytery extension of existing church comprising extension and alterations to existing utility room to form new entrance, alterations to existing kitchen and attached outbuilding, insertion of replacement window to north elevation and erection of cycle store and 1.8m high means of enclosure to north of existing church
07/00260/FPA A Nayyar	3 Broom Lane Ushaw Moor Durham DH7 7LQ	Change of use to mixed A1 and A5 use to include alterations and subdivision of existing shopfront

07/00266/FPA Mr March	38 Priors Grange High Pittington Durham DH6 1DA	Erection of two storey pitched roof extension to side of existing dwelling and two storey pitched roof extension to the rear of the existing dwelling
07/00267/FPA Mr D And Mrs A Sewell	20 Evenwood Road Esh Winning Durham DH7 9PE	Erection of two storey pitched roof extension to rear of existing dwelling
07/00268/FPA Punch Taverns Ltd	The Loves 17 Front Street Broompark Durham DH7 7QT	Erection of 2 no. single storey pitched roof extensions to side and rear of existing public house
07/00269/FPA Mr W Binks	12 Ivesley Cottages Waterhouses Durham DH7 9AY	Demolition of existing, and erection of new conservatory to rear of existing dwelling
07/00271/FPA Mr S Wilson	17 Hartside View Pity Me Durham DH1 5DX	Erection of single storey pitched roof extension to side
07/00272/FPA Miss C Turner	2 Mcnally Place Gilesgate Durham DH1 1JE	Erection of two storey hipped pitched roof extension to side and detached pitched roof single garage to rear of existing dwelling
07/00273/LB Dr P Truelove	The Old House High Street North Shincliffe Durham DH1 2NJ	Repair and maintenance of the principal roof to existing dwelling and alterations in connection with the provision of a bathroom to existing attic including stud partition wall and replacement windows
07/00275/FPA Mr And Mrs Martin	21 The Forge Pity Me Durham DH1 5RU	Erection of conservatory to rear elevation of existing dwelling

07/00292/FPA G Brooks	59 Birkdale Gardens Belmont Durham DH1 2UL	Erection of two storey pitched roof extension to side, single storey pitched roof extensions to front and rear, with insertion of 6 no. windows to side of existing dwelling
07/00293/FPA Mrs J Marshall	8 St. Cuthberts Walk Langley Moor Durham DH7 8YA	Erection of single storey pitched roof extension to front of existing dwelling
07/00294/FPA Mr And Mrs Thompson	6 Aldhome Court Framwellgate Moor Durham DH1 5FB	Erection of two storey pitched roof extension to front elevation of existing dwelling
07/00297/FPA Mr And Mrs Garman	Priory Cottage 2 Cocken Road Leamside Houghton Le Spring Durham DH4 6QN	Erection of conservatory to rear elevation of existing dwelling
07/00306/FPA M G Stephenson	65 Taylor Avenue Bearpark Durham DH7 7AX	Erection of single storey pitched roofed extension to side and rear of existing dwelling
07/00307/FPA Mr And Mrs Lawson	1 The Meadows West Rainton Durham DH4 6NP	Erection of conservatory to rear elevation of existing dwelling
07/00309/FPA New College Durham	New College Durham Framwellgate Moor Durham DH1 5ES	Erection of glazed entrance lobby to front elevation of further education building and erection of glazed entrance lobby to front of existing sports building
07/00314/FPA K Pearson	15 Bromley Close High Shincliffe Durham DH1 2TZ	Erection of single storey pitched roof extension to rear elevation of existing dwelling
07/00315/FPA Mr E Clark	68A Gilesgate Durham DH1 1HY	Demolition of existing single storey offshoot and erection of replacement single storey pitched roof extension to rear elevation and partial

		demolition of existing outbuilding with alterations to form cycle store
07/00316/CAC Mr E Clark	68A Gilesgate Durham DH1 1HY	Demolition of existing single storey offshoot and erection of replacement single storey pitched roof extension to rear elevation and partial demolition of existing outbuilding with alterations to form cycle store
07/00318/FPA Taylormade Timber Ltd	Taylormade Timber Products Old Colliery Yard Sherburn Hill Durham	Retention of kiln, erection of enclosed bark store and creation of additional storage area with associated lighting. Relocation of weighbridge and gatehouse and revised access arrangements
07/00319/CAC Mr Jagpal	4 Summerville Durham DH1 4QH	Demolition of rear yard wall in connection with proposed single storey extension
07/00322/FPA Theakston Estates Ltd	43 Saddler Street Durham DH1 3NU	Change of use of ground (street-level), first and second floors from A2 (office) use to A3 (restaurant/cafe - sale of hot food for consumption on the premises)
07/00324/FPA Mr D Barrie	35 Rosemount Pity Me Durham DH1 5GA	Erection of first floor pitched roof extension incorporating dormer window above existing double garage at front/side of existing dwelling
07/00326/FPA Mr And Mrs Mackensie	2 St Leonards Durham DH1 4NH	Erection of single storey pitched roof extension to side of existing dwelling
07/00328/FPA Mr J P Adams	1 Leyland Close Bowburn Durham DH6 5DD	Erection of pitched roof porch to front, single storey pitched roof extension to rear, pitched roof garage to rear of existing dwelling with wall/fence to side up to 2.2m in height

07/00336/FPA Mr S D Crowe	3 Alfreton Close Brandon Durham DH7 8UE	Erection of conservatory to rear of existing dwelling
07/00337/FPA Mr Ferguson	29 Bek Road Newton Hall Durham DH1 5LD	Erection of conservatory to rear of existing dwelling
07/00370/FPA K Crawford	Chase The Boathouse Elvet Riverside Durham DH1 3AF	Resurfacing of existing ancillary beer garden

* Determined under Chairman and Vice Chairman Delegated Authority

Applications recommended for refusal – reasons

4/07/00044/FPA

The proposed change of use will result in the loss of a large retail unit from the secondary shopping area of North Road below the stated threshold considered harmful to the vitality and viability of the shopping area contrary to Policy S2b of the City of Durham Local Plan 2004.

4/07/00185/FPA

The proposal by virtue of its siting and appearance fails to preserve or enhance the character and appearance of Durham (City Centre) Conservation Area creating a prominent and intrusive feature. The proposal is therefore considered to be contrary to the requirements of Policies E6 and U1 of the City of Durham Local Plan 2004.

4/07/00280/FPA

The proposed alterations and addition of Juliet balcony are considered harmful to the character and appearance of the conservation area contrary to Policies E6 and Q7 of the City of Durham Local Plan 2004.

4/07/00305/FPA

The proposed extension will result in an unacceptable drive width, resulting in no usable parking at the property contrary to Policies T10 and T1 of the City of Durham Local Plan 2004.

The proposed rear extension by virtue of its scale and massing on the common boundary will appear overbearing and harmful to the amenity of the adjoining occupier contrary to Policy Q9 of the City of Durham Local Plan 2004.

APPENDIX B

City of Durham
Applications Determined Under Plenary Powers
Printed on 17 May 2007
Week No. 18/2007

Applications recommended for conditional approval – conditions

4/06/01243/LB

T1 Time Limit Full Approval 2004

4/06/01244/FPA

T1 Time Limit Full Approval 2004

4/07/00073/FPA

T1 Time Limit Full Approval 2004

DT7A Complete Accord

DT4 External Materials

DT34A Timber Windows

DT35A Slates

4/07/00095/LB

T1 Time Limit Full Approval 2004

DT4 External Materials

DT31 Rainwater Goods

LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

4/07/00106/AD

TL3 Advert Approvals

4/07/00138/FPA

T1 Time Limit Full Approval 2004

4/07/00141/LB

T1 Time Limit Full Approval 2004

DT5 Materials Sample

Notwithstanding the information shown in the accompanying plans, the precise design of the proposed railings surrounding the plinth area to the East of the proposed glazed wall shall be submitted at scale 1:10 and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown in the accompanying plans, full details of the proposed surface finish to the area between platform 1 and the proposed glazed screen shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme.

4/07/00151/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00170/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT19 Obscure Glazing

4/07/00181/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord
DT3 Finish of Materials

4/07/00184/AD

TL3 Advert Approvals

Before the sign is erected, a written scheme to describe the intensity of illumination proposed must be submitted to, and approved in writing by the Local Planning Authority, being thereafter implemented and maintained in full accord with that agreement.

4/07/00186/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT11 Fenestration Details

No development shall commence until a scheme for the protection of the 5 no. trees along the eastern boundary of the site has been agreed in writing with the LPA, in accordance with BS59837:2005 (Trees in Relation to Construction). This scheme shall accord with the most recent plans and particulars and shall include:

- a) Indication of the Root Protection Area and necessary special protection works within this area;
- b) Protection works including details of means of enclosure/protection; and,
- c) Such scheme as agreed in writing with the LPA shall be implemented before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

4/07/00205/RM

DT4 External Materials
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT11 Fenestration Details
DT27 Levels and or Retaining Structures

No development shall commence until a detailed scheme for the diversion of the public sewer through the site has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the agreed scheme.

4/07/00206/FPA

T1 Time Limit Full Approval 2004

Notwithstanding the information submitted on the application the horse exercise area hereby approved shall only be used for the exercise of private horses stabled at Cocken Cottage adjoining the site.

Notwithstanding any information on the application no floodlighting mobile or permanent shall be erected within the application site without first submitting and gaining consent for a planning application to the Local Planning Authority.

4/07/00208/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00211/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00214/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT19 Obscure Glazing

4/07/00216/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00219/LB

T1 Time Limit Full Approval 2004
DT4 External Materials
DT11 Fenestration Details

DT12	Windows in Reveal
DT18	Schedule of Joinery Details
DT31	Rainwater Goods
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

4/07/00220/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT11	Fenestration Details
DT12	Windows in Reveal
DT18	Schedule of Joinery Details
DT31	Rainwater Goods
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

4/07/00224/FPA

T1	Time Limit Full Approval 2004
DT3	Finish of Materials

4/07/00250/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT7A	Complete Accord

4/07/00251/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT8	Enclosure Details to be Agreed
DT10	Hardstanding Surface Materials

Notwithstanding the information submitted with the application a pedestrian footway shall be constructed to adoptable standards of the County Highway Authority prior to the occupation of the dwelling across the full width of the front of the site and for 1.5metres into the site from the existing road edge.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no new windows or openings shall be formed in the north east elevation of the dwelling hereby approved without an application for planning permission having first been submitted to and approved in writing by the Local Planning Authority

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no extensions shall be permitted on the dwelling hereby approved without an application for planning permission having

first been submitted to and approved in writing by the Local Planning Authority

4/07/00253/AD

TL3 Advert Approvals

4/07/00255/LB

T1	Time Limit Full Approval 2004
DT4	External Materials
DT5	Materials Sample
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT15	Roof Details
DT18	Schedule of Joinery Details
DT29	Fenestration Joinery Details
DT31	Rainwater Goods
LA4	Retention of Existing Trees and Hedges
AC1	Archaeology Programme
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed materials and method of infill for the existing doorway to the northern elevation of the Church shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development is commenced, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed colour for the render finish to the existing kitchen and outbuilding shall be submitted to and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed landscaping scheme shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed drainage scheme shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed lighting within the Church grounds shown on the approved drawing (0613/B55) including details of luminance, the type of lighting (specification) and associated lighting elements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall thereafter be completed in accordance with the approved details and shall not be altered without seeking further permission from the Local Planning Authority.

The lighting proposed within the access route to the northern boundary of the Church, shall only be in operation during the hours of opening, the times of which shall be submitted to the Local Planning Authority in writing, prior to development commencing.

Notwithstanding the information shown on the submitted plans precise details of the proposed design for the railings on either side of the entrance gates at the eastern elevation shall be submitted at scale 1:10 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

No development shall take place until the applicant has secured the implementation of an agreed programme of building recording works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

4/07/00258/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials
DT5	Materials Sample
DT11	Fenestration Details
DT12	Windows in Reveal
DT13	Sash Windows
DT15	Roof Details
DT18	Schedule of Joinery Details
DT29	Fenestration Joinery Details
DT31	Rainwater Goods
LA4	Retention of Existing Trees and Hedges
AC1	Archaeology Programme
LB2	Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed materials and method of infill for the existing doorway to the northern elevation of the Church shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before development is commenced, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed colour for the render finish to the existing kitchen and outbuilding shall be submitted to and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed landscaping scheme shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed drainage scheme shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the

approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed lighting within the Church grounds shown on the approved drawing (0613/B55) including details of luminance, the type of lighting (specification) and associated lighting elements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall thereafter be completed in accordance with the approved details and shall not be altered without seeking further permission from the Local Planning Authority.

The lighting proposed within the access route to the northern boundary of the Church, shall only be in operation during the hours of opening, the times of which shall be submitted to the Local Planning Authority in writing, prior to development commencing.

Notwithstanding the information shown on the submitted plans precise details of the proposed design for the railings on either side of the entrance gates at the eastern elevation shall be submitted at scale 1:10 and approved in writing by the Local Planning Authority before development commences, and thereafter implemented in accordance with the approved scheme.

No development shall take place until the applicant has secured the implementation of an agreed programme of building recording works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

4/07/00260/FPA

T1	Time Limit Full Approval 2004
DT3	Finish of Materials
DT28	Flues Vents and Extracts

4/07/00266/FPA

TL1	Time Limit Full Approval
DT4	External Materials
DT7A	Complete Accord

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any order revoking or re-enacting that order, no new windows or openings shall be formed in the side elevation facing 36 Priors Grange of the two storey pitched roof extensions hereby approved without an application for planning permission having first been submitted to and approved in writing by the Local Planning Authority

4/07/00267/FPA

T1	Time Limit Full Approval 2004
DT3	Finish of Materials

4/07/00268/FPA

T1	Time Limit Full Approval 2004
DT7A	Complete Accord

Notwithstanding the information shown on the submitted application details of the treatment and

finish of the proposed timber canopy shall be submitted to and approved in writing by the Local Planning Authority before development is commenced and thereafter implemented in accordance with the approved scheme.

4/07/00269/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00271/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

That the proposed development must be served by a new vehicular access to the public highway, constructed in accordance with Section 184 (3) of the Highways Act 1980.

4/07/00272/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

That the proposed development must be served by a new vehicular access to the public highway, constructed in accordance with Section 184 (3) of the Highways Act 1980.

4/07/00273/LB

T1 Time Limit Full Approval 2004
DT4 External Materials
DT12 Windows in Reveal
DT15 Roof Details
DT18 Schedule of Joinery Details
DT29 Fenestration Joinery Details
DT31 Rainwater Goods
LB2 Examination of Hidden Features

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Notwithstanding the information shown on the submitted plans precise details of the proposed fire alarm system and associated wiring shall be submitted at scale 1:50 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of any proposed remedial repairs to the roof structure shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority, prior to development commencing, and thereafter implemented in accordance with the approved plans.

Notwithstanding the information shown on the submitted plans, precise details of any proposed

repairs to the existing chimneys and gable elevations shall be submitted to and approved in writing by the Local Planning Authority, prior to development commencing, and thereafter implemented in accordance with the approved plans.

4/07/00275/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00292/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00293/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00294/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00297/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00306/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT7A Complete Accord

4/07/00307/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/00309/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord

4/07/00314/FPA

TL1 Time Limit Full Approval
DT4 External Materials
DT7A Complete Accord

Notwithstanding the information shown on the submitted plans precise details and glazing of the new ground floor window shown on the gable of the main house shall be submitted to and agreed in writing with the Local Planning Authority prior to development commencing and thereafter implemented in accordance with the approved scheme.

4/07/00315/FPA

T1 Time Limit Full Approval 2004
DT5 Materials Sample
DT7A Complete Accord
DT11 Fenestration Details
DT12 Windows in Reveal

Notwithstanding the information on the submitted application, all rooflights hereby approved shall be conservation rooflights, the details of which shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.

4/07/00316/CAC

T1 Time Limit Full Approval 2004

4/07/00318/FPA

T1 Time Limit Full Approval 2004
LA2 Landscaping Scheme Full Reserved Matter
LA4 Retention of Existing Trees and Hedges
DT23 Drainage Scheme

Prior to any development commencing, full details of all proposed external lighting to the site shall be agreed in writing with the Local Planning Authority. Such details shall include the position, height, column design, lamp unit design, orientation, level of illumination and light spread. Thereafter, all lighting shall be operated in full accordance with the terms of that written agreement.

Prior to any development commencing, details of the proposed gatehouse design and its materials shall be agreed in writing with the Local planning Authority. Thereafter, the gatehouse shall be constructed in full accordance with that agreement.

4/07/00319/CAC

T1 Time Limit Full Approval 2004

4/07/00322/FPA

TL1 Time Limit Full Approval

The Change of Use hereby approved shall not come into commercial operation until the agreement of the Local Planning Authority has been given in writing to a scheme of opening hours for any business or businesses operating from the first and second floors of 43-44 Saddler Street.

4/07/00324/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

DT7A Complete Accord

4/07/00326/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

DT7A Complete Accord

4/07/00328/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00336/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00337/FPA

T1 Time Limit Full Approval 2004

DT3 Finish of Materials

4/07/00370/FPA

T1 Time Limit Full Approval 2004

List of Approvals

From 04/04/2007 to 18/05/2007

Number and Applicant	Location	Proposal
07/00175/OTHC S G Petch Ltd	Land Adjacent To Mill Garage New Ferens Park Belmont Durham	New Car Showroom
07/00178/DEX Michael Fox	67 Bridgemere Drive Framwellgate Moor Durham DH1 5FG	Extension to rear and side of dwelling.
07/00179/DEX Mr Peter Bartley	36 Rosemount Pity Me Durham DH1 5GA	Single storey extension to
07/00197/DEX Martyn Calkin	43 Telford Close High Shincliffe Durham DH1 2YJ	Erection Of Single Storey Extension
07/00213/DOM Mr J Bradley	Plot 3 Land At Grange Farm Hett Durham	3 Storey Dwelling With Integral Garage
07/00221/OTHDOM Mr Gregor William Jack	63 Brookside Witton Gilbert Durham DH7	Convert ground floor toilet and store into shower room, relocating rear entrance door to side of garage. Convert garage into utility room.
07/00231/PARTNR Durham County Council	Aclet Close Nursery School Aclet Close Bishop Auckland County Durham DL4 6PX	Proposed extension to existing kitchen
07/00232/DEX Mr & Mrs Hibbart	6 Brancepeth View Brandon Durham DH7 8TS	Single Storey Kitchen & Lounge Extension
07/00281/OTHDOM Mark Bonnington	30 Field House Lane Durham City DH1 4LT	Home Office

Number and Applicant	Location	Proposal
07/00291/DEX M.G.Stephenson	65 Taylor Avenue Bearpark Durham DH7 7AX	Internal Alteration & Rear Extension
07/00303/DEX K Pearson	15 Bromley Close High Shincliffe Durham DH1 2TZ	Demolition of Kitchen offshot to rear and replacement with larger
07/00308/DEX Steven Bartle	51 Lindisfarne Road Newton Hall Durham DH1 5YH	Extension
07/00309/DEX Miss L Keers	12 May Lea Witton Gilbert Durham DH7	Rear Kitchen & Sun Lounge Extension
07/00330/DEX J.D.Reames	6 Westlands Coxhoe Durham DH6 4LH	Garage Conversion into Granny Flat With Garage
07/00331/DEX Mr D Edwards	Old Durham Farm House Bent House Lane Durham DH1 2RY	Internal Alterations To Form Shower Room
07/00336/DEX Linda Bell	9 Aldhome Court Framwellgate Moor Durham DH1 5FB	Second storey pitched roof extensions to front and side of existing dwelling
07/00338/DEX Mr J & Mrs A Chambers	2 Foresters Cottages Hamilton Row Waterhouses Durham DH7 9AX	Kitchen Extension
07/00340/PARTNR Durham County Council	Byerly Park School Greenfield Way Newton Aycliffe County Durham DL5 7LE	Increase kitchen ventilation and refurbishment of kitchen
07/00343/OTHC All Saints Newton Hall	All Saints Newton Hall Methodist Church Carr House Drive Newton Hall Durham DH1 5LT	Toilet Block Extension & Internal Alterations

Number and Applicant	Location	Proposal
07/00344/DEX Mr Rose	4 Thorndale Road Belmont Durham DH1 2AJ	Two Storey Extension
07/00345/OTHC Durham Univeristy	Elvet Riverside 1 New Elvet Durham DH1 3JT	Internal Refurbishment
07/00346/DEX Mrs Bird	3 Park House Road Durham City DH1 3QF	Extension
07/00347/DRO Mr Madsen	28 South Side Shadforth Durham DH6 1LL	Attic Conversion
07/00351/PARTNR Mr Bewster	31 Park Road South Chester-Le-Street County Durham	Garden Room, Shower Room, Utility & Garage
07/00352/PARTNR Mr Leck	12 Burnley Street Blaydon Tyne & Wear	Kitchen, Bedroom & Bathroom Extension
07/00354/DEX Mr Maguire	80 Caterhouse Road Newton Hall Durham DH1 5HR	Family Room, W.C & Bedroom Extension
07/00355/DEX Mr Churchill	53 Bridgemere Drive Framwellgate Moor Durham DH1 5FG	Conversion of garage into habitable room. Erection of detached garage.
07/00356/PARTNR Mr P Rowe	4 Sparkwell Close Newbottle County Durham DH4 4XN	Garage & Conversion Of Existing Garage
07/00357/DEX Mr Peverell	4 St Helens Crescent Quarrington Hill Durham DH6 4QY	Utility with W.C
07/00359/DGA Mr Cubelo	31 Church Street Coxhoe Durham DH6	Detached Garage
07/00361/DEX Simon Dent	6 Dene Court Witton Gilbert Durham DH7 6SJ	Extension

Number and Applicant	Location	Proposal
07/00365/DRO Mr & Mrs Morecroft	22 Station Road Ushaw Moor Durham DH7 7PY	Loft Conversion
07/00370/OTHC Durham Marriott	Durham Marriott Royal County Hotel Old Elvet Durham City DH1 3HL	Internal Alterations to form new opening to bar and relocation of existing bar
07/00371/DEX Mr & Mrs Briggs	Aiden House Elvet Moor Durham City DH1 3PR	Kitchen Extension
07/00375/DRO Mr J Curry	5 Dryburn Park Framwellgate Moor Durham DH1 5AD	Loft Conversion
07/00377/DEX Simon Richardson	Farm View Cottage 2 Carr Row Leamside Durham DH4 6QH	Rear ground floor extension
07/00381/PARTNR Mr Gardner	1 Dukes Drive Gosforth Newcastle Tyne & Wear NE3 5NT	Double Extension & Garage
07/00382/PARTNR Durham County Council	Moorside Community Technology College Dunelm Road Moorside Consett DH8 8EG	Curtain Walling to south elevation
07/00394/DEX Lisa Hird & Daniel	8 Whitehouse Lane Ushaw Moor Durham	Single Storey Extension with kitchen & utility room
07/00400/DRO Mr Monedero	35 Geoffrey Avenue Durham DH1 4PF	Loft Conversion
07/00401/DEX Mr & Mrs Spaventa	10 Alston Way Meadowfield Durham DH7 8XF	Ground Floor Rear Extension
07/00402/OTHDOM Mr E Clark	68A Gilesgate Durham DH1 1HY	Single storey rear extension & loft conversion

Number and Applicant	Location	Proposal
07/00406/DEX Mr & Mrs Harley	1 Shincliffe Lane Sherburn House Durham	Two Storey Extension &
07/00409/DEX Mr Gardner	24 Goodwell Lea Brancepeth Durham DH7 8EN	Extension & Alterations
07/00410/DEX Mr G Cook	Shincliffe Grange Ancroft Garth High Shincliffe Durham DH1	Demolition of existing extension, Rebuild & Internal alterations
07/00411/DEX Mr S Robinson	32 Featherstone Road Newton Hall Durham DH1 5YW	Bedroom above garage & sunroom
07/00412/PARTNR Mrs Hunt	1 Redmires Close Urpeth Grange Ouston County Durham DH9 1SB	Kitchen Extension
07/00414/DEX Mr Dellapina	80 Runcie Road Bowburn Durham DH6 5EY	Kitchen extension &
07/00415/DEX Mr Armitage	5 Darlington Road Durham City DH1 4PE	Utility with W.C & Internal Alterations
07/00416/PARTNR Mr Mears	12 Powburn Close Chester-Le-Street County Durham DH2	Convert garage into study & W.C kitchen extension
07/00422/DEX Mr Brooks	7 Cross Valley Court Nevilles Cross Durham DH1 4GD	Utility & Garden Room
07/00423/DEX Mr Clark	9 Buckinghamshire Road Belmont Durham DH1 2BD	Garden Room, kitchen, utility, garage, bedroom, bathroom extension
07/00424/DEX Mr Briggs	6 Baliol Square Durham City DH1 3QH	Bedroom Extension & Garage Conversion

Number and Applicant	Location	Proposal
07/00425/DEX Mr Pritchard	18 Herefordshire Drive Belmont Durham DH1 2DQ	Sun Room Extension
07/00426/DEX Mr Mahan	6 Berkshire Close Belmont Durham DH1 2BW	Family Room
07/00427/PARTNR Mr Hornby	3 Edenfold Bolton Appleby Cumbria CA16 6BQ	Family Room & Kitchen Extension
07/00428/PARTNR Mr Cousins	4 Larmouth Court Willington County Durham DL15 0FG	Sun Room
07/00429/PARTNR Mr & Mrs Beadle	26 Falstone Drive Chester-Le-Street County Durham DH2 3ST	Additional Bedroom & Garage Conversion
07/00430/PARTNR Mr J Dunn	21 Chirnside Terrace Greencroft Stanley County Durham DH9 8PE	Loft Conversion
07/00431/PARTNR Mr J Czuprynski	2 Alnwick Close Whickham Tyne & Wear NE16 5ZD	2 Storey Extension & Bay Window
07/00432/OTHC J C Creaner	Dunelm Veterinary Group 106 Gilesgate Durham DH1 1JA	Replacement Entrance Door, New Replacement Windows and doors
07/00455/DRO Mrs Elliot	50 Pilgrims Way Gilesgate Durham DH1	Conversion of roof space into habitable room
07/00467/RESUB Mr & Mrs Ridley	Land Adjacent To 2 St Brandons Grove Brandon Durham DH1 8AG	Detached Bungalow
07/00472/DEX Mr A Saddler	86 Swinside Drive Carrville Durham DH1 1AF	New 1st floor en-suite bathroom over existing garage

Number and Applicant	Location	Proposal
07/00475/DEX Mr B C Katakay	The Cottage 33 Whinney Hill Durham City DH1 3BD	Two Storey Rear Extension and Pitched Roof over Existing Front Bay Window
07/00476/OTHC Tees, Esk & Wear	Tarncroft Villa Earls House Hospital Lanchester Road Durham DH1 5RD	Provision of new gas fired heating & DHWS boiler plant as part of a boiler plant decentralisation programme
07/00684/OTHC Ridley Properties	1 Framwelgate Bridge Durham City DH1 4SJ	Conversion Of Existing Units Into 2. Installation of new windows
07/00696/DEX H G Weston	17 Boyd Street Durham City Durham DH1 3DP	Rear extension, en-suite bedroom
07/00705/DEX Mrs Marshall	8 St. Cuthberts Walk Langley Moor Durham DH7 8YA	Front Porch & Shower Room Extension
07/00707/PARTNR David Rowntree	Walworth Special School Bluebell Way Newton Aycliffe County Durham DL5 7LP	Creation Of Internal Office With Corridor

List of Refusals

From 04/04/2007 to 18/05/2007

Number and Applicant	Location	Proposal	Decision
07/00272/DOM Derek Coleman	Whitefriars Hallgarth View High Pittington Durham DH6 1AS	Detached House & Detached Garage	REJ16

Building Notices

Between 04/04/2007 and 18/05/2007

Number of cavity wall insulation applications 26

Number and Applicant	Location	Proposal
07/00368/DEXBN Mr Gary Hindmarsch	48 Doric Road New Brancepeth Durham DH7 7JE	Kitchen Extension
07/00374/OTHDBN Mr C Bussey	14 Alston Way Meadowfield Durham DH7 8XF	Convert Garage Into Study
07/00380/OTHDBN St Chads College	5 North Bailey Durham City DH1 3ET	Conversion Of Offices Into Student Accomodation
07/00397/ELECBN Mr Abbott	13 Broom Hall Drive Ushaw Moor Durham DH7 7NU	Replace Consumer Unit & Fit New Cooker Circuit
07/00403/DEXBN Mr A Kimura	54 Middleham Road Newton Hall Durham DH1 5QH	Internal Alterations
07/00404/GLAZBN Mr & Mrs Roughly	23 Telford Close High Shincliffe Durham DH1 2YJ	Windows & Doors
07/00405/OTHDBN John Parkinson	15 Dene View Cassop Durham DH6 4RW	Conversion of Garage
07/00418/DEXBN Mr T Swinburn	Stables Farm Marks Lane West Rainton Durham DH4 6QG	Conservatory
07/00419/OTHDBN R Shaw Builders	42 Bradford Crescent Gilesgate Durham DH1 1ER	Removal of window & replace with french doors
07/00420/GLAZBN Mr J Bates	27 Dominion Road Brandon Durham DH7 8AY	New Windows & Doors

Number and Applicant	Location	Proposal
07/00421/OTHDBN Mr Phil Threlfall	7 George Street Durham City DH1 4PA	Installation of a stud partition forming new room with various alterations
07/00433/ELECBN Mrs D Glen	The Croft Cottage Shincliffe Durham DH1 2PB	Replace Consumer Unit
07/00434/OTHDBN Mrs Ewen Gill	8 Aykley Green Durham City DH1 4LN	Remedial Floor Works
07/00436/DROBN Barrie & Ron Mullen	5 High View Ushaw Moor Durham DH7 7QQ	Loft conversion with new
07/00438/OTHDBN Emma Backhouse & Victoria Mattless	48 Douglas Villas Gilesgate Durham DH1 1JL	Conversion of garage into utility & study
07/00439/GLAZBN Mrs Elspeth Bain	Acorn House Springfield Park Durham DH1 4LS	Inserting additional window in side wall of house
07/00440/DEXBN Mr & Mrs O Brien	15 Usher Avenue Sherburn Durham DH6 1JG	Two Storey Extension to rear
07/00441/OTHDBN Mr T Leckenby	133 Norburn Park Witton Gilbert Durham	Lintol For Installation Of French Doors
07/00442/GLAZBN Mr M Dockerty	33 Coronation Avenue Carrville Durham DH1 1NL	Window To Be Installed To Rear Of Building
07/00453/OTHDBN Mr D Windsor	Stella Maris Farnley Hey Road Durham City DH1 4EA	Pitched roof over existing flat
07/00468/OTHDBN Mr Davison	26 Langley Crescent Langley Moor Durham DH7 8LU	Convert garage into utility and office with window and door. Installation of door through to garage.
07/00470/OTHDBN Mr Ralph Akenhead	36 Tate Avenue Kelloe Durham DH6 4LS	Change Garage Into Kitchen

Number and Applicant	Location	Proposal
07/00471/GLAZBN Mr J Black	62 The Avenue Durham City DH1 4EB	Replacement Windows
07/00682/DOMBN Kingswood Properties Ltd	24 The Avenue Durham City DH1 4ED	Conversion Of Properties Into 3 Flats
07/00683/ELECBN B&B Properties	30 Swallow Close Esh Winning Durham DH7 9JN	Extend power and lighting to garage and external light in
07/00691/OTHDBN Colin Woodward	13 Woodland Crescent Kelloe Durham DH6	Ground Floor Shower Room
07/00692/OTHDBN Karl Hansen	56 Kidd Avenue Sherburn Durham DH6	Renew Front Room Floor
07/00699/OTHDBN Mr Milburn	43 Alnwick Road Newton Hall Durham	Flat Roof To Piched Roof Over Garage
07/00700/OTHDBN Doris Brown	41 Alnwick Road Newton Hall Durham	Flat Roof to Pitched Roof Over Garage
07/00704/GLAZBN Mrs Jenkins	78 Archery Rise Durham City DH1 4LA	Remove existing window and replace with set of doors
07/00706/OTHDBN Mr & Mrs Gregory	170 Priors Grange High Pittington Durham DH6 1DE	Conversion of existing garage into play/living room
07/00715/OTHDBN John Joseph Dixon	35 Dorlonco Villas Meadowfield Durham DH7 8RZ	Taking out supporting walls, chimmney breast and replacement windows.

List of Regularisations

From 04/04/2007 to 18/05/2007

Number and Applicant	Location	Proposal
07/00396/GLAZRG Dr M Robson	2 Geoffrey Avenue Durham DH1 4PF	Replacement Windows
07/00398/GLAZRG Jacqui E Mardle	34 Wolsingham Drive Newton Hall Durham DH1 5SP	Replacement Windows
07/00399/GLAZRG David Firth	15 Leicestershire Drive Belmont Durham DH1 2DB	New Windows
07/00469/GLAZRG Mr Henderson	17 Manor View High Pittington Durham DH6 1AD	Replacement windows and doors
07/00474/GLAZRG Kelly Michelle Morland	67 Fair View West Rainton Durham DH4 6RX	Bow Window
07/00697/GLAZRG Louise Tonks	32 Durham Moor Crescent Framwellgate Moor Durham DH1	Replacement windows and french doors
07/00716/OTHDRG Julie Poole	2 Newton Garth Witton Gilbert Durham DH7	Opening of unused space to form bedroom & en-suite