

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

11 June 2008

REPORT OF DIRECTOR OF STRATEGIC SERVICES

PROPOSED STOPPING UP OF FOOTPATH 7a AT FINCHALE ROAD, FRAMWELLGATE MOOR

At the Development Control Committee held on 5 February 2008 it was resolved that Durham City Council make an Order under Section 257 of the Town & Country Planning Act 1990 to give effect to the stopping up of part of footpath no. 7a at Finchale Road, Framwellgate Moor to enable development to be carried out in accordance with planning permission granted by this Authority to Miller Homes Limited in respect of the former County Council Direct Works depot.

The Order was made on 14 April 2008 and in accordance with standard procedure, the making thereof was advertised in the Local Press and correspondence despatched to the relevant Statutory Consultees. There are no outstanding objections and the Council is now able to confirm the Order of its own volition as an unopposed Order

Recommendation

That the Committee now confirms the City of Durham (Footpath No. 7a, Framwellgate Moor Parish, Framwellgate Moor, Durham) Stopping Up and Diversion Order 2008.

CITY OF DURHAM
DEVELOPMENT CONTROL COMMITTEE

11 June 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 Outcome of Planning / Enforcement Appeals which have been lodged with the City Council**
 - a) Appeal by Banks Development Ltd
Site at Mount Oswald Golf Course, South Road, Durham, DH1 3TQ.
2. **Planning Applications – Determined under Plenary Powers**
3. **Building Control Applications – Determined under Plenary Powers**
4. **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 And Applicant	Location	Proposal	Recommendation
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ITEM 1

07/1098/OUT Mr And Mrs A Carrol	Land At Fairview Stables Esh Winning Durham	Outline application for residential development including details of siting and means of access	Approve
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ITEM 2

08/00042/FPA 08/00137/CAC Durham Villages Regeneration	Byland Lodge Hawthorn Terrace Durham DH1 4TD	Partial demolition of former Council offices in association with conversion to 5 no. flats, with erection of 22 no. houses and 1 no. flat, with associated roadworks, landscaping and double garage for existing lodge building	Approve
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ITEM 3

08/00070/FPA Mr D Carr	Whitfield Cottage 48 North End Durham DH1 4LW	Demolition of existing nursing homes and erection of 14 no. dwellings	Approve
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ITEM 4

08/00074/FPA Gladedale (Sunderland) Ltd	Former Omnibus Depot And Welfare Club Front Street Quarrington Hill Durham	Erection of 14no. two storey dwellings	Approve
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ITEM 5

08/00228/FPA Durham Villages Regeneration	Land at Doric Road New Brancepeth Durham	Demolition of 2 no. existing dwellings and erection of 26 no. semi-detached dwellings with associated access and landscaping	Approve
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ITEM 6

08/00254/OUT Mr E Healer	Former Allotments South Of Soccarena Belmont Industrial Estate Durham	Outline application for office development with all matters to be reserved	Approve
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ITEM 7

08/00359/CAC City of Durham	Rotary Club Shelter Durham City Riverbanks Inner Bank East Side Durham DH1 3RB	Demolition of single storey brick building	Approve
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ITEM 8

08/00405/FPA Local Shopping Reit Plc	Land At Cheveley Park Shopping Centre Belmont Durham DH1 2AA	Erection of two storey extension to existing building to provide retail unit (Class A1) at ground floor and 4 no. apartments at first floor	Approve
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ITEM 1

07/01098/OUT	Land At Fairview Stables, Esh Winning, Durham
Mr And Mrs A Carrol	Outline application for residential development including details of siting and means of access

SITE AND APPLICATION DESCRIPTION

This application relates to an area of land on the north-eastern edge of the village of Esh Winning. The site consists of the former car-park of the builder's offices that operated from 65 Durham Road, and a paddock that includes a number of agricultural style buildings. The majority of the development site, and all the proposed physical development is within the settlement boundary.

The application seeks outline planning permission for residential development, requesting consideration of issues of siting and means of access. This has been a protracted application, with a number of revisions, the scheme now proposing eight residential units in two terraced blocks. The scheme also incorporates a new footpath along the burn.

RELEVANT HISTORY

As noted above this application has had a protracted history, this being the third recent application for development of this land. The previous two applications were withdrawn on account of technical difficulties that needed resolving before arriving at a positive view from officers. These applications proposed more units, and a more extensive development of the site.

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, with a particular emphasis on design issues.

Planning Policy Statement 3: Housing. This PPG sets out the expectations of the Government for Local Planning Authorities considering the various aspects of development of new houses, including issues of sustainability, quality, mix, access to facilities and land supply.

Planning Policy Statement 9; Biodiversity and Geological Conservation seeks to conserve, enhance and restore the diversity of England's wildlife and Geology, in compliment with the primary legislation protecting wildlife species, such as the Wildlife and Countryside Act, 1981.

Planning Policy Guidance Note 13: Transport, seeks to promote more sustainable transport choices, and reduce the need to travel, especially by car.

Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation seeks to ensure effective planning for open-space, sport and recreation, appropriate to the needs of local communities.

Planning Policy Guidance Note 24 Planning and Noise: guides local authorities on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations

to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

Planning Policy Statement 25 Development and Flood Risk: explains how flood risk should be considered at all stages of the planning and development process. It sets out the importance of the management and reduction of flood risk in planning, acting on a precautionary basis and taking account of climate change.

REGIONAL POLICY

Currently in draft form, the Regional Spatial Strategy for the North East (RSS) sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. When adopted, the RSS will set out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

This document reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008. Policies are also included to ensure incorporation of alternative energy production methods to reduce carbon emissions.

LOCAL PLAN POLICIES

Policy H3 addresses the Council's approach to new housing development in the villages, Esh Winning being identified as a 'larger' village. New housing development in addition to that formally identified in the Local Plan comprising previously developed land will be permitted, providing it is appropriate in scale, design, location, and number of units, with such site likely to be limited in number in smaller villages. The area proposed to be developed must not possess important functional, visual or environmental attributes which contribute to the settlement's character. There is exceptional opportunity for the development of small greenfield sites in identified villages, where clear and quantifiable regeneration benefits can be demonstrated, and cannot be achieved on brownfield land. Esh Winning is an identified village.

Policy H13 seeks to protect the character of residential areas, stating that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

Policy H14 encourages developments and initiatives which secure environmental improvements within existing housing areas, providing that development respected and where appropriate enhanced local character.

Policy E14 states that in considering proposals affecting trees and hedgerows the Council will not permit the loss of ancient woodland, designate TPOs as necessary, require development to retain important groups of trees, individual trees and hedgerows, requiring a survey of such when development may affect such.

Policies T1 and T10 of the Local plan relate to general and parking related highways policies, starting from the point that planning permission will not be granted for development that would generate traffic which would be detrimental to highway safety and/or have a significant affect on the amenity of occupiers of neighbouring property. Vehicular parking for new development should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of developments.

Policies Q1 and Q2 sets out criteria all new development must take into account in its design and layout, including elements of personal safety and crime prevention, the needs of the disabled and the elderly, minimising conflict between pedestrians and vehicles and so on.

Policy Q5 states that any development that has an impact on the visual appearance of an area will be required to incorporate a high standard of landscaping within its overall design and layout.

In Policy Q8 the Councils standard requirements to ensure the quality of new residential development are set out. Criteria include providing for adequate amenity and privacy for each dwelling, minimising the impact of the proposal upon the occupants of existing nearby and adjacent properties, provision of safe, accessible and attractive open space, retaining existing features of interest including trees and hedgerows, and being appropriate in scale, form, density, and materials to the character of its surroundings, along with making the most efficient use of the land.

The requirements for accommodation of the requirements for foul and surface drainage within development schemes are outlined in Policy U8a.

Policy U9 seeks to ensure that developments which directly affect watercourses do not increase the risk of flooding, pollution, or adversely affect nature conservation interests or the appearance of the landscape.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority offers no objection to the application, subject to the roads and footpaths at the site entrance being re-instated by the developer.

Northumbrian Water offers no objection to the development, noting they require further negotiations to ensure the development does not affect any of their apparatus.

This application stalled for a time as a result of objections from the Environment Agency. Their concerns were two-fold, relating to the relationship of the development to the floodplain of the burn, and the potential effect of the development on bio-diversity. The layout has been amended, and flood-risk assessment data submitted and discussed with the Agency. The two elements of objection have now been overcome.

PUBLIC RESPONSES

Objection has been received from a haulage contractor operating from the Industrial Estate accessed across the front of the development site. They note that the nature of their operation results in extensive movements of heavy vehicles, particularly at times in the evening and the early morning. With 150 employees based at their site, and 80 on-site, who generate their own vehicle movements and service traffic through the day. At present these vehicle movements skirt the edge of the residential areas of the village, but the positioning of this proposed development is considered incompatible with the operation of the current activities of the Industrial Estate. The objector suggests that the Authority will be held responsible for financial, operational or other consequences that could arise from the approval of the development.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at www.durhamcity.gov.uk

PLANNING CONSIDERATIONS

Whilst the overall site overlaps the settlement boundary into the countryside, the proposed residential development, and its access road is wholly contained within the settlement boundary. The former builder's offices car park, together with the agricultural buildings that exist on the land, may reasonably be considered 'brownfield' and therefore development in principle would accord with Policy H3 of the Local Plan.

The main considerations therefore relate to the requirements of Policy Q8. These require the scheme to be of a suitable scale and character for its surroundings in scale, form and density. Adequate privacy and amenity for each dwelling and any existing neighbouring dwellings should be accommodated and the scheme needs to take into account the retention of existing features of interest, including trees and hedgerows.

This being an 'Outline' application, there are elements of the scheme that are offset for consideration by a subsequent 'Reserved Matters' application, should the current scheme be approved. The layout of the dwellings on the site, in the form of a traditional terrace mirroring the frontage of the site appears entirely appropriate to the character of the area. Each property is shown with an area of private amenity space, and a detached private car parking area. Vehicular access to the site is taken at the very edge of the settlement boundary, retaining the existing trees on the site boundary, and a good distance from the slightly complicated road junction the development fronts, ensuring a safe vehicular access. An access path for the benefit of the village is proposed alongside the burn, its position having been adjusted to overcome Environment Agency concerns relating to species and habitat protection (bio-diversity issues). A staggered entrance to the footpath at each of its ends will prevent bicycle, motorcycle and horse access.

Appropriate account has been taken of the submitted riparian mammals survey, the need for tree retention and proposed landscaping. As such with these and alterations to the design to meet the hydrological and biodiversity issues raised by the Environment Agency, the application has the potential to secure environmental and recreational benefits to this part of Esh Winning.

The principles and detail of the proposed site are therefore considered entirely acceptable and appropriate by officers, meeting the requirements of the various national, regional and local policies indicated above.

The element of concern with this application relates to the objection offered by the haulage contractor operating from the nearby industrial estate. Their operations will undoubtedly affect the amenity of potential residents of the site but occupants of the new development do not have any redress regarding the impacts of long established uses. The main issues with disruption and likely complaint relating to haulage contractors are their on-site operations, namely from cold start-up and warming of vehicles, and their audible warning systems when reversing. Loss of amenity from the passage of vehicles on the public highway is much less likely to form the basis of a successful complaint. With around 100m from the proposed houses to the main haulage contractor's site, the relationship is considered acceptable. Officers propose an 'informative' paragraph that would be part of any Approval Certificate, which would alert the presence of the operation to prospective purchasers and their representatives. Future residents would be capable of making a choice of location based upon reasoned judgement of amenity, the quality of environment and implications of business users.

Officers consider the application to have merit, and to appropriately address the required local and national policy requirements, the application being therefore recommended positively.

RECOMMENDATION

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

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:-
 - i) the expiration of five years from the date of this permission,
 - ii) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.
2. Approval of the details of Design and External Appearance and Landscaping; (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced.
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. A detailed specification for the proposed walkway, to include design, materials, maintenance regime, including its access/egress points shall be submitted to, and approved in writing by the Local Planning Authority, with the subsequent development wholly in accordance with such. All elements of the walkway must be completed before occupation of the first residential unit.
6. The development layout must be in accordance with drawing number 06 25 05E received 14.5.2008, with floor levels should be set no lower than 123.25 metres above Ordnance Datum, and no raising of existing ground levels within flood zone. Furthermore, No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
7. 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.

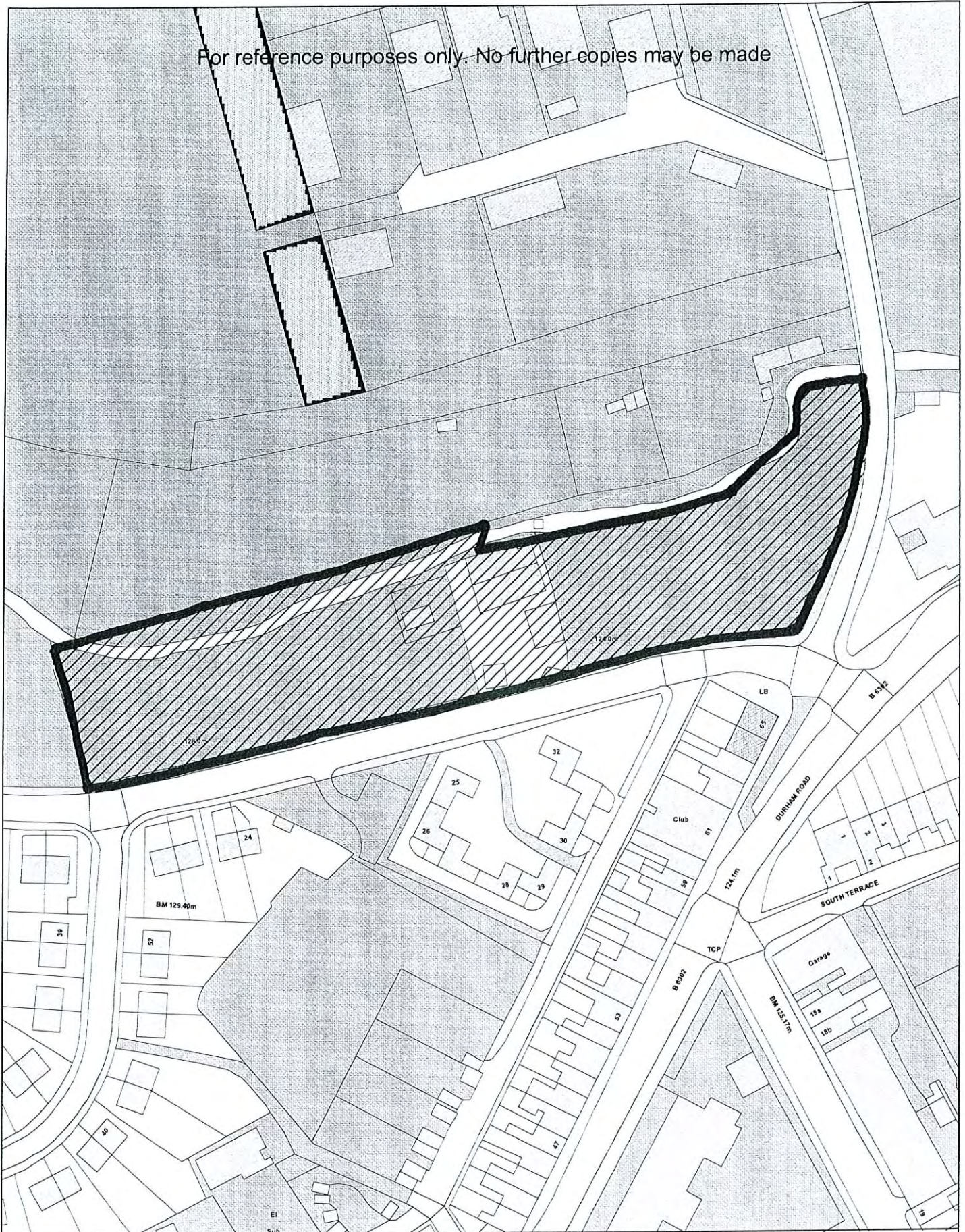
Informative

Prospective purchasers of dwellings approved by this consent must make themselves aware of the presence of the occupants of the nearby industrial estate, which includes haulage contractors, and take into account the implications and impacts of the operations carried out there on the levels of amenity offered by the development.

BACKGROUND PAPERS

Submitted forms, plans and Design and Access Statement
Riparian Mammal Survey by Argus Ecological Services
Flood Risk Assessment by JBA Consultants
Planning Policy Statements (PPS1, PPS3, PPS9, PPS25,) /Planning Policy Guidance
(PPG13, PPG17, PPG24)
Regional Planning Guidance (RPG1) for the NE/Regional Spatial Strategy (RSS)
City of Durham Local Plan, 2004
Notes
Statutory Consultation Response
Various File Notes and Memos

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

Application No. 4/07/01098/OUT

Land At Fairview Stables

Comments

Date

30 May 2008

Scale

1:1250

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ITEM 2

<p>08/00042/FPA & 08/00137/CAC</p> <p>Durham Villages Regeneration</p>	<p>Byland Lodge, Hawthorn Terrace, Durham, DH1 4TD</p> <p>Partial demolition of former Council offices in association with conversion to 5 no. flats, with erection of 22 no. houses and 1 no. flat, with associated roadworks, landscaping and double garage for existing lodge building</p>
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SITE AND APPLICATION DESCRIPTION

Byland Lodge is an imposing Victorian villa that stands within a mature residential part of Durham City to the west of the commercial centre. Originally known as Almner Villa, and one of several substantial private homes set in generous tree planted grounds within the neighbourhood, it was built in the late 19th century for one of the City's entrepreneurs.

To the north lie residential properties, a small park, and the main London to Edinburgh railway line on an elevated embankment. A public footpath leading to Nevilles Cross, to the west, runs alongside the site's northern boundary.

To the south runs Hawthorn Terrace, off which access is taken to Byland Lodge's lower car park. Victorian terrace houses lie to the south of this street, an infill development of three terraced properties having been recently completed directly opposite the car park entrance.

To the east runs Laburnum Avenue, off which access is taken to Byland Lodge's upper car park, with further terraced housing standing along its eastern side, while to the west tree covered upon ground climbs steeply towards Nevilles Cross to eventually abut Farnley Hey Road property rear gardens.

The building was substantially extended in the 1960's when occupied by the former Durham Rural District Council with the addition of a large two storey flat roof extension to the north.

The proposal is to demolish that extension and replace it with eight 4 bedroom three storey town houses, with integral garaging, and three two storey 3 bedroom houses with an adjoining garage building, above which there would be a 2 bedroom flat.

The original villa would be converted into five 2 bedroom flats.

Along the southern site boundary, on the former lower car park, a terrace of eleven 3 bedroom two and a half storey houses would be built, the third bedroom occupying part of the roof space.

The lodge building that stands at the Laburnum Avenue entrance to Byland Lodge would be retained, but a double garage added to the north-west, with its own access from Laburnum Avenue.

The existing Laburnum Avenue entrance to Byland Lodge would be retained and enhanced to serve the proposed flats, townhouses and smaller houses. Resident and visitor parking would be provided in front of these properties where the upper car park now stands. Only the current upper car park entry road would be retained, the exit road being removed.

The terrace to be located along the edge of the lower car park would be provided with a parking space each within rear yards, access being taken via a rear lane, at the western end of which visitor parking would be located.

In terms of architectural style, the villa will be restored to its original character and appearance. The townhouses, whilst contemporary are respectful of their traditional setting, with several Durham vernacular references such as oriel windows, arched garage opening heads, and chimney detailing.

The smaller houses and linked garaging with flat above is of a more modest style, providing a link between the villa and the townhouses that reads architecturally as a mews that would be an appropriate addendum to a large traditional house.

The lower terrace picks up on the traditional features that exist within Hawthorn Terrace, matching window proportions and dormers.

The site would be fully landscaped, with important existing trees retained and managed. The wooded area to the west would be managed and maintained for the benefit of both the setting of the development and the character of this part of Durham, but would not form part of any property's garden.

Each house and the above garage flat would each have its own private open space to the rear, of varying size, and also the benefit of the aforementioned woodland and the landscaped frontage of the villa itself.

The planning application and Conservation Area Consent application are supported by a Design and Access Statement, Landscape Appraisal and Strategy, Woodland Appraisal, Flood Risk Assessment, Archaeology Desk-Based Assessment, Bat Survey, and a Statement by Durham Villages Regeneration Company concerning their intention to fund community activity within Durham City in the place of an affordable housing provision.

RELEVANT HISTORY

Byland Lodge, formerly known as Almner Villa, is thought to have been built in the late 1880s as one of a number of such substantial detached houses in the area for the occupation of Durham entrepreneurs.

Having become City Council offices in 1974, the building had been substantially extended with a modern wing by the former Rural District Council in the 1960's.

The property is now no longer required by the Council, with its former occupants, and the services they provide, having been relocated elsewhere in the City.

A Design Brief was prepared for the site by the Head of Cultural Services.

POLICIES

NATIONAL POLICIES

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 requires Local Planning Authorities, when assessing development proposals within Conservation Areas, to be satisfied that what is being proposed will preserve or enhance the character and appearance of that particular area if that development is to be supported.

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and its 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.

Planning Policy Statement 9; Biodiversity and Geological Conservation seeks to conserve, enhance and restore the diversity of England's wildlife and Geology, in compliment with the primary legislation protecting wildlife species, such as the Wildlife and Countryside Act, 1981.

Planning Policy Guidance 15: Planning and the Historic Environment (PPS15) sets 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.

Planning Policy Guidance 16: Archaeology and Planning (PPG16) sets out the government's policy on archaeological remains on land and how they should be preserved or recorded both in an urban setting and in the countryside.

REGIONAL POLICY

Regional Planning Guidance for the North East (Regional Planning Guidance Note 1) reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008.

A revised draft Regional Spatial Strategy for the North East is emerging and has recently been the subject of examination in public and subsequent proposed changes have been published. In accordance with paragraph 4.19 of PPS12: Local Development Frameworks, where an examination in public has taken place and the proposed changes have been published, considerable weight may be attached to that strategy because of the strong possibility that it will be published in that form by the Secretary of State.

LOCAL PLAN POLICIES

Policy E6 (Durham (City Centre) Conservation Area) seeks to protect that special area's character and appearance.

Policy E14 (Protection of Trees and Hedgerows) requires existing woodland and hedging to be retained wherever possible by new development.

Policy E24 (Ancient Monuments and Archaeological Remains) requires developers to take full account of significant historic remains, ensuring their protection of recording where appropriate.

Policy H2 (New Housing Development within Durham City) allows new housing within the city settlement boundaries on previously developed land.

Policy H12 (Affordable Housing) requires on proposal sites of 25 or more dwellings, or of more than a hectare in area, where a local need exists, a fair and reasonable proportion of affordable housing will be negotiated with developers.

Policy H13 (Residential Areas – Impact upon Character and Amenity) seeks to protect residential areas and those who live in them from inappropriate development.

Policy T1 (Traffic Generation – General) guards against development proposals that are likely to generate a level of traffic prejudicial to highway safety or acceptable amenity levels.

Policy T10 (Parking – General Provision) requires an appropriate level of off-street parking that safeguards highway safety but also discourages an overdependence on the private car.

Policy R2 (Provision of Open Space – New Residential Development) seeks an appropriate provision of private and communal open space, and where appropriate equipped play areas.

Policy Q5 (Landscaping – General Provision) encourages a high standard of landscaping whenever possible within new developments.

Policy Q8 (Layout and Design – Residential Development) requires a high standard in respect of these elements of any new housing proposals.

Policy U8A (Disposal of Foul and Surface Water) requires satisfactory arrangements for the disposal of foul and surface water, particularly to ensure that surface water run-off will not result in localised flooding.

Policy U14 (Energy Conservation) encourages energy efficient building and the use of renewable energy sources.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority raises no objection to the proposals, being satisfied with access and parking arrangements, the level of parking provision, and the ability of the local road network to safely accommodate the level of traffic generation expected from the proposed development.

The Environment Agency has not raised any objections.

Northumbrian Water has not raised any objections.

The County Archaeologist has withdrawn an initial objection, based upon omissions within the initial desk top analysis, following a revised submission.

Natural England has withdrawn its initial objection following the receipt of a revised bat report.

English Heritage is content with these proposals.

INTERNAL RESPONSES

The City Council's Heritage and Design Manager broadly welcomes the proposals, being particularly supportive of the retention and restoration of the original villa and removal of the unsympathetic extension. The new build is also viewed favourably; and subject to appropriate planning conditions the applications are supported.

PUBLIC RESPONSES

A letter of objection has been received from the City's Member of Parliament. Her grounds are an absence of affordable housing provision, in conflict with National and Local Plan policies. Whilst acknowledging the applicants' supporting statement justifying this absence which explains that receipts from the sale of Byland Lodge will be used to help fund the City's new swimming pool and leisure centre, she does not accept this albeit worthy cause as offsetting a need to address an affordable housing shortage in Durham.

She also goes on to take issue with the applicants' contention that the type of accommodation offered by this scheme will restore balance to the area in terms of tenure, as so many properties in the neighbourhood have become student houses.

Her conclusion is that this proposal is in direct conflict with national affordable housing guidelines, and with the aspirations of the City Council's own Local Plan in terms of affordable housing, and therefore must be rejected.

The City of Durham Trust, whilst acknowledging the scheme's merits, also draws attention to the absence of an affordable housing provision.

A Farnley Hey Road resident questions the applicants' contention that they will actively discourage the subletting of properties and investor landlords, doubting an ability to do so. Concern has also been expressed regarding the proper management of the woodland between Byland Lodge and Farnley Hey Road, and protection of trees and wildlife within that area.

A Laburnum Avenue resident is also concerned about the woodland area, and would like to see a path constructed through it to allow public access.

PLANNING CONSIDERATIONS

Measured in land use terms, this proposal delivers new housing in a variety of forms on a previously developed "brownfield" site, so meeting the objectives of the Regional Spatial Strategy, and Local Plan Policy H2. Similarly, by its very nature, this is a land use entirely compatible with a residential area, thus fulfilling the requirements of Policy H13.

The restoration and re-use of Byland Lodge itself, removal of a large and visually inappropriate extension, and the imaginative design, massing and layout of new housing is viewed as being positive for the area in which they are located by both the Council's Heritage and Design Manager and the national heritage body. It has to be concluded, therefore, that this proposal meets the fundamental tests set by the 1990 Act, PPG15 and Local Plan Policies E6 and Q8 by demonstrating an ability to preserve or enhance the character and appearance of the Durham (City Centre) Conservation Area.

Care has been given to the protection and enhancement of the site's woodland setting, meeting the requirements of Local Plan Policy E14; archaeology and ecology have been satisfactorily addressed, satisfying the objectives of PPS 9, PPG16 and Local Plan Policies E24 and U8A: whilst access, parking and projected traffic generation meet the objectives of Local Plan Policies T1 and T10.

Open space provision is considered to be adequate, bearing in mind the significant area of managed woodland to the west and an accessible existing play area to the north, and landscaping proposals will further enhance the scheme. The objectives of Local Plan Policies R2 and Q5 are therefore met.

Accordingly it is my conclusion that this is an imaginatively designed scheme that will be a positive benefit to this part of the City and the development proposals accord with the Council's Design Brief (2004).

In regard to the representations received from the two local residents, I accept entirely that the discouragement of speculating buyers is a noble intention that may be hard to accomplish. However, the planning system can play no part in this aspect of the housing market. The City Council has nevertheless worked closely with the University to ease pressure on City housing from student landlords by helping to deliver a significant amount of University housing in such locations as Howlands Farm and Palmers Garth. The objective of

creating opportunities for the development of housing to redress community imbalance delivers key aims of the Balanced and Sustainable Communities Action plan that was endorsed by Cabinet in June 2007.

I am also confident that, through planning conditions, the effective management of the woodland can be achieved, and the submitted woodland surveys form a sound basis. I am less certain regarding formal public access to this area, but I consider this to be a matter left to the new owners.

The issue of affordable housing warrants a degree of detailed comment in view of representations on this matter. In their supporting statement the applicants argue that their company delivers many examples of regeneration and below market price housing throughout the district, with part of the money generated used for community projects such as Durham's shortly to be completed new swimming pool and leisure centre. While such housing does not strictly meet the PPS 3 definition of affordable housing, the partnership between the City Council and Durham Villages Regeneration Company has delivered housing where it might not otherwise have been built, will continue to do in the future, including the provision of social housing, and will benefit once declining villages while bringing investment for major community projects. A further supporting document has been prepared by the Council in conjunction with its private sector partners in the Durham Villages Regeneration Company. The purpose of the document provides a context for consideration of the application in the absence of any specific provision for affordable housing on the site. Extracts from that document are included in the following paragraphs.

The Council's affordable housing policy permits the provision of affordable units off site. In some cases sites have been developed with a limited or no affordability element. In others the provision is wholly for the benefit of Registered Social landlords and their tenants. Durham Villages Regeneration (DVRC) has been in a position to deliver social housing on a number of sites. [Recent examples where construction is underway or is about to commence includes Lynn Crescent, Cassop and Horton Crescent, Bowburn. Leverage has up to now created properties for rent or shared ownership, relative to properties for sale, at a ratio of 1:5.]

During the 1996-2006 period approximately 565 low cost homes for sale and 257 for rent/shared ownership were provided and an estimated 400 low cost homes for sale and 100 properties for rent/shared ownership are predicted to be completed during the 2006-2010 period. In the first six years the land value generated from the development of 265 low cost homes for sale enabled the provision of 197 homes for rent or shared ownership. Over 50% of the new homes were taken by first time buyers and around 40% have accommodated under 35's with families.

The Council has previously recognised that there may be circumstances that may justify an exception to the strict application of Policy regarding affordable housing; for example if there are significant adverse site development costs and positive, quantifiable regeneration benefits. Each site brought forward by the DVRC is assessed individually but it is appropriate to reference each application with past performance of the partnership and future programme of development.

Byland Lodge is located within the Crossgate Ward of the City. The woodland and topography of its environs provides the opportunity to deliver a high quality development as expressed through the development brief, prepared in April 2004. The requirements of the brief and the characteristics of the site do have significant constraints on the development potential of the site, added to which the developer is committed to the provision of considerable off-site benefits

The Ward in which the site stands has been previously highlighted in studies undertaken by both the Council and Crossgate residents to determine levels of community imbalance and cohesion. In this particular instance the area's population and household structure has experienced a significant change since the mid 1990's as numbers of student households have increased and owner occupied households, including families, have correspondingly reduced. In accordance with the Council's policy approach to Balanced and Sustainable Communities (reviewed in June 2007) the Council will where possible seek to influence the type and location of new housing development in order to address particular areas of imbalance. Such intervention accords with the aims of Government Policy. Accordingly, the disposal of its own property assets provide an opportunity to deliver modern, new homes that will be attractive to family occupation, broadening the range of tenure and housing stock mix. It is furthermore the case that the Council, through its partnership in DVRC, is able to influence the marketing and disposal of the properties to investors in the buy-to-let market.

Receipts from the disposal and development of Byland Lodge will be used by Durham Villages Regeneration to support the ongoing programme of renewal and Investment throughout the District that makes a significant contribution to the provision of affordable housing overall. Further planned projects include a scheme for Three Rivers Housing Association at New Brancepeth where 27 units will provide 100% social housing and Ushaw Moor, where 28 units will also provide 100% social housing for Durham Aged Mineworkers. Furthermore, DVRC is assisting the City of Durham to realise other regeneration projects including indoor and outdoor recreational facilities both within the City and in the surrounding villages.

Through the Durham Housing Partnership and the Durham Villages Regeneration the Council has delivered affordable housing and is now actively implementing its Local Plan Policy when appropriate. The special nature of the Durham Villages Regeneration Company approach needs to be seen in the context of all developments (some of which are currently aimed at the provision of 100% affordability) and other benefits that this partnership has brought to the district. The approach has been accepted by the Government Office (NE) through previous referrals and continues to deliver affordable houses to the district in line with the Policy H12 and the Council's draft Supplementary Planning Document.

In conclusion therefore, I consider the applicants to be a special case, fully justifying an exception to be made in respect of national planning policy guidance, as it relates to affordable housing and Local Planning Policy H12. Indeed it may be argued that overall, through their wider endeavours, the applicants in partnership with the City Council are meeting the overall objective of PPS1 by successfully offering city residents the opportunity to live in a decent home, which they can afford, in a community where they want to live, and this an argument that has been accepted on previous occasions by the Government Office for the North East, and on balance, I fully support these applications.

RECOMMENDATION

That the applications for Planning Permission and Conservation Area Consent be **APPROVED** subject to the following conditions:

4/08/00042/FPA

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. Notwithstanding the information shown on the submitted plans the proposed windows shall be set at least 100mm in reveal in accordance with details which shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
6. Prior to development commencing, full joinery details of proposed windows and doors shall be agreed in writing with the local Planning Authority, to include the type of wood and colouring.
7. 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.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no garages or car ports (other than those expressly authorised by this permission) shall be erected at any time without the grant of further specific permission from the Local Planning Authority.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that Order, no outbuildings, sheds, greenhouses or other free standing structures shall be erected at any time without the grant of further specific permission from the Local Planning Authority.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no fences, gates or walls, other than those expressly authorised by this permission shall at any time be erected beyond the forwardmost part of any wall of a/the dwelling house which faces onto a vehicular highway, without the grant of further specific permission from the Local Planning Authority.
11. 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 constructed at any time to the dwelling house(s) without the grant of further specific permission from the Local Planning Authority.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no satellite antenna shall be installed, altered or replaced on the dwellinghouse(s) or within its/their curtilage(s) without the grant of further specific permission from the Local Planning Authority.

13. Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
14. The existing trees and hedges on the site shall be retained and shall not be felled, lopped or topped without the written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced in the same position with trees of the same species and, as nearly as possible, of the same maturity as those removed having regard for current arboricultural practice.
15. That before development commences, agreement shall be reached with the Local Planning Authority regarding those trees, shrubs and hedges which shall be retained. These shall be properly fenced off from those parts of the land to be developed and shall remain so protected, to the satisfaction of the said Authority, until the cessation of building works. Details of this fencing shall be submitted to and approved in writing by the Local Planning Authority.
16. Prior to their construction, full details of proposed chimneys, steps and railings shall be agreed in writing with the Local Planning Authority.
17. Notwithstanding the information shown on the submitted plans, full details of the proposed siting and design of the detached garage shall be agreed in writing with the Local Planning Authority prior to its construction.
18. Prior to development commencing, a full photographic record of the interior of Byland Lodge shall be submitted to, and accepted in writing as adequate by, the Local Planning Authority, the scope of which must be first agreed with the City Council's Heritage and Design Section.
19. Construction operating hours shall be confined to between 8.00am and 6.00pm Monday to Friday, and 9.00am to 2.00pm Saturdays, with no working on Sundays or Bank Holidays, without the written agreement of the Local Planning Authority for a variation.
20. Prior to development commencing, a scheme for the provision of at least 10% of the site's energy requirements from embedded renewable energy shall be agreed in writing with the Local planning Authority. Thereafter, the terms of that agreement shall be fully complied with, and documentary evidence made.

4/08/00137/CAC

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. Construction operating hours shall be confined to between 8.00 am and 6.00 pm Monday to Friday, and 9.00 am to 2.00pm Saturdays, with no working on Sundays or Bank Holidays, without the written agreement of the Local Planning Authority for a variation.

BACKGROUND PAPERS

Submitted Application Forms and Plans

Design and Access Statement

Other supporting information

Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Statements: PPS1, PPS3 and PPS9

Planning Policy Guidance PPG15 and PPG16

Regional Planning Guidance (RPG1) for the NE/Regional Spatial Strategy (RSS)

City of Durham Local Plan 2004

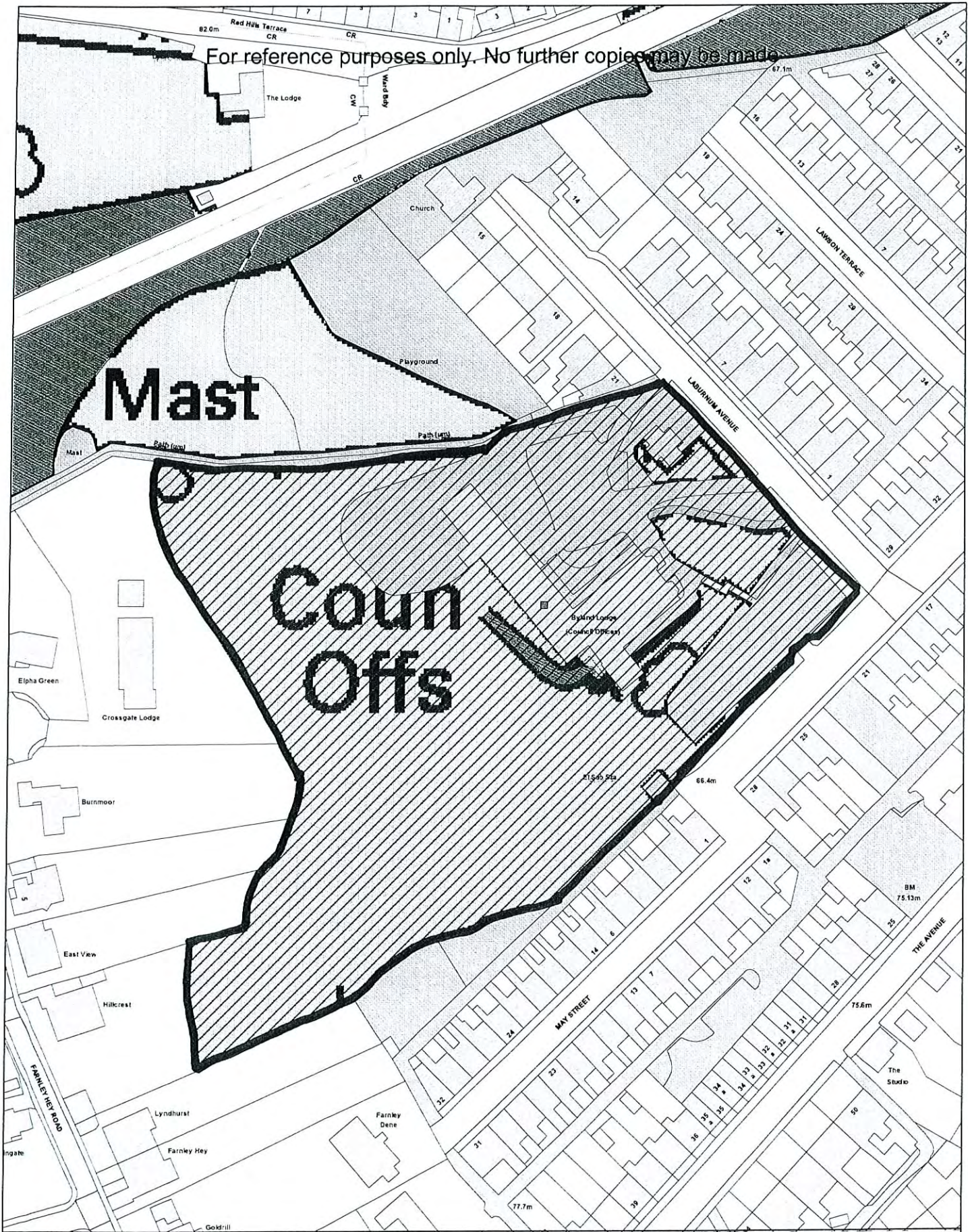
Design Brief – Byland Lodge – Head of Cultural Services

Balanced and Sustainable Communities Action Plan, June 2007

Responses from statutory and internal consultees

Public representations

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

Application No. 4/08/0042/FPA + 4/08/00137/CAC

Byland Lodge, Hawthorn Terrace, Durham

Comments

Date

27 May 2008

Scale

1:1250

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ITEM 3

08/00070/FPA	Whitfield Cottage, 48 North End, Durham, DH1 4LW
Mr D Carr	Demolition of existing nursing homes and erection of 14 no. dwellings

SITE AND APPLICATION DESCRIPTION

This application proposes development of 14 no. dwellings on the site currently occupied by the Rookstone and Whitfield Cottage former care home buildings in North End, Durham City. North End is a mature residential area, both in terms of the age of the properties and its extensive tree cover, elements of which are subject to Tree Preservation Orders. The buildings, set in generous gardens, are characterised by large detached and semi-detached interwar and 1960s dwellings that exhibit a range of ages and styles. These reflect various changes of use as the site has developed over time. Most recently, a range of single storey extensions were added to the rear of the Rookstone Nursing Home. The complex of buildings was last in use as student halls. All are proposed to be demolished.

The site is bounded to the front by a busy estate road; to the east is the Nurse's Teaching Centre, with a small modern development of specialist bungalow accommodation to that building's rear. Traditional two storey semi-detached interwar properties wrap around the southern boundaries of the site. To the west of the site is a bungalow called 'The Nook', although planning permission has recently been granted for its replacement with a larger dwelling house.

Two trees on the site have benefited from long term Preservation Orders, an oak and a copper beech; both attractive, if over-mature, specimens. With the series of applications for residential development over recent years, an Order to cover the entire site is now in place.

RELEVANT HISTORY

The site has been subject to a series of applications for residential development in recent years. A proposed scheme of 24 apartments and 7 dwellings was refused in 2006. The site has a longer history of extensions to the nursing home complex, and latterly the change of use to student accommodation.

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, including issues of sustainability, quality, mix, access to facilities and land supply.

Planning Policy Statement 9; Biodiversity and Geological Conservation seeks to conserve, enhance and restore the diversity of England's wildlife and Geology, in compliment with the primary legislation protecting wildlife species, such as the Wildlife and Countryside Act, 1981.

Planning Policy Guidance Note 13: Transport, seeks to promote more sustainable transport choices, and reduce the need to travel, especially by car.

REGIONAL POLICY

Currently in draft form, the Regional Spatial Strategy for the North East (RSS) sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. When adopted, the RSS will set out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

This document reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008. Policies are also included to ensure incorporation of alternative energy production methods to reduce carbon emissions.

LOCAL PLAN POLICIES

Policy H2 sets out the requirements for new housing in Durham City emphasising the use of previously developed land, and cross referencing to other relevant Policies in the Plan

Policy H13 seeks to protect the character of residential areas, noting consent will not be given for development that has a significant adverse effect on the character or appearance of residential areas or the amenities of residents within them.

Policy Q8 sets out the requirements for the quality development required from new residential schemes, including provision for amenity and privacy for new and existing residents, retaining existing features on site in particular trees and hedges, being appropriate in scale, form, density and materials to the character of the surroundings, and making the most efficient use of the land.

Policy T1 states the Council will not grant consent for development generating traffic which would be detrimental to highway safety and / or have a significant effect on the amenity of neighbouring residents.

Policy T10 requires off street parking to be limited to promote 'sustainable transport choices', averaging 1.5 spaces per dwelling.

Policy E14 seeks the protection of trees and hedges during development, requiring retention where possible.

Policy E16 seeks to protect the nature conservation assets of the district, identifying such interests, and providing mitigation measures to minimise adverse effects.

Policy R2 requires provision of open space in residential developments of 10 units or more, with a formula for planning agreements to seek monies in lieu of such when none is provided within the submitted scheme.

Policy U8a sets out the requirements for providing proper arrangements for foul and surface drainage.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority note the reduced number of units proposed, and offer no objection to the revised proposals, considering both the parking layout and provision, and the road layout to be acceptable.

No further responses have been received from Statutory Undertakers in respect to the consultation exercise carried out in relation to this application. Officers consider it judicious to refer to their responses to the previous application.

The Environment Agency did not wish to comment on that application.

Northumbrian Water had technical requirements regarding connection to existing drainage/sewer facilities. They noted that there is an existing public sewer within the site, which must be located prior to development commencing, with no development within 3m of this, and that whilst the foul flows can be accepted into the public sewerage system, the developer will need to agree discharge of surface water with them.

The County Archaeologist raised no objection to that application.

PUBLIC RESPONSES

One local resident has confirmed no objection to the proposals, another has sent extensive photographs, indicating the relationships between the proposals and their garden and dwelling.

PLANNING CONSIDERATIONS

The principle of this application, in proposing residential development of a 'brownfield' (previously developed) site is appropriate, and in line with Government Guidance (PPS 3) and the aspirations of Policy H2 of the Local Plan. The architect has sought to address criticisms of the previously refused scheme, by giving the site, and particularly the roadside elevation a residential scale, and offering dwellings rather than the previously proposed apartments.

The frontage properties have appropriately traditional design references to the front elevation of the site, where it faces onto North End. The rear of these dwellings are of a more contemporary appearance, with a mix of features, massing and details, giving a distinctive character to the inner courtyard of the development. The layout seeks to provide a level of privacy and amenity, both within the scheme and in relation to surrounding existing dwellings that is acceptable, and meets the requirements of Policy Q8 of the Local Plan, and the more general requirements of PPS1, with its emphasis on issues of quality of design. The design also seeks to address and accommodate the likely relationship with the site of 'The Nook', a bungalow situated immediately to the west of the site that benefits from an approval for a large detached dwelling house. In order to maintain the detailed relationships proposed, any approval should be subject to a condition removing permitted development rights for additional elevational and roof fenestration.

Concerns have been raised in the past as to the vehicular implications of new development here. The road the site fronts is claimed to be used as a 'rat run' between the A167 and County Hall roundabout, with the presence of a large secondary school nearby adding to vehicle volumes. The current scheme offers a less dense form of development to those previously proposed, with reduced implications to the likely traffic generated. The County

Highway Authority has offered no objection, and the scheme is therefore considered acceptable when considered against Policies T1 and T10 of the Local Plan.

A mature copper beech in the centre of the site is lost as a result of the proposed development. The beech is a very large, but over-mature tree in a compromised location that was not likely to take well to the further disturbance of any building works in its vicinity. Ensuring the retention of the prominent trees on the front boundary of the site was one of the Council's criteria during pre-submission discussions. With the majority of the tree cover retained by the development, the proposals are considered to be in accordance with the requirements of Policy E14 to an acceptable degree. The developer's initial intention is to retain, at an appropriate height, the leylandii hedge on the south-west corner of the site. A standard condition to control boundary markers would give the Council full control over this potential element of neighbour concern.

An approach to the potential presence of protected species on site had been accepted through the previous applications, the current proposals being complimented by a report from Argus Ecological Services who conclude that minimal impact from the proposals is likely to result.

Specific and detailed conditions to ensure that the developer discharges their full responsibilities as regards the existing and proposed sewers and drainage on site are proposed, and must be discharged before any development works commence.

With no communal open space proposed within the development, a condition is proposed to require the developer to enter into an agreement to provide monies in lieu of such, as required by Policy R2 of the development Plan, with similar conditions proposed for 'Art' and renewable energy/sustainable building requirements.

The application presents a high quality design appropriate to the mature urban setting it seeks to integrate into. The proposed tree loss is kept to a reasonable level, with the remaining trees protected, both during construction and thereafter. Advice from the County Highway Authority is that the scheme is acceptable and meets the necessary standards. Officers consider that the scheme accords with national and local planning policies, and on this basis, and subject to suitable conditions, the scheme is supported by officers.

RECOMMENDATION

That this 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. 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.
6. Notwithstanding the information shown on the submitted plans the proposed windows shall be set at least 100mm in reveal in accordance with details which shall be submitted at 1:20 scale, and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, no windows in any elevation or roofs-slope (other than those expressly authorised by this permission) shall be erected at any time without the grant of further specific permission from the Local Planning Authority.
8. The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to section 106 of the said act relating to the land has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will provide a financial sum, calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan, of £1000 per residential unit, towards local facilities in lieu of the provision of open and play space within the application site.
9. Prior to development commencing, a written schedule and specification of renewable energy and sustainable building methods to be used within the development scheme shall be agreed in writing with the Local Planning Authority, the approved scheme being constructed fully in accordance with such.
10. No development shall commence until a scheme for the delivery of a "percent for art", in accordance with the objectives and provisions of Policy Q15 of the City of Durham Local Plan 2004, has been agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be implemented within a timescale that will form part of the aforementioned agreement.
11. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications and the details agreed through the conditions of this planning permission.
12. 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, and that no part of the development compromises existing drainage/sewage facilities, 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.

13. That before development commences, agreement shall be reached with the Local Planning Authority regarding those trees, shrubs and hedges which shall be retained. These shall be properly fenced off from those parts of the land to be developed and shall remain so protected, to the satisfaction of the said Authority, until the cessation of building works. Details of this fencing shall be submitted to and approved in writing by the Local Planning Authority.
14. The existing trees and hedges on the site shall be retained and shall not be felled, lopped or topped without the written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced in the same position with trees of the same species and, as nearly as possible, of the same maturity as those removed having regard for current arboricultural practice.
15. Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

BACKGROUND PAPERS

Submitted plans forms and supporting statement/Design & Access Statement

Argus Ecological Bat Survey

County Highway Authority letter

Consultation responses

Planning Policy Statements (PPS1, PPS3 and PPS9) Planning Policy Guidance Notes (PPG13)

Regional Planning Guidance for the North East (RPG1) /Regional Spatial Strategy

City of Durham Local Plan, 2004

File notes and correspondence

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

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Application No. 4/08/00070/FPA
Whitfield Cottage, 48 North End, Durham

Comments

Date

30 May 2008

Scale

1:1000

ITEM 4

08/00074/FPA	Former Omnibus Depot And Welfare Club, Front Street, Quarrington Hill, Durham
Gladedale (Sunderland) Ltd	Erection of 14 no. two storey dwellings

SITE AND APPLICATION DESCRIPTION

The site of the former institute and coach depot, both recently demolished, this land is sited prominently at the crossroads on Front Street, in Quarrington Hill. Effectively bounded on three sides by residential development, land to the north-east of the site is reclaimed countryside. The site slopes steeply to the south-east.

This application proposes fourteen two storey dwellings with associated garages, gardens and landscaping. Access into the vehicular cul-de-sac that serves the proposed houses is taken from the eastern corner of the site, beneath the crossroads. The dwellings proposed are modern two storey family houses, of a mid-linked design. Each has an area of private amenity space to its rear, and each has access to a car parking space, some within the plot, some in communal areas.

RELEVANT HISTORY

The site has benefited from a recent planning permission for a development that was different only in detail, granted in April 2006. At the time of that consent the former buildings were still present on the site.

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 expectations of the Government for Local Planning Authorities considering the various aspects of development of new houses, including issues of sustainability, quality, mix, access to facilities and land supply.

Planning Policy Guidance Note 13: Transport, seeks to promote more sustainable transport choices, and reduce the need to travel, especially by car.

Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation seeks to ensure effective planning for open-space, sport and recreation, appropriate to the needs of local communities.

Planning Policy Statement 22 Renewable Energy: sets out the Government's planning policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.

Planning Policy Statement 23: The policies in this statement and the advice in the accompanying Annexes (Annex 1: Pollution Control, Air and Water Quality and Annex 2:

Development on Land Affected by Contamination) are material to the consideration of individual planning applications.

REGIONAL POLICY

Currently in draft form, the Regional Spatial Strategy for the North East (RSS) sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. When adopted, the RSS will set out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer time-scale.

This document reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008. Policies are also included to ensure incorporation of alternative energy production methods to reduce carbon emissions.

LOCAL PLAN POLICIES

Policy H3 addresses the Council's approach to new housing development in the villages, Quarrington Hill being identified as a 'smaller' village. New housing development in addition to that formally identified in the Local Plan comprising previously developed land will be permitted, providing it is appropriate in scale, design, location, and number of units, with such site likely to be limited in number in smaller villages. The area proposed to be developed must not possess important functional, visual or environmental attributes which contribute to the settlement's character. There is exceptional opportunity for the development of small greenfield sites in identified villages, where clear and quantifiable regeneration benefits can be demonstrated, and cannot be achieved on brownfield land. The application site is however a 'brown-field' site.

Policy H13 seeks to protect the character of residential areas, stating that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

Policies T1 and T10 of the Local plan relate to general and parking related highways policies, starting from the point that planning permission will not be granted for development that would generate traffic which would be detrimental to highway safety and/or have a significant affect on the amenity of occupiers of neighbouring property. Vehicular parking for new development should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of developments.

The inclusion of Recreational and Amenity Space in new residential developments is required by policy R2. In developments of 10 units or more open space is required in or adjacent the development, to a prescribed formula, or where it is shown this cannot be achieved, monies in lieu, to allow the Council to provide for such in the locale.

Policies Q1 and Q2 sets out criteria all new development must take into account in its design and layout, including elements of personal safety and crime prevention, the needs of the disabled and the elderly, minimising conflict between pedestrians and vehicles and so on.

In Policy Q8 the Council's standard requirements to ensure the quality of new residential development are set out. Criteria include providing for adequate amenity and privacy for each dwelling, minimising the impact of the proposal upon the occupants of existing nearby and adjacent properties, provision of safe, accessible and attractive open space, retaining existing features of interest including trees and hedgerows, and being appropriate in scale,

form, density, and materials to the character of its surroundings, along with making the most efficient use of the land.

Policy Q15 states that the Council will encourage the provision of artistic elements in the design and layout of development, with supplementary guidance having been adopted to formalise procedures for such.

The requirements for accommodation of the requirements for foul and surface drainage within development schemes is outlined in Policy U8a.

REPRESENTATIONS

STATUTORY RESPONSES

The initial response from the County Highway Authority indicated the need for changes to the vehicular layout of the site, with the developer subsequently making alterations to accommodate the required extra parking, and wider road widths.

Northumbrian Water offer no objection, subject to standard conditions.

The Environment Agency likewise offer no objection, but make comments on Sustainable Drainage Systems, and the requirements of Building Regulations.

PUBLIC RESPONSES

There are no responses.

PLANNING CONSIDERATIONS

This application effectively seeks to extend an existing planning consent, for a scheme already deemed acceptable by this Committee. It is however, appropriate to examine the main principles involved, and the requirements for conditions.

In principle this is a 'brownfield' site that, in line with Policy H3 of the Local Plan, 'comprises the windfall development of previously developed land'. This policy further identifies Quarrington Hill as a 'coalfield village most in need of regeneration'. The development of the site has been previously identified as a priority by the Quarrington Hill Partnership.

Any scheme considered acceptable in principle, must satisfy the Council's requirement for an adequate amenity and standard of residential development. This includes privacy for each dwelling, minimising the impact of the proposal upon the occupants of existing nearby and adjacent properties, as well as the provision of safe, accessible and attractive open space. Development should make the most efficient use of the land, be appropriate in scale, form, density with materials sympathetic to the character of its surroundings. Consideration should be given to the retention of existing features of interest including trees and hedgerows.

This development is a competent modern design of family accommodation. Whilst no communal or public open space is designed into the scheme, the applicants have indicated willingness to provide monies in lieu of such to allow the Council to make appropriate provision in the locale, in accordance with Policy R2. This element may be conditioned as part of any approval, along with requirements to provide for public art, required by Policy Q15.

The amendments to the scheme undertaken by the applicants during the application have overcome potential objections from the Highway Authority, bringing the scheme in line with Policies T1 and T10.

Given the previous use of the site the developer has submitted an environmental ground investigation report that examines the potential for ground contamination and makes appropriate recommendations. The remedial actions proposed in the conclusion of this report are proposed to be made conditions of an approval of planning consent.

Since the previous consent, issues of sustainable building practices have emerged with greater priority and weight. Regional Planning Guidance provides the context for required standards of conformity and following discussion with the Council's Planning Policy officers the applicants have offered an approach by which appropriate elements of such can be built into the scheme to an acceptable level.

The application relates to a prominent, village frontage site, within the settlement boundary of Quarrington Hill. Providing for 14 new family dwellings, the scheme offers an appropriately two-storey appearance, with private space and parking facilities that fulfil the required standards. Issues of contaminated land, the provision of public open space and public art are either addressed in the submission, or offered through condition. With the application effectively a minor variation on an extant permission, and providing for an efficient use of previously developed land, the proposals are recommended positively.

RECOMMENDATION

That this 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. The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4) (a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to section 106 of the said act relating to the land has been made and lodged with the Local Planning Authority and is that Authority's approval. The said obligation will provide a financial sum, calculated in accordance with the requirements of Appendix 3 of the City of Durham Local Plan, of £1000 per residential unit, towards local facilities in lieu of the provision of open and play space within the application site.
6. The recommendations of Armstrong Site Investigation's Report dated Sept 2006 (pages 8 and 9 of 19) shall be fully implemented as part of the development/construction works.

7. No development shall commence until a scheme for the delivery of a "percent for art", in accordance with the objectives and provisions of Policy Q15 of the City of Durham Local Plan 2004, has been agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be implemented within a timescale that will form part of the aforementioned agreement.
8. Prior to development commencing, a written schedule and specification of renewable energy and sustainable building methods to be used within the development scheme shall be agreed in writing with the Local Planning Authority, the approved scheme being constructed fully in accordance with such.

BACKGROUND PAPERS

Submitted and application forms and plans and revisions

Design & Access Statement

Ground Investigation Report

City of Durham Local Plan, 2004

Regional Planning Guidance (RPG1) for the NE /Regional Spatial Strategy

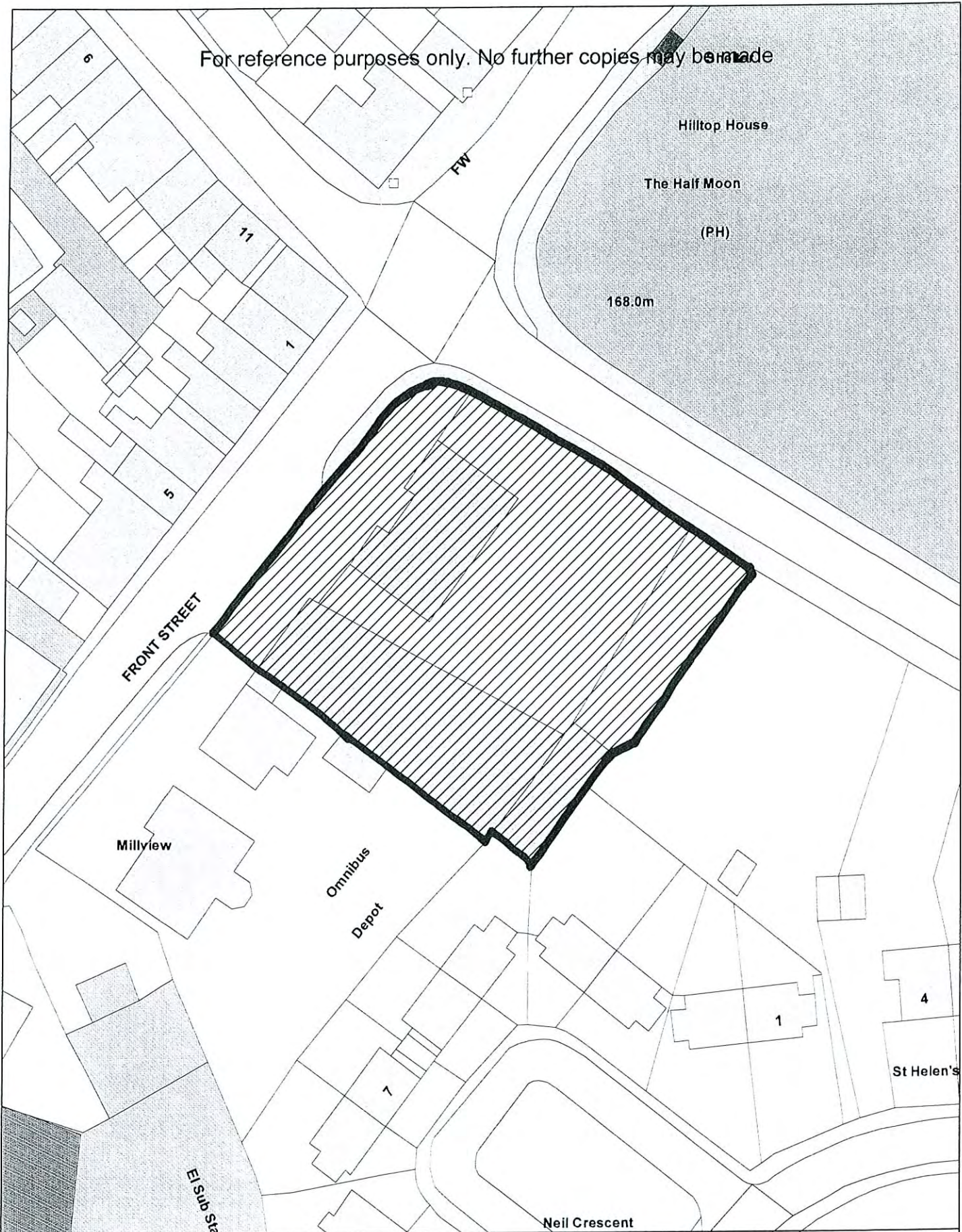
Planning Policy Statements (PPS1, PPS3, PPS 22 & PPS23,) /Planning Policy Guidance

Notes (PPG13 & PPG 17)

Statutory Consultee Responses

File Notes and Correspondence

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

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Application No. 4/08/00074/FPA		
Former Omnibus Depot And Welfare Club, Front Street		
Comments		
Date	30 May 2008	Scale 1:625

ITEM 5

<p>08/00228/FPA</p> <p>Durham Villages Regeneration</p>	<p>Land at Doric Road, New Brancepeth, Durham</p> <p>Demolition of 2 no. existing dwellings and erection of 26 no. semi-detached dwellings with associated access and landscaping</p>
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SITE AND APPLICATION DESCRIPTION

The application site relates to a vacant site occupied by two semi-detached bungalows and the remains of a vehicular and pedestrian access serving dwellings which previously occupied the site, and which extends to some 0.7 hectares. To the east of the site are playing fields whilst to the north, south and west are existing residential dwellings which comprise of semi-detached two-storey dwellings and bungalows. An isolated detached dwelling also lies on the eastern side of the road serving the site but does not form part of the site to which the application relates. In terms of topography, the site slopes up to the south and falls steeply on its eastern boundary with the adjacent playing fields.

Planning permission is sought to demolish the two existing dwellings on the site and erect 26 two storey dwellings making use of the existing road layout, with dwellings having a frontage with Doric Road and a cul-de-sac behind. Parking would be well-contained within the site itself together with areas of landscaped public open space. A footpath link has been provided at the northern end of the site to ensure that existing residents can easily access the playing fields to the east. In terms of tenure, all proposed dwellings would be provided as 'affordable housing' being transferred by legal agreement to the ownership of a Registered Social Landlord (RSL) which in this case would be Three Rivers Housing Group.

RELEVANT HISTORY

Although there is no specific history for the application site, its context is such that it forms part of a wider regeneration initiative by Durham Villages Regeneration Company (DVRC), which has since its formation, sought to regenerate the former coalfield villages in the District and the provision of new housing supply including low cost market housing has formed a significant part of this initiative. The main aims of DVRC in so far as they relate to housing are to create economic regeneration through the provision of affordable housing for sale and to provide sustainable, safe and well balanced environments where community spirit will raise people's aspirations. This application follows a number of such schemes which have been implemented District-wide and which seeks to continue the regeneration of the village since the decline of the coalfields.

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 underpins the delivery of the Government's strategic housing policy objectives and our goal of ensuring that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

REGIONAL POLICY

Regional Planning Guidance for the North East (Regional Planning Guidance Note 1) reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008.

A revised draft Regional Spatial Strategy for the North East is emerging and has recently been the subject of examination in public and subsequent proposed changes have been published. In accordance with paragraph 4.19 of PPS12: Local Development Frameworks, where an examination in public has taken place and the proposed changes have been published, considerable weight may be attached to that strategy because of the strong possibility that it will be published in that form by the Secretary of State.

LOCAL PLAN POLICIES

Policy E5a (Open Spaces within Settlement Boundaries) does not permit proposals which would detract from the functional, visual and environmental attributes they possess will not be permitted.

Policy H3 (New Housing Development within the Villages) allows for windfall development of previously developed sites within the settlement boundaries of a number of specified former coalfield villages across the District, provided that the scheme is appropriate in scale, design location and number of units. The policy exceptionally allows the development of greenfield sites under 0.3ha where there are clear and quantifiable benefits and where these benefits cannot be achieved through the development of previously developed land or conversion of existing buildings. This exception policy includes a number of former coalfield villages including Bowburn.

Policy H12 (Affordable Housing) seeks the provision of an element of affordable housing on schemes where over 25 units are provided or where the site area would exceed 1.0ha. The associated Cabinet approved (December 2006) Supplementary Planning Document advises that 30% of all dwellings on a site providing over 25 dwellings should be provided as affordable units in perpetuity.

Affordable Housing is defined in PPS3 as being housing which includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should meet the needs of eligible households including availability at low cost and should include provision for the homes to remain at an affordable price for future eligible households.

Policy H13 (Residential Areas – Impact upon Character and Amenity) states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

Policy T1 (Traffic Generation – General) states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.

Policy T10 (Parking – General Provision) states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.

Policy R2 (Provision of Open Space – New Residential Development) states that in new residential development of 10 or more units, open space will be required to be provided within or adjacent to the development in accordance with the Council's standards.

Policy Q3 (External Parking Areas) requires all external parking areas to be adequately landscaped, surfaced, demarcated, lit and signed. Large surface car parks should be subdivided into small units. Large exposed area of surface, street and rooftop parking are not considered appropriate.

Policy Q5 (Landscaping – General Provision) sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.

Policy Q8 (Layout and Design – Residential Development) sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.

Policy U8a (Disposal of Foul and Surface Water) requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority is satisfied with the layout of the dwellings and the overall parking provision for the site, however, they consider that the new road within the site will be to a higher standard and of a slightly different alignment than the existing, and while suitable for adoption, the existing highway ought to be stopped up.

Northumbrian Water was consulted in early April 2008 and has not responded.

PUBLIC RESPONSES

There have been four letters of objection to the scheme. Objectors have raised a number of issues, including, that the character of the village will be eroded by further new housing, that the existing retail and public transport services would be unable to satisfy increased demand, that existing problems of anti-social behaviour in the village will be exacerbated by the proposals, that access to the playing fields will be denied for existing occupiers, that parking arrangements within the site are inadequate and finally, that the residential amenity of existing occupiers will be compromised in terms of both privacy and outlook.

One of the occupiers of an existing Council-owned house on the site, earmarked for demolition, has stated that they do not wish to leave their home.

PLANNING CONSIDERATIONS

The main issues concern the principle of development and whether there would be harm to visual/residential amenity or highway safety, and additional considerations relate to the provision of affordable housing provision and energy conservation.

Annex B of PPS3 states that previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure, and it is considered therefore, that since the application site is comprised of two existing dwellings, and a vehicular and pedestrian access which served

now demolished dwellings, the site is previously-developed and its redevelopment for residential purposes would comprise windfall development of previously-developed land, which is entirely consistent with Policy H3 of the Local Plan and national policy contained in PPS3. Policy H3 states that new residential development should be appropriate in scale, design, location and number of units to the character of the settlement and that it should not result in the development of areas which possess important functional, visual or environmental attributes.

The existing bungalows on the site appear as isolated dwellings which bear little relationship with their surroundings and which contribute little in visual terms to the character of the area, and while regrettable that existing occupiers do not necessarily want to leave their homes, the loss of the dwellings as part of the redevelopment of the site is considered acceptable.

While the site is largely open it does not possess any important functional, visual or environmental attributes, particularly given the existence playing fields east of the site and the open countryside beyond, and as such the proposals do not conflict with Policies E5a and H3 in this regard. In terms of the detail of the scheme itself, fourteen of the proposed dwellings would be laid out having a street frontage onto Doric Road alongside the existing adjacent detached dwelling, and would therefore be reflective of the layout of existing dwellings opposite the site. To the rear of the frontage served off a modified access would be a cul-de-sac leading to the remaining 12 dwellings, the car parking for residents and visitors and areas of landscaped open space. The density of the scheme is relatively low at some 37 dwellings per hectare (dph), slightly above the 30dph recommend by PPS3. All 26 dwellings would be of two storeys and semi-detached which is reflective of the character of the residential development which surrounds the site, and is therefore entirely appropriate. The submitted scheme includes details of all external materials, and together with submitted samples of the proposed brickwork, these are considered acceptable and again reflective of existing surrounding development. Therefore, the scale, design, materials and layout of the scheme is considered acceptable and appropriate to the character of the area in accordance with Policies H3, H13 and Q8 of the Local Plan.

Turning to issues of residential amenity, it is considered that as objectors recognise, there will undoubtedly be an impact in terms of outlook for existing residents opposite the site, however, it will not be so significantly adverse that it would justify resisting the application on these grounds. Policy Q8 requires that new residential development should be laid out with a distance of 21m provided between facing elevations containing habitable accommodation, and in this case there would be at least 23m between facing elevations, and as such neither the privacy nor outlook of existing occupiers opposite the site would be significantly adversely affected, and objections cannot be substantiated on these grounds. Similarly, the relationship between proposed dwellings and those existing at the northern and southern ends of the site will not be significantly adversely affected by the proposals. Within the site, there are few direct relationships, however, it is considered that sufficient separation is provided, particularly given the relatively low density of the scheme to ensure that prospective occupiers would enjoy adequate levels of amenity, and as such the proposals accord fully with Policy Q8 in this regard.

Turning to highway issues, firstly, concerns were expressed by residents that the scheme would not leave an access through to the playing fields. The scheme has been amended to exclude a strip of land at the northern end of the site which ensures that access is retained to the playing fields for existing occupiers, thereby allaying their concerns. In terms of parking, there would be some 40 spaces provided within the site, a ratio of 1.5 spaces per dwelling, which accords with Policy T10 of the Local Plan, and in the opinion of the County Highway Authority, is appropriate to the site and its future tenure. In addition, the County Highway Authority is satisfied with the road layout and access to the site, however, they have advised that the existing adopted highway within the site would need to be stopped-up under section 247 of the Town and County Planning Act 1990, by virtue of the re-alignment of the access and the improved standard of the new access to make it suitable for adoption. A condition is

considered appropriate in the circumstances to ensure the stopping-up of the highway. The scheme accords with Policies T1 and T10 and there will be no detriment to highway safety accordingly.

Objections referred to the insufficient capacity of retail services and public transport to deal with additional demand. While there is only one shop, additional residents to the village would assist in continuing the demand for its services. There are four main bus routes serving New Brancepeth and which link the village with Ushaw Moor, Langley Moor and Durham and which serve the village every half an hour, Monday to Saturday, and while this seems appropriately given the size of the village, additional housing may lead to further and more regular services. Objections on these grounds are not, it is considered substantiated. Similarly, while objectors have referred to anti-social behaviour and that it may be exacerbated by the proposals and that public fear has been held to be a material consideration, there has been no evidence provided by objectors to support this view.

The disposal of foul sewage and surface water would be to existing connections and in accordance with Policy U8a this is considered acceptable. Northumbrian Water has not commented on the application having been consulted in early April 2008. However, it is considered that if concerns existed at NWL in relation to the capacity of existing foul and surface water systems to cope with the additional demand, these would have been forthcoming.

In terms of affordable housing, the Council's Supplementary Planning Document to Policy H12, sets out that on sites where 25 or more units are to be provided, 30% of all unit should be affordable. All 26 of the proposed dwellings would be provided as affordable housing thereby more than satisfying the requirements of the policy. A legal agreement, the subject of an appropriate planning condition, would ensure the transfer of the site and the dwellings thereon to a Registered Social Landlord, in this case Three Rivers Housing Group. This will ensure that the dwellings would be affordable in perpetuity and assist first-time buyers and families either step-up or enter the property ladder.

Policy 39(e) of the emerging Regional Spatial Strategy seeks to achieve 10% embedded renewable energy from schemes of this scale. In accordance with paragraph 4.19 of PPS12: Local Development Frameworks, where an examination in public has taken place and the proposed changes have been published, considerable weight may be attached to that strategy because of the strong possibility that it will be published in that form by the Secretary of State. To this end, the applicants have submitted a supporting statement to outline their approach to energy conservation on the site, and address the requirements of the policy. Achieving a figure of 10% embedded renewable energy is very difficult and in Officers experience this has yet to be embedded within any scheme considered in the District. The financial implications of such a requirement would undoubtedly be passed onto the purchasers, ultimately undermining the very ethos of the DVRC and its aim of regenerating former coalfield comities though new low-cost housing. The scheme is however, compliant with level 3 of the Code for Sustainable Homes. This means that the two dwelling types have very low emissions and incorporate features such as home offices, cycle storage, external drying areas and sustainable construction methods. Such measures are considered appropriate in the circumstances and will assist in meeting regional planning policy requirements.

In conclusion, the principle of redeveloping this previously-developed site is considered acceptable, while the layout, scale, appearance and landscaping are appropriate, together with requirements for energy conservation and affordable housing provision, whilst causing no significant adverse affects upon visual or residential amenity and highway safety. Officers therefore support the scheme fully.

RECOMMENDATION

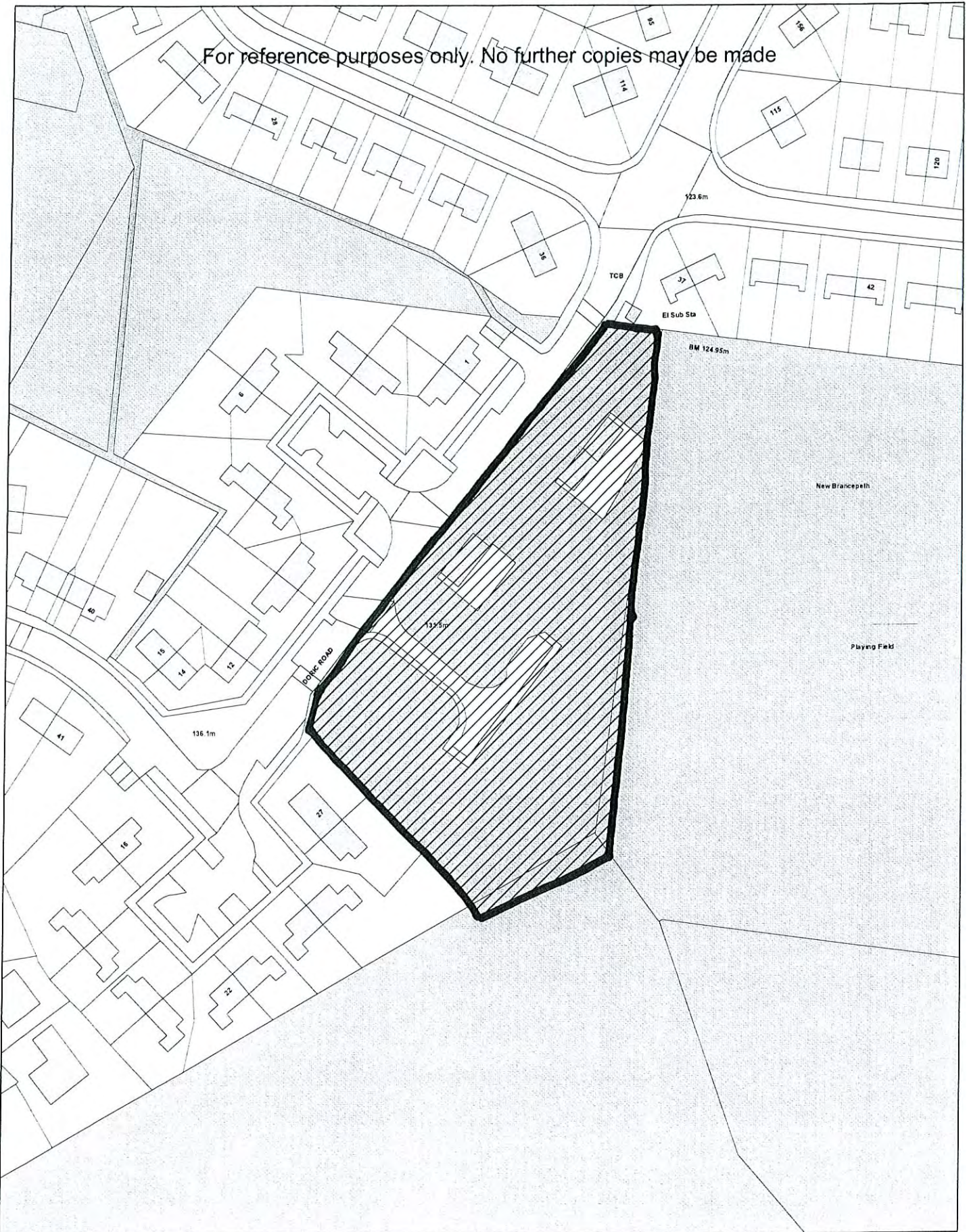
That the application be **APPROVED** subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications and the details agreed through the conditions of this planning permission.
3. No development shall commence until a planning obligation pursuant to section 106 of the Town and Country Planning Act 1990 has been made and lodged with the Local Planning Authority and is to that Authority's approval. The said obligation will secure the transfer of 23 of the 73 dwellings hereby approved to the ownership of a Registered Social Landlord.
4. No development shall commence until an application for the stopping-up of the existing adopted highway with the site has been made and confirmed in accordance with section 247 of the Town and Country Planning Act 1990.
5. Before any development is commenced the approval of the Local Planning Authority is required in writing to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post planting maintenance. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no fences, gates or walls, other than those expressly authorised by this permission shall at any time be erected beyond the forwardmost part of any wall of a dwelling house which faces onto a vehicular highway, without the grant of further specific permission from the Local Planning Authority.
7. Notwithstanding the provisions of Article 3 and Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order, no provision for a hard surface, other than those expressly authorised by this permission, shall be permitted at any point beyond the forwardmost part of the dwellinghouse facing a highway without the grant of further specific permission from the Local Planning Authority.

BACKGROUND PAPERS

Submitted Application Forms and Plans and Amended Plans
Affordable Housing Statement
Design and Access Statement
Sustainable Homes Statement
Planning Policy Statements 1 and 3
Regional Planning Guidance (RSS) for the North East
Draft Regional Spatial Strategy for the North East
City of Durham Local Plan 2004
Response from County Highway Authority
Public Consultation Responses
Various File Notes and Correspondence

For reference purposes only. No further copies may be made



City of
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Planning Services

Application No. 4/08/00228/FPA

Land at Doric Road, New Brancepeth, Durham

Comments

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Date

27 May 2008

Scale

1:1250

ITEM 6

08/000254/OUT	Former Allotments South Of Soccarena Belmont Industrial Estate Durham
Mr E Healer	Outline application for office development with all matters to be reserved

SITE AND APPLICATION DESCRIPTION

This proposal seeks to establish the acceptability in principal of office development on a site within the Belmont Industrial Estate. All details are reserved.

The land in question lies in the south west corner of the estate, to the south of Soccarena, and was once occupied by allotments. These allotments were relocated as part of a similar earlier planning application, the consent for which has now lapsed.

The A690 exit slip road, and Belmont Road bound the north west and south west edges of the site respectively. Soccarena lies to the north east, while to the south east is an undeveloped site with planning consent for a car dealership.

A notional layout plan has been submitted as part of the proposal, demonstrating how three buildings with associated parking might be located within the site, with access being taken from the head of an existing service road that already serves Elvet BMW and the neighbouring hotel and public house.

Notional elevations also accompany this submission, the theme being a two storey mono pitched approach. A Transport Assessment and Travel Plan also support this application.

RELEVANT HISTORY

Planning permission was granted in outline in 2003 for office development on this site.

POLICIES***NATIONAL POLICIES***

Planning Policy Statement 1: Delivering Sustainable Development (PPS1), sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.

Planning Policy Guidance note 4: Industrial and Commercial Development and Small Firms. This PPG takes a positive approach to the location of new business developments and assisting small firms through the planning system. The main message is that economic growth and a high-quality environment have to be pursued together. This PPG will be replaced by PPS4 (Planning for Sustainable Economic Development) which has been issued in draft form. Paragraphs 24 and 25 are relevant in requiring the efficient and effective use of land, as well as securing a high quality and sustainable environment.

Planning Policy Statement 6: Planning for Town Centre (PPS6), states the Government's key objective for town centres as being the promotion of their vitality and viability; planning for the growth and development of existing centres through 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.

Planning Policy Guidance Note 13: Transport, seeks to promote more sustainable transport choices, and reduce the need to travel, especially by car.

REGIONAL POLICIES

Regional Spatial Strategy (RPG1)

Policy DP2 requires sustainability issues to be addressed when assessing the suitability of land for development. Criteria in this policy are covered by the above Local plan considerations other than the need to consider the nature of the development and its locational requirements, and also the availability of brownfield land. In this context the site is well related to employment uses, and City Centre sites and brownfield sites are unavailable in the City.

Emerging RSS (Further Proposed Changes - Feb 2008)

Policy 6 (Tyne & Wear City Region) requires a scale & quality of development to reflect Durham City's role as a major service centre and employment centre. The proposal meets these aspirations.

Policy 18A (Office development outside of city & town centres) seeks to direct major B1a uses to town centres – unless allocated in a Local Plan. Although the proposal is not on allocated land – no suitable city centre sites are currently available.

Policy 39 (sustainable construction) requires the minimisation of energy consumption, to meet BREEAM ratings, and to embed an ambitious but viable % of energy supply from a renewable source

LOCAL PLAN POLICIES

Policy EMP14 (Office Development – Outside Designated Areas) allows new offices within settlement boundaries but outside specifically designated areas provided that no harm results in terms of impact upon neighbour amenity or highway safety by traffic generation, and that it is accessible by a range of transport modes.

Policy E3 (World Heritage Site – Protection), states a need to protect the World Heritage Site within long distance views to and from it.

Policy E14 (Protection of Existing Trees and Hedgerows) indicates the importance of protecting existing trees and hedgelines wherever possible.

Policy T1 (Traffic Generation – General) seeks to prevent development that would lead to an unacceptable level of traffic generation, to the detriment of acceptable amenity levels and highway safety.

Policy Q6 (Landscaping – Structural Landscaping) has as its objective the promotion of peripheral structural landscaping for sites on the edge of settlements, or where the minimising of visual impact is critical.

Policy Q7 (Layout and Design – Industrial and Business Development) requires a high quality in respect of these issues.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority has not raised any objection, considering the local road network capable of safely accommodating the traffic generated by such a development.

The Highways Agency has concluded that no adverse impact on Junction 62 of the A1(M) would result from such a scale of office development in this location.

INTERNAL RESPONSES

The City Council's Heritage and Design Manager supports the application provided that the existing site boundary hedge line is protected and reinforced, and that a planting strip is established within the hedge line to fully minimise the visual impact of the proposed development.

PUBLIC RESPONSES

Belmont Parish Council is concerned about the retention of existing hedging around the outer edges of the site

PLANNING CONSIDERATIONS

Although located within the boundaries of the Belmont Industrial Estate, the application site is not covered by the Local Plan Policy (EMP6 Prestige Industrial Development at Belmont) governing that estate's development. However, by its very nature, the proposal is entirely compatible with neighbouring land uses. I therefore consider it to be compliant with Local Plan Policy EMP14 that relates to office development in general. Sequentially, I am satisfied that no sites exist in a more central location within the City to accommodate this quantum of office development, therefore it is my conclusion that, in pure land use terms, this is an acceptable proposal.

The supporting illustrative layout and massing drawings demonstrate a potential to meet the objectives of Policy Q7, and although this is only an outline application accompanying massing drawings offer the necessary assurances that the setting of the World Heritage Site will not be prejudiced, thus satisfying the objectives of Policy E3.

Traffic impact has been an issue highly material to several recent development proposals within this area, but the highways bodies are satisfied that predicted vehicle levels and flow distributions will not result in harm. Adherence to the proposed Travel Plan will reinforce that position.

Concern about the maintenance of the substantial hedge line around the outer edges of the site can be addressed by condition, but unlike neighbouring car dealerships the development proposed would not require a road presence. Furthermore, it has been demonstrated to my satisfaction that a realistic layout is possible within substantial landscaped boundaries.

Planning permission was granted previously for similar development on this site, and the planning issues raised have not, in my view, materially changed.

Accordingly I support this application.

RECOMMENDATION

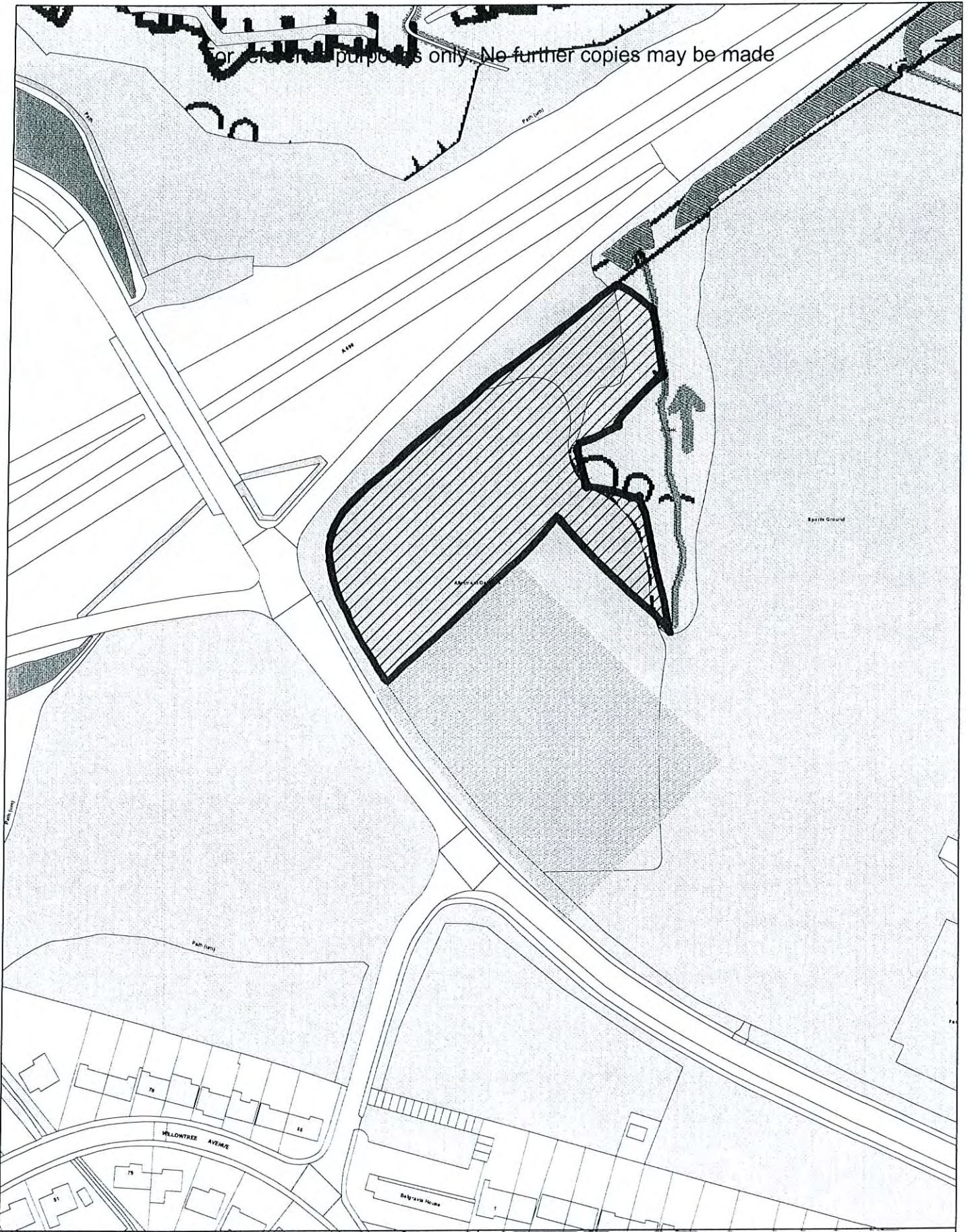
That the application be **APPROVED** subject to the following conditions:


1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.
3. No development shall be carried out until a scheme for the protection and reinforcement of the boundary hedge line, and for a three metre wide planting strip inside that hedge line, has been agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the occupation of any of the approved buildings.
4. Prior to development commencing, a scheme for the provision of at least 10% of the site's energy requirements from embedded renewable energy shall be agreed in writing with the Local planning Authority. Thereafter, the terms of that agreement shall be fully complied with, and documentary evidence made available upon request.
5. No development shall commence until a scheme for the delivery of a "percent for art", in accordance with the objectives and provisions of Policy Q15 of the City of Durham Local Plan 2004, has been agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be implemented within a timescale that will form part of the aforementioned agreement.
6. The Framework Travel Plan (April 2008) as submitted in support of this application shall be monitored in accordance with the details set out in the plan and the results of the monitoring shall be submitted to the Local Planning Authority (City of Durham Council) within one month of the end of each monitoring period. Where targets are not achieved, the Travel Plan Co-ordinator will be notified in writing by the Local Planning Authority and the Travel Plan shall then be reviewed and updated and submitted to the Local Planning Authority within one month of receipt of that notification. The updated Travel Plan shall be implemented within one month of the date of the Local Planning Authority's approval.

BACKGROUND PAPERS

Submitted Application Forms and Plans
Design and Access Statement
Transport Assessment and Travel Plan
Planning Policy Statements (PPS1, PPS4 [draft]/[Planning Policy Guidance Note4], PPS6
PPG13 Transport
Regional Planning Guidance (RPG1) for the NE/Regional Spatial Strategy
City of Durham Local Plan 2004
Statutory Consultation Responses
Internal Consultation Responses
Public Responses

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City of Durham
Planning Services

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Application No. 4/08/00254/OUT	
Former Allotments South of Soccerena, Belmont Ind Est	
Comments	
Date	27 May 2008
Scale	1:1663

ITEM 7

08/00359/CAC	Rotary Club Shelter, Durham City Riverbanks, Inner Bank, East Side, Durham, DH1 3RB
City of Durham	Demolition of single storey brick building

SITE AND APPLICATION DESCRIPTION

The application proposes the demolition of the existing Rotary Club Shelter, which is situated on the eastern riverbank within Durham City Centre. The existing structure is triangular in shape, of brick construction with a concrete roof. The shelter itself is sited upon a concrete base. Following demolition of the shelter, it is proposed to retain and make good the existing concrete base present on site.

The shelter, dates from 1956, and was constructed by the Durham Rotary Club. The site is bounded to the north by the rear of the properties fronting Silver Street, to the east and south by a public footpath and open space, and to the west by the River Wear. The area benefits from extensive tree cover, particularly on the adjoining embankment leading to Durham Castle above.

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 Guidance Note 15: Planning and the Historic Environment sets out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

REGIONAL POLICY

Currently in draft form, the Regional Spatial Strategy for the North East (RSS) sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. When adopted, the RSS will set out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.

This document reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'Brownfield' sites by 2008. Policies are also included to ensure incorporation of alternative energy production methods to reduce carbon emissions.

LOCAL PLAN POLICIES

Policy E6 (Durham (City Centre) Conservation Area) states that the character, appearance and setting of the Durham (City Centre) Conservation Area will be preserved or enhanced by encouraging all proposals to fulfil an identified set of requirements.

Policy E22 (Conservation Areas) states that the Council will seek to preserve or enhance the character or appearance of the Conservation Areas within the City of Durham District.

REPRESENTATIONS

STATUTORY RESPONSES

None

PUBLIC RESPONSES

None

PLANNING CONSIDERATIONS

The application proposes the demolition of the Rotary Club Shelter, with retention and repair of the existing concrete base that the structure itself stands upon. The Rotary Club Shelter was built in 1956 by the Durham Rotary Club.

The structure was intended to provide shelter and enjoyment to members of the public, however, the shelter appears to have become disused and is showing signs of disrepair. The structure has become a focus for anti-social behaviour particularly graffiti. In addition the lack of maintenance and repair, the poor materials used and the overall basic design have combined to form a negative visual element, within one of the most attractive and visually prominent areas of the city, situated directly below the World Heritage Site. Following demolition of the shelter, the existing concrete base is proposed for repair and retention. The application does not include a proposal to erect a replacement shelter.

Due to the above elements, it is felt by Officers that the demolition of the Rotary Club Shelter would result in a positive contribution towards both the character and appearance of the Durham City Centre Conservation Area, and the adjacent World Heritage Site, and would therefore be in accordance with Policies E6 and E22 of the City of Durham Local Plan 2004.

RECOMMENDATION

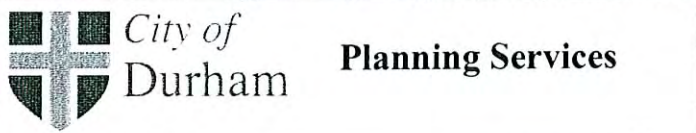
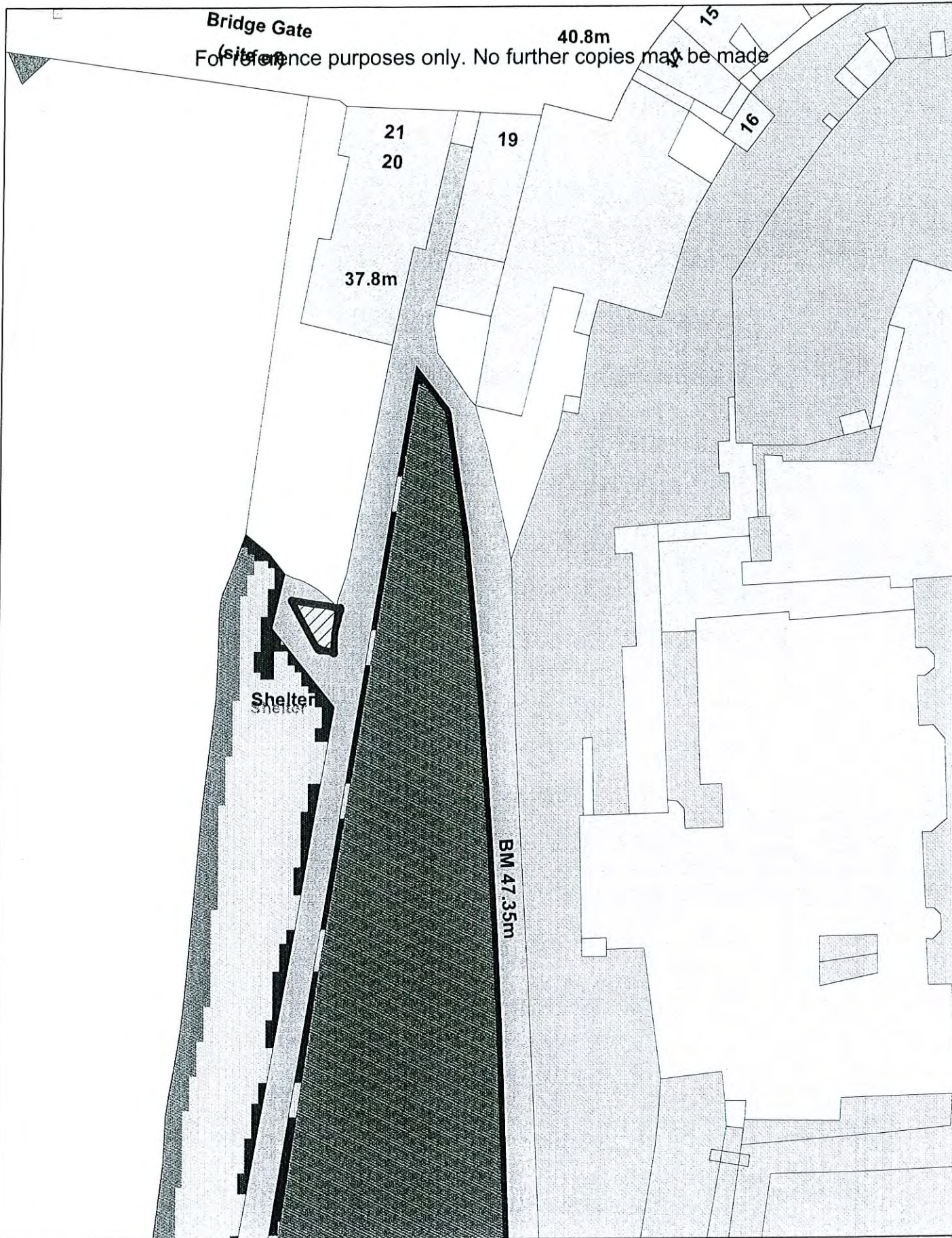
That the application be **APPROVED** subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. A scheme to tidy and secure the land shall be submitted to and approved in writing by the Local Planning Authority, and implemented within 12 months of the demolition and clearance of the site.

BACKGROUND PAPERS

Submitted Planning Application Forms and Plans
Design and Access Statement
City of Durham Local Plan 2004
Advertisement and Site Notices
File Notes and Correspondence
Planning Policy Statements (PPS1)/Planning Policy Guidance (PPG15)

Bridge Gate
 (Site)
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Application No. 4/08/00359/CAC
 Rotary Club Shelter, Durham City Riverbanks

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Comments		
Date	30 May 2008	Scale 1:469

ITEM 8

08/00405/FPA	Land at Cheveley Park Shopping Centre, Belmont, Durham, DH1 2AA
Local Shopping Reit Plc	Erection of two storey extension to existing building to provide retail unit (Class A1) at ground floor and 4 no. apartments at first floor

SITE AND APPLICATION DESCRIPTION

Cheveley Park Shopping Centre is a small retail development serving the Belmont/Carrville area of the City. Of 1960s appearance, the facility consists of two, two storey blocks with living accommodation above a covered retail arcade. A car parking and landscaping scheme has recently been completed in front of the shops, with a new housing development approved to their rear nearing completion.

The application proposes a two storey extension to the shorter element of the existing arcade, providing an extra shop unit at ground floor, and four new apartments above. This involves demolishing an existing ramped access to the living accommodation, with alterations to existing stairways to mitigate.

RELEVANT HISTORY

In 2006 approval was granted for a 194 m² shop in either A1 (shop) use, or D1 (restricted to use as a dental practice). Belmont Parish Council objected to this application on the basis of the number of empty units, and it's siting.

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 expectations of the Government for Local Planning Authorities considering the various aspects of development of new houses, including issues of sustainability, quality, mix, access to facilities and land supply.

Planning Policy Guidance Note 4: Industrial and Commercial Development and Small Firms. This PPG takes a positive approach to the location of new business developments and assisting small firms through the planning system. The main message is that economic growth and a high-quality environment have to be pursued together. PPS4 (Planning for Sustainable Economic Development) has been issued in draft form. Paragraphs 24 and 25 require the efficient and effective use of land, as well as securing a high quality and sustainable environment.

Planning Policy Statement 6; Planning for Town Centres, seeks to encourage promoting the viability and vitality of Town Centres, by planning for development and growth, and encouraging a wide range of services, in a good environment, accessible to all.

Planning Policy Guidance Note 13: Transport, seeks to promote more sustainable transport choices, and reduce the need to travel, especially by car.

REGIONAL POLICY

Regional Planning Guidance for the North East (Regional Planning Guidance Note 1) reinforces national guidance in respect of the re-use of previously developed land and buildings, requiring Local Authorities to achieve 60% of new housing on 'brownfield' sites by 2008.

LOCAL PLAN POLICIES

Policy S5.d allows for the development of commercial properties within appropriate use classes, where the development would not affect the viability of other retail centres, it would not lead to the loss of community facilities, and they meet the required quality policies set out in the local plan.

Policy H2 relates to new housing development in Durham City, stating that the development of previously developed, or 'brownfield' land will be permitted providing it accords with the more detailed development proposals of the Council (as outlined below).

Policy H13 seeks to protect the character of residential areas, stating that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.

Policies T1 and T10 of the Local plan relate to general and parking related highways policies, starting from the point that planning permission will not be granted for development that would generate traffic which would be detrimental to highway safety and/or have a significant affect on the amenity of occupiers of neighbouring property. Vehicular parking for new development should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of developments.

Policies Q1 and Q2 sets out criteria all new development must take into account in its design and layout, including elements of personal safety and crime prevention, the needs of the disabled and the elderly, minimising conflict between pedestrians and vehicles and so on.

Policy Q7 seeks to ensure that industrial and business development takes into account issues of siting, design and external appearance.

In Policy Q8 the Councils standard requirements to ensure the quality of new residential development are set out. Criteria include providing for adequate amenity and privacy for each dwelling, minimising the impact of the proposal upon the occupants of existing nearby and adjacent properties, provision of safe, accessible and attractive open space, retaining existing features of interest including trees and hedgerows, and being appropriate in scale, form, density, and materials to the character of its surroundings, along with making the most efficient use of the land.

The requirements for accommodation of the requirements for foul and surface drainage within development schemes is outlined in Policy U8a.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority raise no objection to the proposals, subject to an amendment to the kerb-line accessing the service-yard to the rear of the building where there is evidence of over-run of delivery vehicles.

PUBLIC RESPONSES

At the time of writing this report there had been 3 letters of representation received, including one from Belmont Parish Council. Details of any others received between report writing and the date of the Committee, will be verbally reported to the meeting.

Concerns are three-fold; Shop-keepers seek the potential of an additional A1 unit as a threat to their livelihoods, dependent on the type of goods sold. They consider the existing small retail units already under threat and the difficulty of further competition from another, potentially larger store of concern. The existence of vacant retail units, both in the Cheveley Park Shopping Centre, and in the nearby vicinity, such as Carville High Street is noted.

Likewise it is alleged that 70% of the existing residential units above the shops at Cheveley Park are, and have been vacant for some time. A lack of disabled access is alleged to the flats, whilst retail units have to provide such.

The lack of new parking provision is raised, with potential disruption to delivery vehicles accessing the service yard to the rear of the shop units.

Members will note that this is an application that falls within the Council's scheme of delegation but has been referred to Committee following consultation with the Committee's Chair and Vice Chair.

PLANNING CONSIDERATIONS

The main planning issues presented by this application relate in essence to the appropriateness of the uses proposed, albeit the main elements of contention go far beyond these.

The proposed retail element is sited within an identified Local Centre, designated for such, and therefore in terms of both the Local Plan, and the Planning Policy Guidance the principle of an additional shop unit is entirely appropriate. Likewise appropriate weight must be given to the fact that there is an extant consent for 194 m² of retail space, with the current application proposing 183 m². It is officer's opinion that there are no sustainable planning policy reasons that could be offered to the proposals in the planning context, against which this application must be considered.

Both objectors and the applicants refer to the wider economic context of the retail unit, with the applicants stating all the shop units are currently in use, with enquiries from prospective tenants. They take the view that the new commercial unit will provide opportunities for new jobs for the local population, increase land values, and provide additional policing of the area. Existing retailers are concerned that rather than complimenting the existing retail units, an aggressive new retail outlet could compete with and compromise the viability of existing businesses. Whilst officers are aware of the potential for both eventualities, it is noted that it is not within the remit of the planning system to control competition between retail and commercial business.

The residential element of the application proposes four separate flats giving accommodation for 10-12 people, accessed to the rear of, then effectively through the ground floor retail unit (hence the reduced floor area compared to that already approved). Although slightly higher than the existing residential element of the shopping centre, with a different but complimentary design approach, and the use of appropriate materials, the external appearance to the flats is considered acceptable. The flats provide a degree of overlooking of the nearby children's play area, with benefits to security. Required amenity distances to the new housing development to the south of the site are all in accordance with the requirements of Policy Q8.

The alterations to the kerbs required by the Highway Authority could be conditioned as part of any approval.

The design of the stairway to the rear of the building, maintaining access to the existing units can be altered to accommodate ambient disabled, as per the alterations approved and carried out on the other run of shop units. Between the parking available to the front of the building, on the new car-park, the use of which should dove-tail to a degree with the use of the car park by shoppers, and that available to the rear of the shops in the main service yard, the Highway Authority have offered no objection to the proposals.

The vacancy rates of the existing units are a matter for market competition, rather than a planning consideration. The housing development to the south is a mix of houses and flats, with elements of both forms of accommodation in the immediate environment, and PPS3 (Housing) encouraging a mix of accommodation types and tenures to achieve balanced communities.

In conclusion, in planning terms, the proposals are considered by officers wholly consistent with both national and local planning requirements, with areas of contention relating to commercial matters. Subject to conditions, the application is recommended positively.

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. No flat shall be occupied, and the retail unit shall not commence trading until completion of a scheme to increase the radius of the corner of the access to the service yard immediately adjacent the new development. Such scheme must be submitted in the form of detailed scaled plans to, and agreed in writing by, the Local Planning Authority before any part of the development commences.
4. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications and the details agreed through the conditions of this planning permission.

BACKGROUND PAPERS

Submitted Application Forms and Plans

Design and Access Statement

City of Durham Local Plan 2004

Responses from County Highway Authority

Public Consultation Responses, including Belmont Parish Council

Various File Notes and Correspondence

Planning Policy Statements (PPS1, PPS3, PPS4 (Draft) and PPS6 and Planning Policy

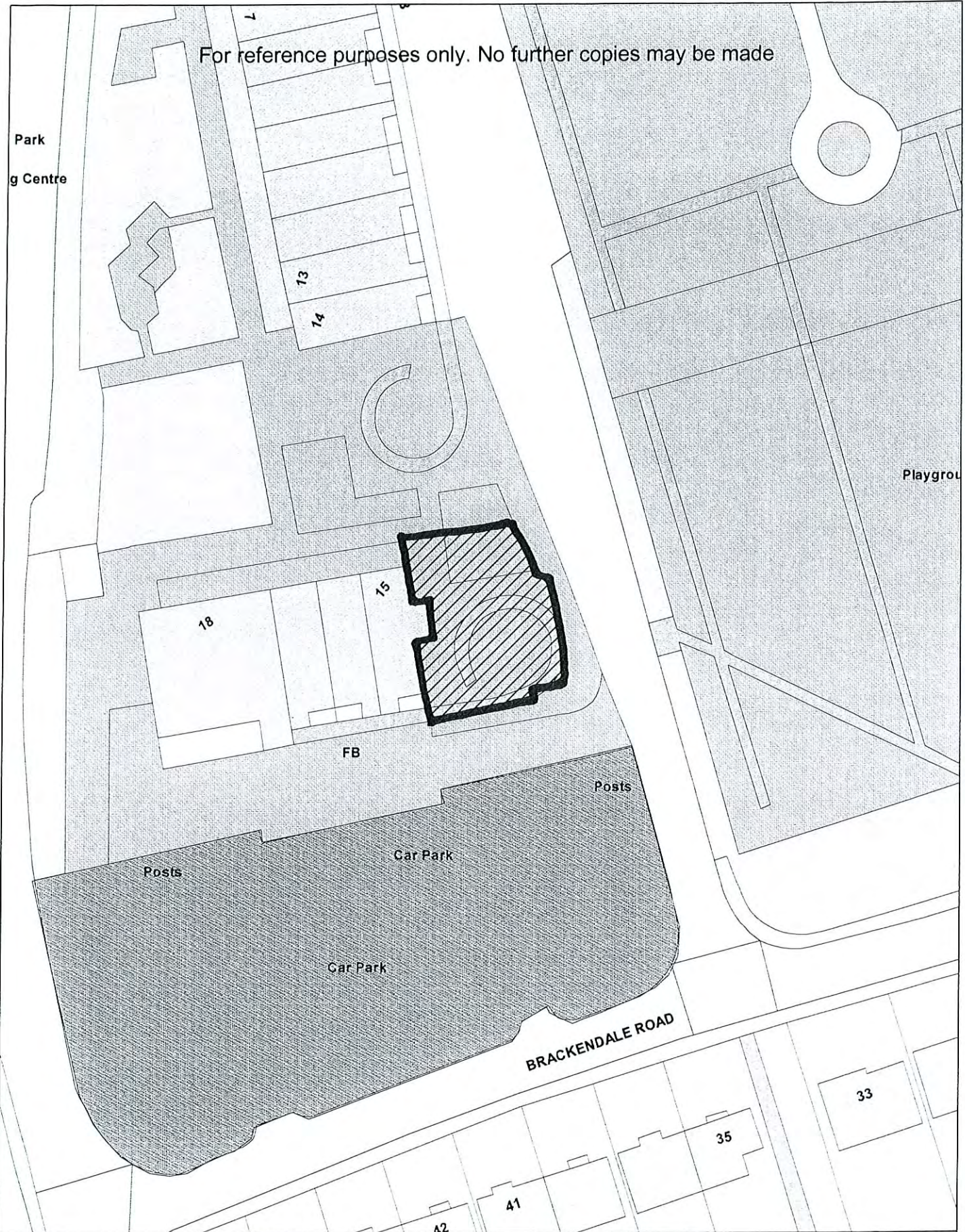
Guidance Note PPG4

Regional Planning Guidance for the North East (RPG 1)/Regional Spatial Strategy (Draft)

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Park
g Centre

Playgrou



City of
Durham

Planning Services

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Application No. 4/08/00405/FPA

Land At Cheveley Park Shopping Centre, Belmont

Comments

Date

30 May 2008

Scale

1:625

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE 11 June 2008

Reports for Information

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

11 June 2008

REPORT OF THE HEAD OF PLANNING SERVICES

1. Notice of the Outcome of Planning / Enforcement Appeals which have been lodged with the City Council

- a) **Appeal by Banks Development Ltd
Business and Research Community in parkland setting, to include offices, 30 executive homes, and associated roads, car parking and landscaping at Mount Oswald Golf Course, South Road, Durham, DH1 3TQ**

The above appeal against the Council's refusal to grant outline planning permission for a Business and Research Community in parkland setting, to include offices, 30 executive homes, and associated roads, car parking and landscaping at Mount Oswald Golf Course, South Road, Durham, DH1 3TQ was due to be heard by way of a Public Enquiry scheduled to commence on 10 June 2008.

The appeal has now been withdrawn at the request of the appellant.

Recommendation

That the report be noted.

2. Planning Applications determined under Plenary Powers

Attached in Appendix (A) is the list of applications and conditions where decisions have been made under Plenary Powers since the previous Committee.

3. Building Control Applications determined under Plenary Powers

Attached in Appendix (B) are the lists of applications where decisions have been made under Plenary Powers. I have also listed the building notices received.

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 22 May 2008

1. The following applications were **REFUSED**.

Number and Applicant	Location	Proposal
07/01171/FPA Mr And Mrs H Oxley	Harehill Farm Haswell Plough Durham DH6 2BA	Change of use and conversion of agricultural building to form 1 no. dwelling
*08/00095/FPA G And P Callaghan	41 Albert Street Durham DH1 4RJ	Erection of fence on or adjacent 3 rear boundaries of existing residential property
08/00229/FPA Mrs L Neil	18 Bolton Close Newton Hall Durham DH1 5PH	Erection of first floor pitched roof extension to side, pitched roof atop existing ground floor projection to front and conversion of garage to habitable room
08/00248/FPA Mr J Barron	1 Norham Road Newton Hall Durham DH1 5NU	Erection of first floor pitched roof extension to side (incorporating feature gable to front), ground floor pitched roof canopy and bay window to front, and full width, pitched roof ground floor extension to rear of existing dwelling

2. The following applications were **APPROVED**.

Number and Applicant	Location	Proposal
#07/01142/LB University Of Durham	The Castle Palace Green Durham DH1 3RL	Repair to existing Barbican Gate Piers and attached walls, and erection of vehicular bollards
#07/01164/LB Durham Cathedral	Durham Cathedral Palace Green Durham	Formation of new gateway in existing wall to south of Quire Yard and Chapel of Nine Altars
*07/01228/FPA Mr P Stott	Southcroft Avenue Street High Shincliffe Durham DH1 2PT	Erection of 2 no. two and a half storey dwellings to rear of existing dwelling and detached pitched roof garage to front of existing dwelling
08/00044/FPA Mr B McKibbin	31 William Street Bowburn Durham DH6 5DY	Change of use from public open space to private garden (retrospective)
08/00076/FPA Mr A Stott	Magdalene House 1 Magdalene Heights Gilesgate Durham DH1 1UR	Erection of single storey pitched roof extension to front of existing dwelling
*08/00126/AD Tragus Holding Ltd	Bella Italia 20 Silver Street Durham DH1 3RB	Erection and display of 1 no. illuminated advertisement to side elevation, 1 no. internally illuminated menu board, 1 no. externally illuminated fascia sign, 1 no. externally illuminated projecting sign and non-illuminated advertisements to existing canopy, all to side elevation, 1 no. externally illuminated fascia sign and 1 no. internally illuminated sign to entrance, 1 no. non-illuminated projecting sign to front elevation

08/00151/FPA S Crowdy	Willow Tree Cottage 13 South Street West Rainton Durham DH4 6PA	Erection of pitched roof over existing flat roof two storey offshoot
*08/00156/FPA LG, CB And J A Oliver	Land North West Of Paradise Farm Shadforth Durham	Erection of agricultural livestock building
*08/00175/AD BHS Ltd	BHS 15 High Street Durham DH1 3UJ	Erection and display of various signs comprising internally illuminated fascias to High Street elevation, illuminated and non-illuminated internal direction signs and illuminated signs to external faces of south elevation (Tower), south east elevation and east elevation of shopping centre
08/00188/FPA Mr R Guarnaccio	14 Summerville Durham DH1 4QH	Demolition of parts of rear yard enclosures and erection of single storey pitched roof extension to rear of existing dwelling and erection of 2.0m high rear yard wall
*08/00200/FPA Mr A Nayyar	1 Broom Lane Ushaw Moor Durham DH7 7LQ	Change of use and conversion of existing retail shop (Class A1) to hot food takeaway (Class A5) including insertion of replacement windows at first floor level and erection of extraction flue at first floor rear elevation
08/00204/FPA Mr R Hutchins	2 Palatine View Durham DH1 4QQ	Erection of single storey pitched roof extension to rear including alteration to existing outhouse and insertion of 5 no. rooflights to existing main roof of dwelling

08/00208/FPA Mr J Dixon	35 Dorlonco Villas Meadowfield Durham DH7 8RZ	Erection of pitched roof first floor extension to side, one and two storey extensions to rear and detached garage to rear of existing dwelling
08/00210/FPA Mr A Agnew	7 George Street Durham DH1 4PA	Erection of single storey pitched roof extension to rear of existing dwelling
*08/00220/FPA Mr Mohamad	7 John Street North Meadowfield Durham DH7 8RS	Change of use of dwellinghouse to A1 retail shop
08/00226/FPA European Operations Centre (EOC) - Milton Keynes	Belmont Post Office 4 Cheveley Park Shopping Centre Belmont Durham DH1 2AA	Installation of new ATM machine into existing glazed shopfront
*08/00233/FPA Sherburn Village Working Mens Club	Sherburn Village Working Mens Club 60 Front Street Sherburn Durham DH6 1HB	Erection of proposed smoking shelter on west elevation of existing club
08/00238/FPA Mr J Carter	31 Front Street Framwellgate Moor Durham DH1 5EE	Change of use of existing A1 retail unit to A2 Financial Services
*08/00261/FPA Mr K And Mrs C Lowerson	Flass Inn Durham Road Ushaw Moor Durham DH7 7LF	Erection of pitched roof smoking shelter to side of existing public house
08/00262/CAC Mr R Durie	9 John Street Durham DH1 4DE	Demolition of rear boundary wall
08/00264/FPA Ms C Solan And Mr D McLean	28 Crossgate Durham DH1 4PS	Reduction in size of 1 no. window opening on south elevation, replacement windows on south and east elevations and replacement garage doors on north elevation of existing dwelling

08/00266/FPA Mr D Barker	7 Alston Way Meadowfield Durham DH7 8XF	Erection of large double garage to rear of existing dwelling
08/00269/CAC Mr R Guarnaccio	14 Summerville Durham DH1 4QH	Demolition of parts of rear yard enclosures and erection of single storey pitched roof extension to rear of existing dwelling and erection of 2.0m high rear yard wall
08/00272/FPA BNP Paribas Jersey Trust Co. Ltd	Prince Bishops Shopping Centre High Street Durham DH1 3UL	Refurbishment of vennel including provision of automatic doors to entrance and insertion of shopfronts to adjacent retail units
08/00274/FPA Mr D McNally	St Thomas Mores Roman Catholic School Thorndale Road Belmont Durham DH1 2AQ	Erection of single storey extension to front entrance of existing building
08/00291/VOC Mr C Holmes	Land South Of A691 To West Of Witton Gilbert Durham	Variation of condition 1 of approval 07/00157 to extend temporary consent for one additional year in association with change of use of land to form maize maze visitor attraction
08/00292/FPA Mr A Drane	Lintzgarth 33 Lobley Hill Road Meadowfield Durham DH7 8RQ	Erection of porch to front elevation of existing dwelling
08/00293/FPA Mr And Mrs A Patterson	12 Beaumont Close Framwellgate Moor Durham DH1 5FF	First floor pitched roof extension to front elevation of existing dwelling
08/00294/FPA J Albery And I Papps	1 Grove House Drive Gilesgate Durham DH1 1UP	Erection of conservatory to rear of existing dwelling

*08/00295/FPA Mr And Mrs G Dresser	Coxyde Newton Hall Farm Newton Hall Durham DH1 5RP	Erection of detached two storey residential dwelling
08/00299/FPA Mr And Mrs Hewitt	6 Eden Road Newton Hall Durham DH1 5LF	Erection of two storey pitched roof extension to rear and single storey pitched roof extension to front of existing dwelling

3. Prior Approval **Not Required** for the application listed below.

Number and Applicant	Location	Proposal
08/00425/PNA Brancepeth Estate	Red Barns Farm Brandon Durham DH7 8DA	Prior notification for the erection of extension to existing agricultural building

4. Prior Approval **Required** and **Refused** for the application listed below.

Number and Applicant	Location	Proposal
08/00397/PNA Mr G Maw	Coalford Lane Farm Littleton Durham DH6 1RD	Agricultural prior notification for the erection of a building for the storage of hay

* Determined under Chairman and Vice Delegated Authority

To be ratified by G.O.N.E

For full details of conditions attached to approvals or reasons for refusal please consult individual applications via the website www.durhamcity.gov.uk/Planning/ .

List of Approvals

From 27/03/2008 to 26/05/2008

Number and Applicant	Location	Proposal
07/02734/ELECTR Peter Kemmett	1 George Street Durham City DH1 4PA	Erection of attached garage
07/02859/DIS Mr & Mrs Bean	18 Carrsdale Carrville Durham DH1 1BD	Disabled bathroom and
08/00154/OTHDOM Mr Anthony Walker	18 &19 Ferndale Belmont Durham DH1 2AW	Pitched tiled roof over existing flat front projection (Application to cover both 18
08/00179/PARTNR Durham County Council	Deaf Hill Primary School Deaf Hill Trimdon Station County Durham TS29 6BP	Provision of new pupil accessible toilet and female staff toilet
08/00200/PARTNR Paula Rae	Middlestone Moor Sure Start Rock Road Spennymoor Durham DL16 7DB	Proposed single storey adult training centre with car parking provisions
08/00222/OTHC Paula Rae	Sherburn Hill Primary School Front Street Sherburn Hill Durham DH6 1PA	Extension to existing school to form Day Care Facilities
08/00267/DEX Mr A Lake	14 Leyland Close Bowburn Durham DH6 5DD	Rear Extension (Single Storey)
08/00276/DEX Mr McCretton	1 Panfield Terrace New Lambton Sunderland	Porch and Workshop extension
08/00312/DRO Mr B Waiting	West Acre Foxes Row Brancepeth Durham DH7 8DH	Attic Conversion
08/00322/DEX Peter Hersey	31 Field House Lane Durham City DH1 4LT	2 storey side extension plus single storey rear extension

Number and Applicant	Location	Proposal
08/00325/DEX Lorraine Neil	18 Bolton Close Newton Hall Durham DH1 5PH	Proposed bedroom extension and garage conversion to living room
08/00350/DEX Mr E Donnelly	45 Cypress Park Esh Winning Durham DH7 9JD	Ground Floor and First Floor Extension
08/00353/PARTNR Mr K Hall	75 Housesteads Gardens Longbenton Newcastle NE12 8WQ	2 Storey Side Extension
08/00370/DEX P & A Bird	2 Wearside Drive Durham City DH1 1LE	Alterations/Extension
08/00373/DEX Hope Estates	Dunholme Whinney Hill Durham City DH1 3BD	Rear Extension, attic conversion and alterations
08/00375/DOM A Bimbi	Site Of 1A Rogerson Terrace Croxdale Durham DH6 5HJ	New Dwelling and extension to 1A
08/00377/DEX Iain Parkinson	15 Gloucestershire Drive Belmont Durham DH1 2DH	Erection of two storey side extension with single storey offshoot to rear
08/00378/OTHDOM Mr & Mrs Scothon	31 Elvet Crescent Durham City DH1 3AP	Changes to internal layout
08/00387/DEX Miss Sarah Owens	2 Kepier Villas Gilesgate Durham DH1 1JP	Demolition of existing rear buildings and rebuild as shown (extension)
08/00388/DEX Mr & Mrs A Patterson	12 Beaumont Close Framwellgate Moor Durham DH1 5FF	Extension to first floor
08/00389/DRO Mr & Mrs G Allen	1 Alston Walk Sherburn Durham DH6 1JU	Loft Conversion with Dormer Windows

Number and Applicant	Location	Proposal
08/00390/DEX Mr & Mrs Middleton	12 Holmlands Crescent Framwellgate Moor Durham DH1 5AR	Extension to provide garage with bedroom over
08/00412/PARTNR Durham County Council	Market Place Crook County Durham DL15 8QH	Replacement of windows and door
08/00413/OTHDOM Durham University	St Marys College Williamson Building Elvet Hill Road Durham City DH1 3LR	Replacing copper sheet roof with insulated isngle ply membrane roof
08/00415/OTHC Durham County Council	County Hall Aykley Heads Durham DH1 5UL	Creation of additional office accommodation
08/00417/DEX Mr & Mrs Lavelle	27 Beechfield Rise Coxhoe Durham DH6 4SB	Single storey extension to rear of property
08/00418/DEX Mr Brian Rooney And	6 Heathways High Shincliffe Durham DH1 2PG	Two Storey side extension (to side of property)
08/00419/DEX Mr M Petterson	6 Newcastle Road Crossgate Moor Durham DH1 4AG	Rear Extension
08/00427/DEX Mr Firth	5 Talisman Close Sherburn Durham DH6	Sunroom and wc
08/00429/DEX Mr Jonks	2 Fairfalls Terrace New Brancepeth Durham DH7 7HB	Hall Extension
08/00430/DEX Mr Lowes	8 Beaumont Close Framwellgate Moor Durham DH1 5FF	Bedroom and Garage
08/00431/PARTNR Mr Davidson	1 Howden Head Firtree DL15 8BN	Bedroom, bathroom and utility extension and internal alterations

Number and Applicant	Location	Proposal
08/00432/DEX Mr Watson	1 Langdale Crescent Carrville Durham DH1 1AN	Dining Room Extension
08/00433/DEX Mr Skelton	7 Bamburgh Road Newton Hall Durham	Kitchen Utility and Sun Room and tiled roof to front elevation bay
08/00434/DEX Mr Sibbald	34 Dinsdale Drive Belmont Durham DH1 2TS	Porch, Ensuite & WC
08/00435/DEX Mr Hobson	14 Red Ridges Brandon Durham DH7 8QP	Kitchen/bedroom/bathroom extension
08/00436/PARTNR Mr Proctor	27 Lansbury Way Castletown Sunderland Tyne & Wear	Garage, Bedroom & En-suite Extension
08/00437/PARTNR Mrs Warwick	27 Briarwood Street Fencehouses Sunderland Tyne & Wear	Lounge and Porch Extension
08/00438/DEX Antony Hodgson	19A Wearside Drive Durham City Durham DH1 1LE	Kitchen and sunroom extension
08/00464/OTHC University Hospital	University Hospital North Road Durham DH1 5TW	The internal refurbishment/re- modelling of the medical records department into dermatology department.
08/00466/DRO Hope Estates	6 New Street Durham DH1 4DH	Loft conversion and infil extension to rear
08/00467/DEX Warren Colby	17 Rosemount Pity Me Durham DH1 5GA	Erection of single storey glazed structure and single storey pitched roof extension to rear of existing dwelling

Number and Applicant	Location	Proposal
08/00469/DEX Mr & Mrs D Whitfield	56 Brackenfield Road Framwellgate Moor Durham DH1 5HS	Single Storey Extension
08/00481/OTHC Mr Alan Corbridge	County Hall Aykley Heads Durham DH1 5UL	Conversion of the existing bar.Lounge area into three new members rooms
08/00484/DEX Mr P Blenkinsop	19 Woodlands Washington Tyne & Wear NE38 9HD	Bedroom extensions and porch and relocate bathroom.
08/00486/DEX Mr A Hewitson	42 Welby Drive Ushaw Moor Durham DH7 7GA	Sun Room and Study Extension
08/00487/DRO Lee Bishton	1 Friars Row Gillesgate Durham DH1 1HF	Proposed conversion of roof space into 2 habitable bedrooms and a bathroom
08/00489/DEX Dr Prasad	6 Larches Road Durham City DH1 4NL	Kitchen and Study Extension and pitched roof to garage
08/00490/OTHDOM Mr & Mrs Jackson	Melrose Bells Folly Durham DH1 3RR	Roof conversion, internal alts and new facade
08/00493/DEX Anthony Garbutt	96 Alnwick Road Newton Hall Durham DH1 5PD	Extension to side of garage and new bedroom above garage
08/00494/OTHC BNP Paribas, Jersey	17 High Street Durham DH1 3UJ	Redevelopment of Core 5 vennel, non window opeings to SU18, non advertising cabinets, lighting and wall
08/00495/DEX Mr C Parker	7 Barrasford Road Newton Hall Durham DH1 5NB	Erection of 2 storey extension to side of dwelling
08/00499/PARTNR Durham County Council	Ferryhill Branch Library North Street Ferryhill DL17 8HX	Access Improvements

Number and Applicant	Location	Proposal
08/00507/PARTNR Gary Roberts	54 Runswick Drive Seaham Co Durham DH1 2AN	Rear ground floor sun lounge extension
08/00509/OTHC Durham County Council	County Hall Aykley Heads Durham DH1 5UL	Conversion of store room into office
08/00510/PARTNR S Waters	47 Appledore Road South Beach Blyth Northumberland NE24 3TG	Ground floor extension and pitched roof over existing garage
08/00514/DEX Mr Pears	41 Hamilton Row Waterhouses Durham DH7 9AU	Two Storey Extension
08/00515/PARTNR Jonathan Ball	Seaham Harbour Nursery School Bottleworks Road Seaham Harbour Seaham SR7 7NN	Extension to staffroom and existing store rooms
08/00518/DEX Mr & Mrs Ridland	12 Oatlands Way Pity Me Durham DH1 5GL	Rear Extension
08/00519/OTHDOM Mr & Mrs C Storey	8 Farnley Ridge Durham DH1 4HB	Replace existing flat roof with pitched roof to garage area
08/00523/DEX S Pears	Hill View Newcastle Road Crossgate Moor Durham DH1 4HX	Erection of two storey pitched roof extensions to front and rear elevations of existing dwelling and alterations including formation of new entrance, replacement pitched roof to existing garage and erection of perimeter wall/fence.
08/00527/DEX Hope Estates Ltd	46 Whinney Hill Durham City DH1 3BD	Single storey extension to rear of dwelling
08/00528/DEX Hope Estates Ltd	45 Whinney Hill Durham City DH1 3BD	Single storey extension to rear of dwelling

Number and Applicant	Location	Proposal
08/00530/OTHC Kevin Watt	Durham Fire And Rescue Brigade County Durham & Darlington Fire & Rescue Brigade Headquarters Finchale Road Framwellgate Moor Durham DH1 5JR	Shower Refurbishment
08/00531/DEX Hope Estates Ltd	36 Whinney Hill Durham City DH1 3BD	Erection of a single storey extension to rear of dwelling
08/00532/DEX Hope Estates Ltd	37 Whinney Hill Durham City DH1 3BD	Single Storey Extension to rear of dwelling
08/00534/DEX Ian Stewart	56 Rochester Road Newton Hall Durham DH1 5QD	Demolition of existing single storey rear extension and erection of new single storey kitchen/dining area. Provision of downstairs WC and entrance lobby to front.
08/00539/OTHDOM Mr D Rodgers	26 High Street South Langley Moor Durham DH7 8JW	Convert part house into shop
08/00540/OTHC Miss Tanya Walton	The Beauty Spot Saddlers Yard Saddler Street Durham City DH1 3NP	Create new Beauty Room
08/00541/PARTNR Mr Hayles	3 Longdean Park Chester- le-Street Co Durham	Bedroom Extension
08/00542/PARTNR Mr M Ahmadi	11 Napier Close North Lodge Chester-Le-Street Co Durham DH3 4BN	2 Storey Extension
08/00543/PARTNR Mr Airey	67 Alwyn Road Darlington Co Durham	Bedroom, sun room, utility and wc extension
08/00544/DEX Mr McAllister	33 Hylton Road Newton Hall Durham DH1 5LS	Breakfast Room, utility, kitchen, garage, bedroom and

Number and Applicant	Location	Proposal
08/00546/DRO Mr & Mrs Thompson	106 Park Avenue Coxhoe Durham DH6 4JN	Loft Conversion
08/00547/DEX Mr Bennett	1 Peterborough Road Newton Hall Durham DH1 5QX	Bedroom, Shower room, Garage & Porch Extension
08/00548/DEX Mr Andrew Gates	10 Oatlands Way Pity Me Durham DH1 5GL	Single Storey Extension
08/00549/DEX Mr Grossi	29 Gray Avenue Sherburn Durham DH6 1JE	Sun Room, Kitchen, bedroom, garage and store
08/00550/DEX Mr Field	20 St. Cuthberts Walk Langley Moor Durham DH7 8YA	Bedroom, bathroom, study, wc, utility and kitchen extension
08/00551/OTHDOM Mrs J Williamson	16 Meldon Avenue Sherburn Durham DH6 1JX	Bedroom/shower roomover garage and internal alterations
08/00552/PARTNR Mr Carroll	Graystones Ford Road Lanchester	Sun Room, Extension
08/00554/OTHDOM Linda & Peter Burn	32 Norburn Park Witton Gilbert Durham DH7 6SF	New porch with covered area to front.
08/00555/PARTNR Creg Bird	Oxclose Primary School Oxclose Crescent Spennymoor Durham DL16 6RU	Access Improvements
08/00556/DEX Hope Estates Ltd	33 Whinney Hill Durham City DH1 3BD	Erection of 2 storey extension to side of dwelling
08/00557/RESUB Mr & Mrs Brett	The Barn Langley Hall Farm Sleetburn Lane Langley Moor Durham DH7 8LQ	Revisions to erection of garages with apartments over (see application 07/2821)

Number and Applicant	Location	Proposal
08/00558/PARTNR Creg Bird	Oxclose Primary School Oxclose Crescent Spennymoor Durham DL16 6RU	Replace third of the windows and all the cladding around the school external perimeter
08/00568/PARTNR Durham County Council	Harton Print Works Hartington Street Consett Co Durham	Creation of internal therapy room and external ramp
08/00572/OTHC Sean Kelly - Project	Elvet House Grey College South Road Durham City DH1 3LG	Replacement windows and doors, South Road, Durham
08/00574/DEX Allergate Investments Ltd	5 High Wood Terrace Durham City DH1 3DS	Two Storey Rear Extension plus loft conversion
08/00575/OTHDOM Mr E Clark	4 The Hallgarth Durham City DH1 3BJ	Alterations/Refurbishment of existing dwelling
08/00576/OTHDOM Mr E Clark	32 The Hallgarth Durham City DH1 3BJ	Alterations/Refurbishment of existing dwelling
08/00577/OTHDOM Mr E Clark	30 The Hallgarth Durham City DH1 3BJ	Alterations/Refurbishments of existing dwelling
08/00578/OTHDOM Allergate Investments Ltd	17 Whinney Hill Durham City DH1 3BE	Alterations/Refurbishments to existing dwelling
08/00581/ELEC Corporate Services	Belmont C Of E (Controlled) Junior School Buckinghamshire Road Belmont Durham DH1 2QP	Rewire
08/00584/PARTNR Durham County Council	Wellfield Community School Off North Road Wingate Durham	Installation of a step lift - DDA work
08/00586/DEX Mr & Mrs D Bennett	4 Aykley Court Durham City DH1 4NW	Living Room, Dining Room, Bedroom and En-suite

Number and Applicant	Location	Proposal
08/00590/DEX Mr D & Mrs B Mawer	34 Kell Crescent Sherburn Hill Durham DH6 1PP	Two Storey Extension
08/00592/DEX Miss K Grigg	1 Elsdon Road Newton Hall Durham DH1 5YL	1st Floor Bedroom Extension, Pitched Roof to Front of Garage, Porch & Lounge
08/00593/DEX Denis Martin	3 Meldon Avenue Sherburn Durham DH6 1JX	Single Storey rear dining room extension
08/00594/DEX Mr P Ferry	Woodlands High Street South Shincliffe Durham DH1 2NN	Kitchen Extension and Internal Alterations
08/00596/DEX Thomas Punchin	11 Gloucestershire Drive Belmont Durham DH1 2DH	Single Storey pitched roof kitchen, porch and sun lounge extensions
08/00600/DEX Mr P Smith	14 Alexandra Crescent Durham City DH1 4EE	Single Storey Extension to provide improved kitchen/dining facilities
08/00602/DEX Mr & Mrs P Newman	11 Toll House Road Durham City DH1 4HU	Rear Extension and internal alterations

List of Refusals

From 27/03/2008 to 26/05/2008

Number and Applicant	Location	Proposal	Decision
08/00369/DEX Mr J Hitchins & Ms J Tumogi	32 Archery Rise Durham City DH1 4LA	Extension to rear of property, alterations to garage parapet wall/roof. Internal alterations	REJ16

Building Notices

Between 27/03/2008 and 26/05/2008

Number of cavity wall insulation applications 24

Number and Applicant	Location	Proposal
08/00383/OTHDBN Dawn Murray	9 Brecken Way Meadowfield Durham DH7 8UZ	Change garage into sitting room
08/00414/OTHDBN Robert V Bach	9 Rosedale Road Belmont Durham DH1 2AS	Build toilet in the front door porch area and build up living room window from ground level
08/00416/OTHDBN Gregory Isted	66 Esh Wood View Ushaw Moor Durham	Conversion of integral garage into a utility room and an additional reception room.
08/00465/OTHDBN Mrs Carol Rolling	43 High Street Carrville Durham DH1 1AT	Re roofing house with some alteration to design of roof and re building porch
08/00468/OTHDBN Mr Robert Gray	East Garden Cottage 5 South View Hett Durham DH6 5LT	Conversion of garage into living area/playroom
08/00482/OTHDBN Mrs Nicola Tomaney	3 Ellam Avenue Durham City DH1 4PG	Velux window put in to roof at rear of the house.
08/00498/GLAZBN Darren Crosby	9 Station Avenue Esh Winning Durham DH7 9HW	Replace existing timber windows and resi doors with UPVC windows and doors
08/00511/OTHDBN William Richardson	Ash Villa Nevilles Cross Bank Durham City DH1 4JS	Formation of doorway (inculding lintol) in external wall
08/00512/OTHDBN Mrs F Brown	48 Chalfont Way Meadowfield Durham DH7 8XA	Garage Conversion
08/00513/OTHDBN K & N Crossley	14 Blackcliffe Way Bearpark Durham DH7 7TJ	Removal of internal wall, replace with catnic load bearing lintol

Number and Applicant	Location	Proposal
08/00516/OTHDBN Kokou Frank Abaya	15 Burn Street Bowburn Durham DH6 5AN	1 Ring circuit for master bedroom, 1 new circuit for cooker and 1 ring for kitchen
08/00524/OTHDBN Mr P Walton	2 The Chains Durham DH1 1QZ	New consumer unit and shower
08/00537/OTHDBN Linepave Ltd	Grove House Grove House Drive Gilesgate Durham DH1 1UP	Conversion of existing dwelling to 4 no. Apartments and erection of 2no. Domestic garage blocks
08/00538/GLAZBN Mr & Mrs G A Openshaw	30 Heaviside Place Gilesgate Durham DH1 1JH	Replace UPVC windows
08/00553/DEXBN Mrs L V Dyson	32 Bridgemere Drive Framwellgate Moor Durham DH1 5FG	Extend dining room and kitchen at rear, incorporate a ground floor wc. Add an additional bathroom on the first floor.
08/00559/OTHDBN M H Gault	20 Swinside Drive Carrville Durham DH1 1AD	Removal of internal wall and replace with lintel
08/00562/OTHDBN Mr & Mrs Walker	16 Burn Hall Durham DH1 3SR	Creation of new door opening to west elevation
08/00564/OTHDBN Mr Andrew & Mrs Fiona McGrother	1 Archery Rise Durham City DH1 4LA	Remove Several Internal walls and erect others. Replace front
08/00565/GLAZBN Brian Rippon	128 Bek Road Newton Hall Durham DH1 5LG	Installation of window
08/00567/OTHDBN Andrew Cassie	35 Hopper Place Newton Hall Durham DH1 5YT	Convert proportion of garage to study area/playroom. Addition of window
08/00570/OTHDBN Mark Convery	12 Church Vale High Pittington Durham DH6 1AH	Removal of supporting arch and replacement with suitable support

Number and Applicant	Location	Proposal
08/00571/OTHDBN Mr J Seed	21 Halliday Grove Langley Moor Durham DH7 8LT	Erection of double garage and conversion of existing garage to habitable room
08/00579/ELECBN Stephen Dawson	11 John Street Durham City Durham DH1 4DE	New Outdoor Lighting Circuit
08/00583/OTHDBN Paul Clark	156 Woodland Crescent Kelloe Durham DH6 4LZ	Removal of Chimney Breasts and Support of Chimney stack
08/00585/DEXBN John Joseph Dixon	35 Dorlonco Villas Meadowfield Durham DH7 8RZ	Extension to gable and rear
08/00588/OTHDBN Mr & Mrs R W Cairns	40 Dene View Cassop Durham DH6 4RW	Remove 2 x walls and fit metal beams
08/00627/OTHDBN Dr & Mrs P Seedhouse	34 The Orchard Pity Me Durham DH1 5DA	Shear piling to conservatory
08/00640/ELECBN Stephen Dawson	8 Ellam Avenue Durham City DH1 4PG	New Circuit to outside circuit
08/00642/DEXBN Peter Foster	19 Halliday Grove Langley Moor Durham DH7 8LT	Ground Floor Lounge Extension - Permitted development

List of Regularisations

From 27/03/2008 to 26/05/2008

Number and Applicant	Location	Proposal
08/00483/OTHDRG Mrs Nicola Tomaney	3 Ellam Avenue Durham City DH1 4PG	Kitchen and dining room into one room. Wall moved approx 50 cm upstairs.
08/00497/GLAZRG Mark Ferguson	7 The Crescent West Rainton Durham DH4 6SB	Replacement of PVC bathroom window
08/00641/DEXRG Michael Webster	6 Kiplings Terrace Durham City DH1 3QW	Kitchen/bathroom single storey extension

