

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

5 February 2008

REPORT OF STRATEGIC SERVICES

PROPOSED STOPPING UP OF FOOTPATH 7a, AT FINCHALE ROAD, NEWTON HALL

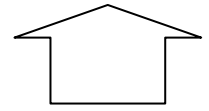
At the Development Control Committee held on 21 June 2007, residential planning consent to the erection of 199 dwellings was granted to Miller Homes in respect of the former Durham County Council Service Direct depot at Finchale Road, Newton Hall (planning reference 4/07/00399/FPA/PGH).

It transpires that part of a public right of way (known as Right of Way 7a, Framwellgate Moor) traverses the development site and will require stopping up to enable development to be carried out and as this was unknown to the Local Authority at the time of its considering the planning application, no provision for stopping up was made at Committee in June 2007.

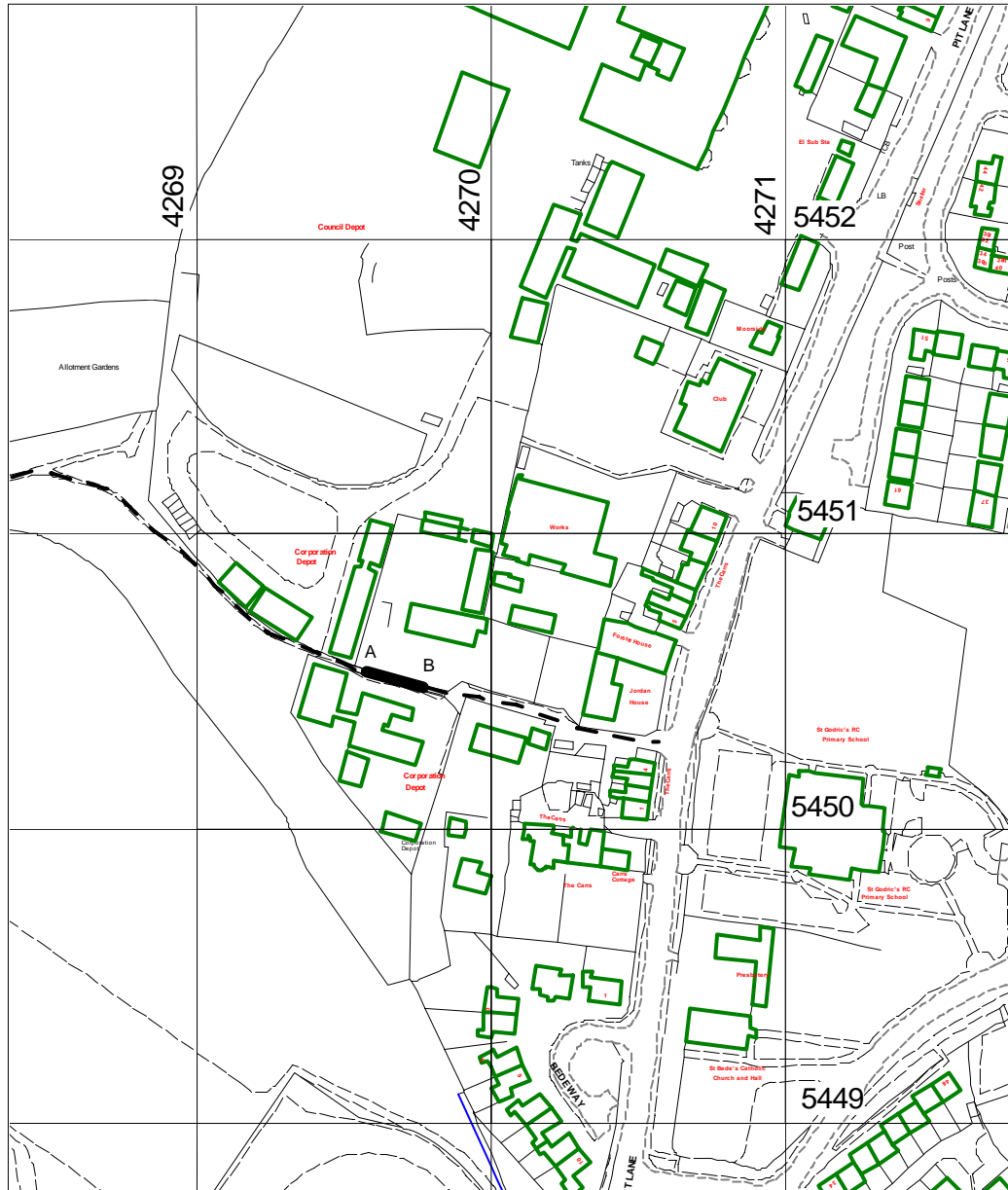
The City of Durham Council is the relevant Order Making Authority for the purpose of stopping up rights of way under s.257 of the Town & Country Planning Act 1990 for the purpose of enabling development to be carried out in accordance with planning permissions granted by the Council. Accordingly, the Developer has now made application to the City of Durham to stop up that part of Right of Way 7A as shown between the points A and B on the plan attached.

Recommendation

That the Committee approves the making of an appropriate Order under s.257 of the Town & Country Planning Act 1990 to stop up that part of Right of Way 7a Framwellgate Moor for the purposes of enabling development to be carried out in accordance with planning permission reference 4/07/00399/FPA/PGH previously approved by the City of Durham Council on 21 June 2007.



NORTH



Scale 1:2500

O.S. Ref. NZ 2645

Key

- Existing Footpath to be Stopped Up
- Existing unaffected PROW

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PROPERTY SERVICES:
 Head of Service, Angelo Moscardini
 Unit1, Damson Way, Dragonville. Durham DH1 2YN.
 Tel. DURHAM (0191) 3866111



INVESTOR IN PEOPLE

**Proposed Stopping Up of Right of Way 7a at
 FRAMWELLGATE MOOR**

Date 8th January 2008

Drawing Number M 519

CITY OF DURHAM
DEVELOPMENT CONTROL COMMITTEE

5 February 2008

REPORT OF THE HEAD OF PLANNING SERVICES

Reports for Information

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

- 1. Notice of Planning / Enforcement Appeals which have been lodged with the City Council**
 - a) Appeal by Mr and Mrs Hansen
Site at West View, The Bungalows, Pity Me, Durham, DH1 5EB
 - b) Appeal by Mr And Mrs J Curry
Site at 5 Dryburn Park, Framwellgate Moor, Durham, DH1 5AD
 - c) Appeal by O2 UK Ltd
Site at Highway Verge A690, North West View, Meadowfield, Durham, DH7 8NH
 - d) Appeal by Mr I Foster
Site at land east of Paradise Cottages, Shadforth, Durham
- 1.1 Notice of Outcome of Planning / Enforcement Appeals which have been lodged with the Council**
 - a) Appeal by Mr P Eden
Site at Nelson House, Nelson Terrace, Sherburn, Durham, DH6 1ED
 - b) Appeal by Mr P McGowan
Site at 9 Mountjoy Crescent, Durham, DH1 3BA
 - c) Appeal by Mr A Hodgson
Site at 19A Wearside Drive, Durham, DH1 1LE
 - d) Appeal by Primelight Ltd
Site at Dragonville Filling Station, Alma Place, Dragonville, Durham, DH1 2HN
- 2. Planning Applications – Determined under Plenary Powers**
- 3. Building Control Applications – Determined under Plenary Powers**
- 4. Confirmation of Tree Preservation Orders**
 - a) Site at 11 Cotherstone Road, Newton Hall, Durham
 - b) Site at 19 North View, Meadowfield, Durham

5. Decisions made by the County Council

Application No:	CM4/07/1089
Applicant:	Durham County Council
Location:	Framwellgate Moor Comprehensive School, Newton Drive, Framwellgate Moor, Durham, DH1 5BQ
Proposal:	Erection of single storey flat roof extension to form entrance to existing building

The above application was considered by the City Council under delegated powers on 28 November 2007 when it was resolved to raise no objection to the application subject to the colour of the extension not being mushroom and instead the colour being altered to give reference to the part of the existing school building to which the extension would be attached.

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

Recommendation:

That the report be noted.

Application No:	CM4/07/1094
Applicant:	Durham Sixth Form Centre
Location:	Site of Former Royal Mail Sorting Office, Providence Row, Durham, DH1 1SQ
Proposal:	Proposed temporary car park including lighting and electronic barrier

The above application was considered by the City Council under delegated powers on 22 November 2007 when it was resolved to raise no objection to the application subject to clarification that the temporary consent is for a maximum of two years, and that due consideration is given to the impact of the lighting on the neighbouring properties to the east.

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

Recommendation:

That the report be noted.

6. 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
ITEM 1			
07/1086/FPA, 07/1107/LB & 07/1160/CAC	103-105 Gilesgate Durham	Change of use and conversion of existing building to form 10 no. one bedroom apartments including demolition of outbuilding to rear, erection of two storey pitched roof extension to rear of existing building and retention of existing retail unit with reduced floorspace	FPA – Refuse LB – Approve CAC - Refuse
ITEM 2			
07/1087/FPA Dunelm Geotechnical And Environmental Ltd	Land Off Edwardson Road Meadowfield Industrial Estate Meadowfield Durham	Erection of 1 no. light industrial unit with associated site access and parking provision	Approve
ITEM 3			
07/1184/FPA Mr Simmonds	78 Moor Crescent Gilesgate Moor Durham DH1 1DJ	Erection of pitched roofs to existing flat roofs at front and side of existing dwelling	Approve

ITEM 1

07/1086/FPA, 07/1107/LB & 07/1160/CAC	103-105 Gilesgate, Durham
Durham Modern Homes	Change of use and conversion of existing building to form 10 no. one bedroomed apartments including demolition of outbuilding to rear of existing building and retention of existing retail unit with reduced floorspace

SITE AND APPLICATION DESCRIPTION

The application refers to property numbers 103-105 Gilesgate in Durham, and which are currently occupied as retail premises, with a number of alterations taking place internally.

There are currently three applications pending determination in relation to this site, these are a Full Planning Application, Listed Building Consent Application and Conservation Area Consent Application. However, due to the interconnected nature of these three applications they are being considered together in the one report.

The Full Planning Application relates to the change of use of the existing retail premises to form 10 no. one bedroomed apartments including demolition of outbuilding to rear of existing building and retention of existing retail unit with reduced floor space.

The Listed Building Consent Application relates to internal and external alterations within the Grade II Listed Buildings in association with change of use of the existing retail premises to form 10 no. one bedroomed apartments including demolition of outbuilding to rear of existing building and retention of existing retail unit with reduced floor space.

The Conservation Area Consent Application relates to the demolition of 2 no. prefabricated outbuildings in association with change of use, conversion and extension of main existing building to form 10 no. apartments and detached retail unit.

Properties 103-105 Gilesgate formerly comprised three separate dwelling houses, circa 1700 to the late 18th early 19th Century. The properties feature a variety of building materials, including painted render, brick to the gables and rear, with roofs of Lakeland and Welsh Slate, and pantiles on the rear of no. 104. The building is constructed in an L-plan form, with each property featuring two storeys and two bays. Number 103 to the left has a central half glazed door, flanked by two storey canted bays with vertical glazing bars and cat-slide roofs. 104 Gilesgate has a half glazed door at the right and a shop front window at the left and a late 19th Century sash situated above. The property also contains a steeply pitched roof. Number 105 Gilesgate is situated forward of the previous two properties and features renewed windows, with a canted corner bay featuring a shop window below. The right bay has a blank first floor over a plain shop window with cornice. This property also features a hipped roof with red-bricked chimneys.

The application proposes a number of internal and external alterations in association with the conversion of the three existing properties into residential accommodation forming 10 one bedroomed units, from their present use as a retail unit.

Surrounding the site are a variety of uses, to the north and south is predominantly residential accommodation in the form of terraced properties and bungalows. To the east and west are further residential accommodation and a number of Local Centre uses, including a variety of A1, A2 and A3 uses. Many of these properties are Grade II Listed and possess a variety of

design styles. The site is located within the Durham (City Centre) Conservation Area. There has been considerable pre-application discussion in respect of the scheme design.

RELEVANT HISTORY

There are a number of previous planning applications in relation to this property. Three applications were received in the 1970's, these related to change of use of to retail unit and associated storage, removal of existing signs and display of 3 no. non-illuminated advertisements. One application was received in the 1980's relating to change of use from storage to display of bathroom equipment. Two applications were also received in the 1990's these related to the erection and display of non-illuminated projecting signs and two wall mounted signs. Finally, a further application was received in 2004 this related to external and internal alterations in connection with a change of use involving the creation of 6 residential flats and 1 retail unit.

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) gives priority to the development of housing on previously developed land, and the need for range of housing types to achieve balanced communities.

Planning Policy Guidance note 15: Planning and the Historic Environment lays out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.

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

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

Planning Policy Guidance Note 13: This PPG's objectives are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

It also aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

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

PPG3 also aims to ensure that in the design of individual developments; consider how best to reduce crime and the fear of crime, and seek by the design and layout of developments and areas, to secure community safety and road safety.

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 E14 (Protection of Existing Trees and Hedgerows) states that in considering proposals affecting Trees and Hedgerows the Council will require development proposals to retain areas of woodland, important groups of Trees, copses and individual trees and hedgerows wherever possible and to replace Trees and Hedgerows of value which are lost.

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.

Policy E23 (Listed Buildings) states that the Council will seek to safeguard listed buildings and their settings.

Policy H2 (New Housing Development within Durham City) states that new housing development comprising: windfall development of previously developed land and conversions will be permitted within the settlement boundary of Durham City.

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) states that the Council will not grant planning permission 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.

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

Policy S5 (Local Centres) states that within the boundaries of the Local Centres as defined on the proposals map, development of Class A1 (shops), Class A2 (Service Uses) and Class A3 (Food and Drink outlets) will be permitted.

Policy Q1 (General Principles – Designing for People) states that the layout and design of all new development should take into account the requirements of users.

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.

REPRESENTATIONS

STATUTORY RESPONSES

Responses have been received from the County Highways Authority who recommended that the application be refused. They commented upon the lack of on site parking within the proposal, and the heavy demand for car parking that already exists within this area. Concern was expressed regarding the high number of flats within this development and believed that this is likely to cause an unacceptable demand for parking which will add to the congestion within the available parking areas.

The County Archaeologist raised no objection to the proposed development. However, it was requested that a suitable condition to ensure the preservation by record of any archaeological remains is placed upon the development, if the Local Planning Authority are minded to grant permission.

INTERNAL RESPONSES

An assessment has been carried out by the Heritage and Design section of Cultural Services. There are no other comments.

PUBLIC RESPONSES

Two responses have been received from members of the public.

Concerns were expressed by a number of residents, these related to the lack of parking within the proposed development, impact of increased traffic, impact of works access during the proposed conversion, including impact upon the existing road surface and an impact upon access to the neighbouring residential properties.

An objection was received from 106 Gilesgate relating to the lack of parking provision, and difficulty accessing the site for machinery and building supplies.

PLANNING CONSIDERATIONS

The application proposes a variety of internal alterations, demolition of outbuilding to rear, and erection of a two storey extension to the rear of 103-105 Gilesgate, in conjunction with the proposed conversion to 10 no. one bedroomed apartments.

Extensive pre-application discussions were undertaken prior to the application being submitted, with regards to the overall design of the proposed extension to the rear of the properties, and also in relation to the proposed internal alterations. The design of the proposed two storey extension to the rear of the building reflects that of a warehouse structure, with the proposed window openings and fenestration details reflecting that present within the existing properties, and would therefore be considered appropriate within a rear garden area in this location. To the rear of numbers 103-105 Gilesgate is a large garden plot, with existing outbuildings in situ. The scale of the overall plot would therefore accommodate an extension of this scale, when viewed in context with its surroundings.

With regards to the internal layout of the proposed development, the ground floor level retains a substantial element of compartmentalisation, illustrating its original domestic scale and use. This compartmentalisation has been retained through its present retail use and provides a positive contribution towards the character and appearance of the Grade II Listed Buildings. The proposed alterations to the ground floor would retain this compartmentalization, whilst reinstating a number of internal walls that have been removed at a later date. The reinstatement of these walls and retention of original room proportions

and chimney breasts, including reinstatement of a solid partition between numbers 104 and 105 Gilesgate would be considered acceptable resulting in a positive impact upon the character and appearance of these listed properties.

The first floor area of the properties has featured a relatively substantial level of alteration, compared to the ground floor. A number of the original room divisions have been removed, therefore reducing the compartmental nature of this level, and resulting in a detrimental impact upon the character and quality of these Listed Buildings. The proposed internal alterations within this level involve the insertion of a number of partition walls, in order to create greater division between the first floor spaces, in association with the proposed use. The insertion of a number of internal partitions would be considered appropriate, and would assist in returning this area to something resembling its former residential character, whilst respecting the original intended domestic scale of the property.

In relation to the proposed erection of a two storey extension to the rear of the existing dwelling, this has been considered with regards to the proposed location in relation to the original dwelling, and although resulting in a relative increase in built form within this rear plot area, is considered to respect the overall scale, character and massing of the host buildings. The proposed extension is situated towards the rear of the existing two-storey extension, and features a fall in roof levels, which would be commonly associated with outbuildings etc. that were constructed on a more domestic scale than that of the principal property. The use of a 't-plan' in connection with the proposed extension allows the proposed development to appear as an addition to the domestic property, taking the design form of a coach house/workshop in appearance. The existence of a coach house/workshop within such a location would be appropriate, and would reflect the character and appearance of the original property. The illusion of a coach house/workshop development is further enhanced through the use of a first floor linking mechanism between the existing property and the new structure. This creates a further degree of separation between the two principal elements, whilst reflecting their interdependent status.

In relation to the residential amenity of neighbouring residents, this has been addressed through the insertion of windows within the northern and eastern elevation of the structure, therefore providing an open aspect along the existing garden of the property, or towards an area of open space to the east. In order to address the design issues raised by the necessary location of the windows, a number of mock windows have been inserted featuring head and cill details, with the principal expanse of opening blocked and set within a reveal. This provides the illusion of openings having formerly occupied these spaces, and therefore reflects the historical development of a property within this location. In addition to this the insertion of boarded arched openings within the ground floor provides a further reflection of coach house/workshop use that would have been appropriate within a rear garden plot within this location.

At present the garden plot to the rear of the properties is somewhat disused, with the existing out-buildings on site being in a relatively disused state, and requiring repair. These buildings are principally prefabricated buildings, and their loss would therefore not be considered to have a detrimental impact upon the character, appearance or quality of these Grade II Listed properties or the wider Conservation Area.

The conversion of the existing building, which originally formed residential accommodation would be considered appropriate, and would return the building to its original use, whilst ensuring that it is also retained for future generations. Internally a number of features remain in situ, including the staircase, original external wall and chimney breasts. However, substantial alteration has taken place in order to satisfy the requirements of retail accommodation. A number of false ceilings are currently in existence and it was not possible therefore to conduct an inspection of the existing ceiling structure to identify any historic features etc.

The application does not propose any on site parking, and would therefore result in an increased amount of pressure upon those areas of parking that currently exist within this location. The County Highway Authority identified the present lack of parking to the front of existing properties within this area, and the current pressure for parking that is felt within this area. Whilst it is acknowledged that the edge of centre location and student occupation leads to less car ownership, it is felt that the level of residential accommodation within this proposal is likely to lead to an increased level of pressure upon existing vehicular parking spaces, which in turn would result in a detrimental impact upon the level of congestion within the available parking sites. The County Highway Authority raised concern at the impact that this would have upon existing car parking within the area and have recommended that the application be refused.

A Bat Survey was undertaken as part of the application in order to conduct a comprehensive assessment of the building, although the area is not identified as being at high risk of bats. The survey identified a 'worst case scenario' approach, and proposed a number of recommendations, these include; conducting 'confirming' emergence surveys during the main active season, a mitigation strategy based on the 'worst case scenario' including timing of works and providing access for bats into the loft space upon completion. It is also recommended that the existing outbuilding should be demolished outside of the hibernation period of November – march inclusive. It is suggested that if this application were to be approved a suitable condition be attached relating to the proposed mitigation recommendations identified within the Bat Survey Report.

An application was received for this site in 2004 (reference: 04/00848/FPA) and related to the change of use from retail to mixed use of residential and retail involving the creation of 6 residential flats and 1 retail unit. This application was at that time refused on the grounds of Policy S5 (C) which relates specifically to Gilesgate Local Centre. The loss of A1 retail frontage proposed within that application was considered to be such that it would result in 'an unacceptable loss of A1 frontage in the Gilesgate Local Centre without commensurate A1 development and would therefore result in the retail character of the local centre being undermined'. This application proposes a similar loss in retail frontage, whilst retaining a smaller retail unit on site. At present the existing ground floor retail use features a series of compartmentalised areas that once formed the original dwelling houses. The current use as a Bathroom showroom is accommodated with ease within this series of spaces, due to the nature of the business.

However, in order to achieve a viable retail use for this property, this would necessitate the loss of the compartmentalized nature of the ground floor, in order to accommodate modern retail requirements for a substantial area of open floor space. The loss of the existing ground floor layout and compartmentalised nature would be such that it would result in a detrimental impact upon the character, quality and appearance of the Grade II Listed Properties. Following careful consideration by the Local Planning Authority of current Planning Policy Guidance it is judged that the requirements under 'Planning Policy Guidance Note 15: Planning for the Historic Environment', relating to the protection and enhancement of the historic environment, are such that they outweigh the requirement under the City of Durham Local Plan 2004 for the level of retail frontage within this site to be maintained.

In conclusion, it is considered that in relation to the application for planning permission, the proposed level of residential accommodation would result in an increased level of pressure for parking that would have a detrimental impact upon the level of congestion within the existing parking areas. In terms of the Listed Building Consent, it is considered that the proposed internal and external alterations and erection of an additional two-storey structure will result in a positive contribution towards the character, appearance and quality of the Grade II Listed Building. Finally, with regard to the Conservation Area Consent Application the demolition of the two existing outbuildings, without the agreement for a suitable replacement would result in a detrimental impact upon the character and appearance of the Durham (City Centre) Conservation Area.

RECOMMENDATIONS

It is recommended that Planning Permission (4/07/1086/FPA) be **REFUSED** for the following reason:

The Local Planning Authority considers that the proposed change of use and conversion of the existing building into 10 no. one bedroomed apartments including erection of a two storey pitched roof extension to the rear of the existing building and retention of a retail unit are unacceptable by virtue of the unacceptable demand for car parking that is likely to result in increased congestion within the available parking areas, contrary to Policies T1 and T10 of the City of Durham Local Plan 2004.

It is recommended that Listed Building Consent (4/07/1107/LB) 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.
3. 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.
4. 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.
5. Notwithstanding the information shown on the submitted plans details of the design of the sash windows shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.
6. Notwithstanding the information shown on the submitted plans, a detailed joinery section of the proposed windows, drawn to a scale of 1:5 shall be submitted to, and approved in writing by the Local Planning Authority, before development commences, being thereafter implemented to the satisfaction of the said Authority.
7. 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.
8. Before the development hereby approved is commenced a sample panel of the proposed wall materials shall be erected on the site to include examples of all materials to be used, including mortars, its exposed finish, the coursing or bonding to be used, and the style of pointing of the finished wall. The proposed panel shall be made available for inspection by the Local Planning Authority and the development shall not be commenced until the said materials have been approved in writing by the Local Planning Authority.

9. Notwithstanding the information shown on the submitted plans, full details of the proposed rainwater goods, to include a section, details of materials, hoppers and junctions, and existing sections to be retained, shall be submitted to, and approved in writing by the Local Planning Authority before development commences, being thereafter implemented to the satisfaction of the said Authority.
10. Notwithstanding the information shown on the submitted plans precise details of the proposed pipe work runs, method of attachment of pipe work, associated materials and equipment proposed shall be submitted at scale 1:100 and approved in writing by the Local Planning Authority prior to development commencing, and thereafter implemented in accordance with the approved plans.
11. Demolition/alterations shall be carried out in a manner to be agreed in writing with the Local Planning Authority and the said Authority shall be informed immediately of any concealed feature which is revealed by such works. Such features shall be retained if the said Authority so requires.
12. No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

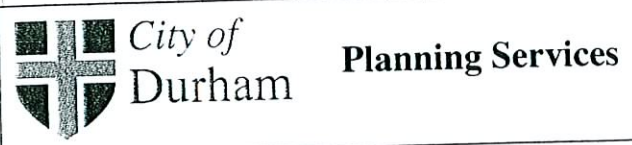
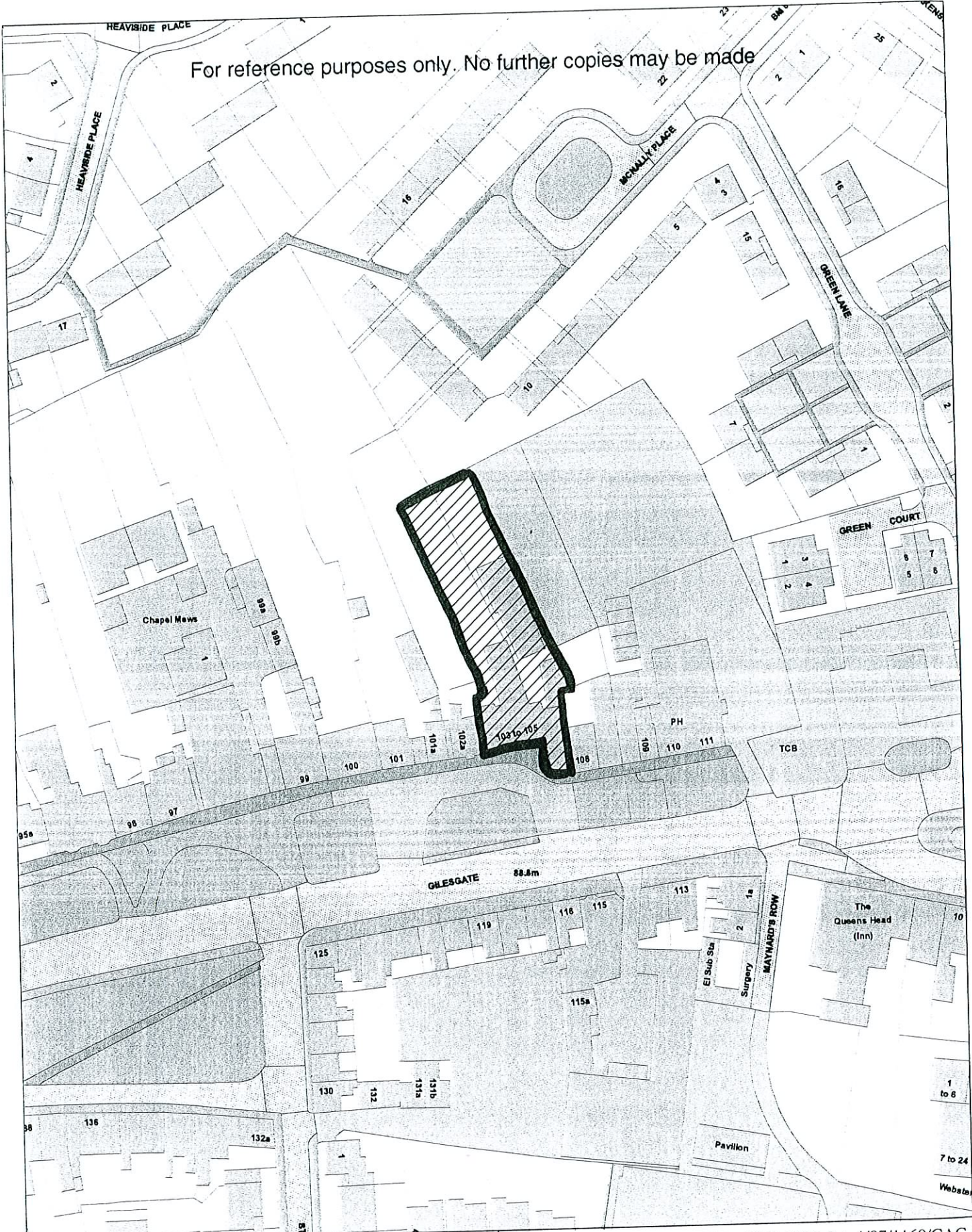
It is recommended that Conservation Area Consent (4/07/1160/CAC) be **REFUSED** for the following reason:

The Local Planning Authority considers that the proposed demolition of 2 no. prefabricated outbuildings in association with change of use, conversion and extension of main existing building to form 10 no. apartments and detached retail unit are unacceptable by virtue of the lack of satisfactory provision for a suitable replacement scheme following demolition of the proposed outbuildings, contrary to Policies E6 and E22 of the City of Durham Local Plan 2004.

BACKGROUND PAPERS

Submitted Planning Application Forms and Plans
City of Durham Local Plan 2004
Consultation Responses and Various File Notes
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3 (Housing)
Planning Policy Guidance note (PPG) 13 – Transport
Planning Policy Guidance note 15: Planning and the Historic Environment

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Application No. 4/07/1086/FPA, 4/07/1107/LB + 4/07/1160/CAC
103-105 Gilesgate, Durham

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Comments	
Date	28 January 2008
Scale	1:1000

ITEM 2

07/1087/FPA Dunelm Geotechnical And Environmental Ltd	Land Off Edwardson Road, Meadowfield Industrial Estate, Meadowfield, Durham Erection of 1 no. light industrial unit with associated site access and parking provision
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SITE AND APPLICATION DESCRIPTION

The applicants, who carry out specialist site investigations, wish to relocate from their current premises within Kingfisher House, St John's Road, Meadowfield Industrial Estate to land to the south within the same estate.

The company proposes to erect a purpose-built workshop with offices above within a two storey pitched roof building. That building would be predominantly covered in coloured profile metal cladding, relieved by facing brickwork around the two front elevational access doors. Storage areas to the side and rear of the building would be screened in matching materials, and there would be car parking to the front.

This building would occupy a position within the north western part of the overall land acquired by the applicants. The future intention is to develop the remaining plots for similar office or industrial development.

Vehicular access to this land will be taken from Edwardson Road to the east, and as an already developed site lies between the application land and Edwardson Road a new link road will be constructed to join the two. A second emergency access will link the application land with land to the north, utilising that land's existing access onto Edwardson Road.

RELEVANT HISTORY

None

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 4 (Industrial and Commercial Development and Small Firms) 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 high quality environment have to be pursued together.

REGIONAL POLICY

Regional Planning Guidance for the North East RPG1 (now the statutory Regional Spatial Strategy) builds on national guidance stating that sustainable economic growth should take place whilst balancing the provision of a range of opportunities for development with the protection of community interests and the environment. A range of employment sites should

be provided to allow existing firms to expand and to cater for the varied needs of new businesses.

LOCAL PLAN POLICIES

Policy EMP8 (General Industrial Sites) identifies Meadowfield Industrial Estate as a General Industrial Estate where development within use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) will be allowed.

Policy Q7 (Layout and Design – Industrial and Business Development) seeks to secure high quality in respect of the layout and design of industrial and business development.

Policy Q15 (Art in Design) encourages the provision of artistic elements within the layout and design of developments of a significant scale.

Policy U14 (Energy Conservation - General) encourages as much as possible of new development energy needs to be achieved from renewable resources.

REPRESENTATIONS

STATUTORY RESPONSES

The County Highway Authority raises no objection to the proposals, subject to a 6 metre wide access road being provided both to and through the site.

The Environment Agency has withdrawn an initial objection based upon an inadequate consideration of flood risk. This has now been addressed. Therefore provided surface water run-off flows are attenuated as agreed in writing between the Agency and the applicants' consultants no objection is raised.

INTERNAL RESPONSES

The City Council's Heritage and Design Manager raised initial concerns about the need to screen outside storage and a more imaginative design approach to the building design. Subsequently he has discussed these issues with the applicants and acceptable amendments have been secured.

PUBLIC RESPONSES

None

PLANNING CONSIDERATIONS

In land use terms this proposal is entirely compatible with the aspirations of Local Plan Policy EMP8 by virtue of being a B1/B2 mixed use within a recognised General Industrial Estate.

That provision is being made for further business and industrial units by the construction of an access road is to be welcomed, encouraging economic development within the District.

The design of the building is now of a standard that meets the objectives of Local Plan Policy Q7, and verbal assurances have been given in respect of a commitment to art and sustainability, which would be a condition of a planning consent.

Accordingly, subject to appropriate conditions, this proposal has my support.

RECOMMENDATION

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

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
2. Notwithstanding the information shown on the submitted application details of all materials to be used externally and the standard of their finish shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced, and thereafter implemented in accordance with the approved scheme.
3. Details of any fences, walls or other means of enclosure to be erected on any of the site boundaries or within the site shall be submitted to and approved by the Local Planning Authority in writing before development commences. Development shall thereafter be completed in accordance with the approved details.
4. Notwithstanding the information shown on the submitted plans details of the surface treatment of all vehicle hardstanding areas shall be submitted to and approved in writing by the Local Planning Authority before work commences, and thereafter implemented in accordance with the approved scheme.
5. 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. There shall be no storage in the open of goods, materials, equipment or waste materials, except in areas to be approved in writing by the Local Planning Authority.
7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the LPA. Roof water shall not pass through the interceptor.
8. 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.
9. 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.
10. No development shall commence until a scheme to deal with any contamination on the site has been agreed in writing with the Local Planning Authority. That scheme

shall include an assessment of the level of site contamination and a strategy for its removal to eliminate risk to the public. Upon that agreement being reached all decontamination work shall be completed and validated in writing prior to the implementation of this planning permission.

BACKGROUND PAPERS

Submitted Application Forms and Plans

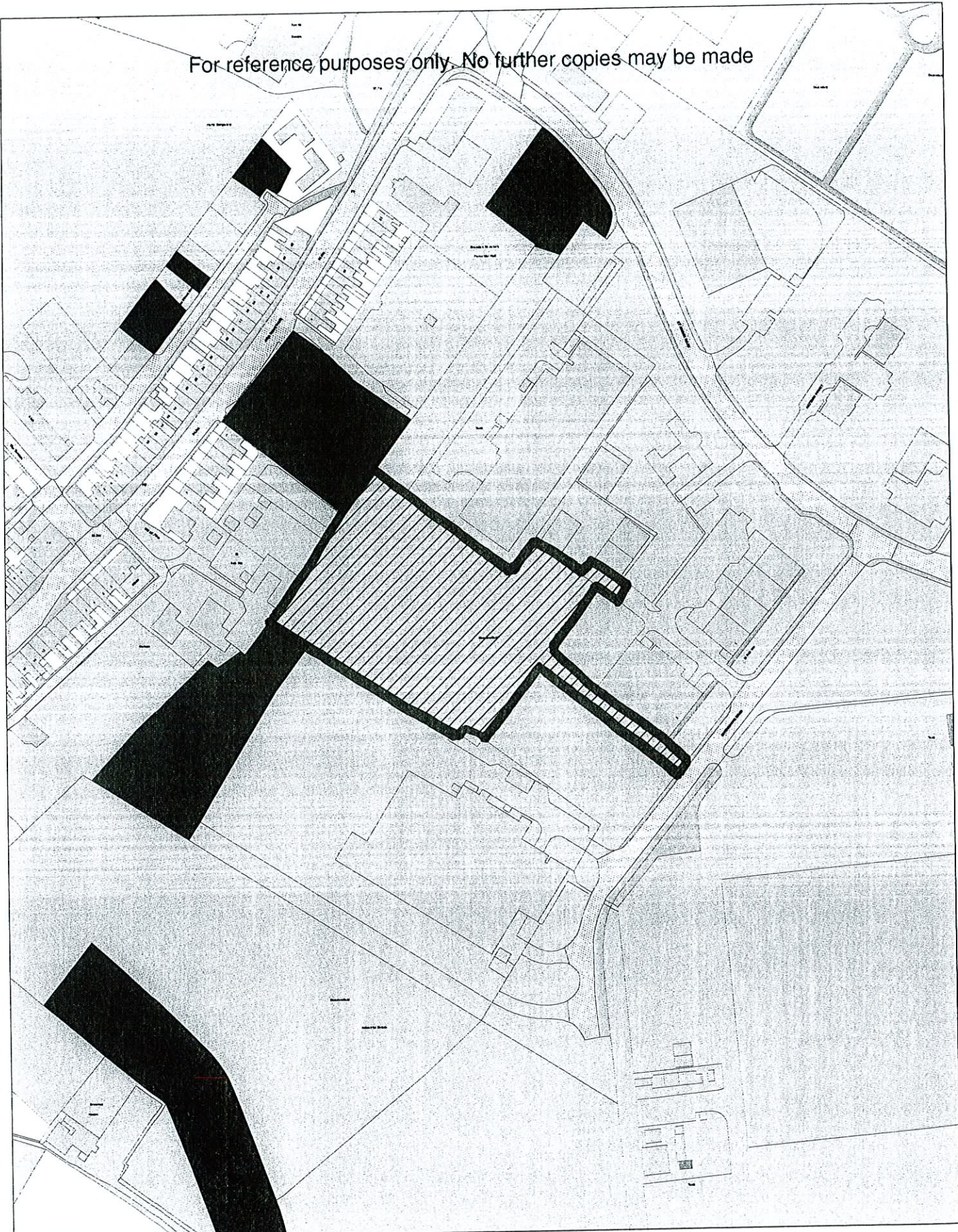
Design and Access Statement

City of Durham Local Plan 2004

Planning Policy Statements (PPS1), (PPG4/PPS4), (RPG1/Regional Spatial Strategy [RSS] for the NE)

Responses from statutory and internal consultees

For reference purposes only. No further copies may be made



City of
Durham

Planning Services

Application No. 4/07/1087/FPA

Land Off Edwardson Road, Meadowfield
Industrial Estate

Comments

Date

28 January 2008

Scale

1:2500

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ITEM 3

4/07/1184/FPA	78 Moor Crescent, Gilesgate Moor, Durham, DH1 1DJ
Mr Simmonds	Erection of pitched roofs to existing flat roofs at front and side of existing dwelling

SITE AND APPLICATION DESCRIPTION

The application relates to a semi detached property in the Gilesgate Moor area of the city. The property is two storey, semi detached dwelling featuring a Dutch gambrel roof arrangement, with flat roofed dormer inserts. To the front of the property is a small bay projection of 0.5m which runs the width of the property at ground level and continues at the adjacent dwelling. An attached, flat roof garage is located to the side of the property, beyond which lies the garage of the neighbouring property to the south, no.80 Moor Crescent.

The application proposes to erect pitched roofs over the existing garage and over the small bay feature to the front of the property. The garage roof would be of a hipped design. The side projection behind the garage would feature a hipped, pitched roof to tie in to that of the garage. The roof to the front elevation would be of a monopitch design and unlike the bay feature itself would not continue across the full width of the property, instead stopping 0.5m short.

RELEVANT HISTORY

4/05/545/FPA - Erection of two storey extension to side and single storey extension to side and rear of existing dwelling - Approved – 22 July 2005.

This approval has been partially implemented, with the single storey rear extension element having been built. There is however no time limit for completion once development has commenced.

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.

LOCAL PLAN POLICIES

Policy Q9 (Alterations and Extensions to Residential Property) provides guidance on residential extension stating that the design, scale and materials used should be sympathetic to the dwelling and character of the area. Wherever possible extensions should incorporate pitched roofs. Extensions should respect the privacy of adjoining occupiers.

REPRESENTATIONS***STATUTORY RESPONSES***

None

INTERNAL RESPONSES

None

PUBLIC RESPONSES

None

PLANNING CONSIDERATIONS

In accordance with Policy Q9 the principle issues concern the acceptability of the design, scale and materials of the alterations, their impacts upon the amenity of adjacent residents and on the character of the area.

In terms of amenity, it is not considered that the proposed roofs would raise any issues. The roof to the garage would be well separated by virtue of the existing garage at the neighbouring property. The roof to the front is small in size and would not directly impact upon the light or privacy of occupiers of nearby dwellings.

In terms of design, the roof to the garage and the utility behind is considered acceptable with the shallow hipped design complementing the host dwelling. The host dwelling does convey a degree of character due to its roof design, however the flat roof elements in the form of the garage and bay to the front do detract from the overall effect and as a result, their loss is not resisted. Of the proposed elements, it is considered that the front lean-to roof is the weakest part of the scheme, however in itself is not considered to be so unsympathetic so as to be contrary to Policy Q9.

Whilst the front lean-to roof would give the property an appearance different to that of its immediate neighbours, this is an estate of varying house types which have over the years been extended in a variety of means and in this context it is not considered that the proposed works would appear incongruous.

Officers support the application which is considered to accord Policy Q9 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. 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. 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

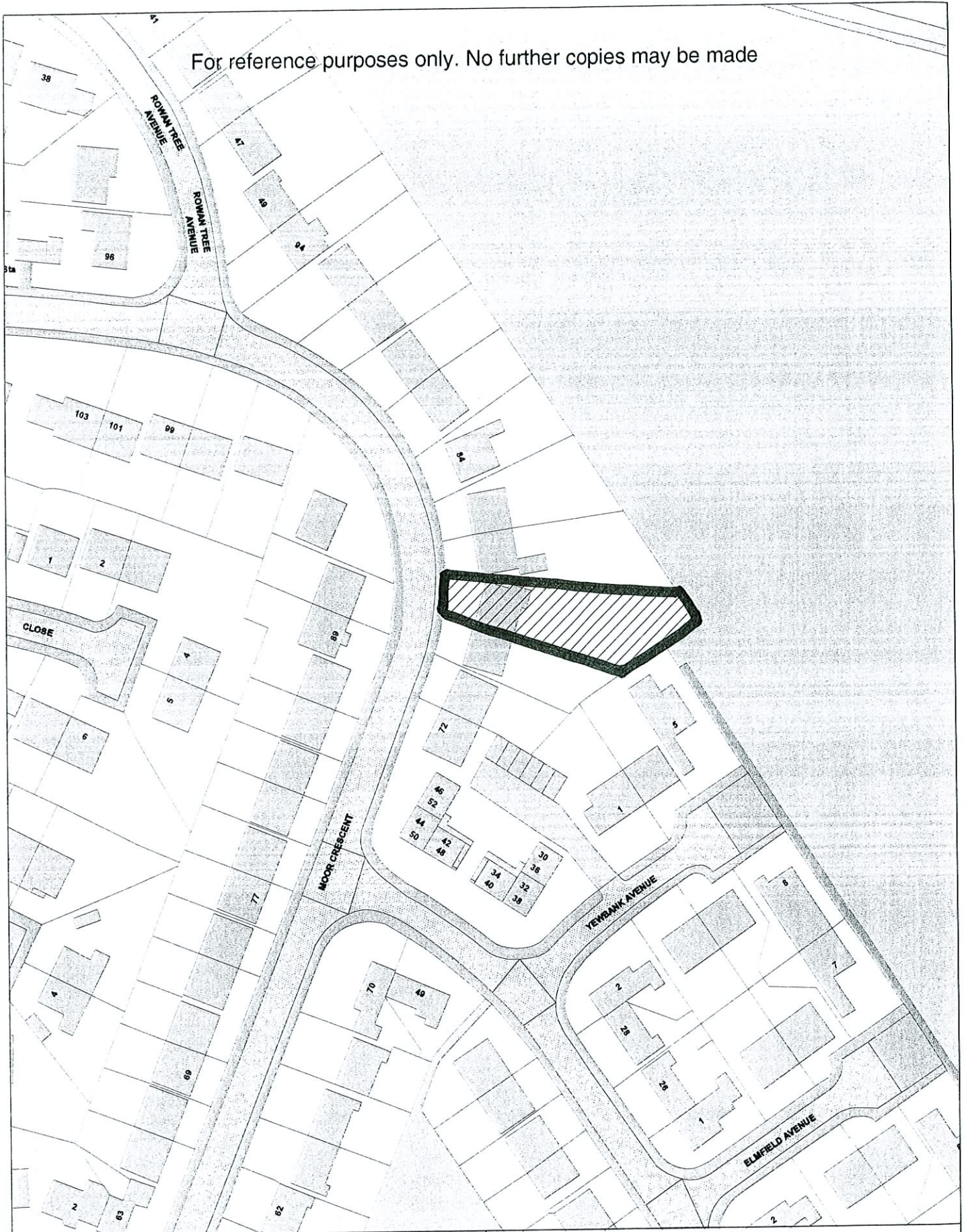
Submitted Application Forms and Plans

City of Durham Local Plan 2004

Planning Policy Statement 1: Delivering Sustainable Development

Various 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. 4/07/1184/FPA

78 Moor Crescent, Gilesgate Moor, Durham

Comments

Date

28 January 2008

Scale

1:1000

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE 5 February 2008

Reports for Information

CITY OF DURHAM

DEVELOPMENT CONTROL COMMITTEE

5 February 2008

REPORT OF THE HEAD OF PLANNING SERVICES

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

**a) Appeal by Mr and Mrs Hansen
Site at West View, The Bungalows, Pity Me, Durham, DH1 5EB**

An appeal has been lodged by Mr and Mrs Hansen against the Council's refusal to grant planning permission for erection of single storey pitched roof extensions to side of existing bungalow and erection of detached double garage at West View, The Bungalows, Pity Me, Durham, DH1 5EB.

The appeal is to be dealt with by way of written representations and the Committee will be advised of the outcome in due course.

Recommendation

That the report be noted.

**b) Appeal by Mr and Mrs J Curry
Site at 5 Dryburn Park, Framwellgate Moor, Durham, DH1 5AD**

An appeal has been lodged by Mr And Mrs J Curry against the Council's refusal to grant planning permission for erection of dormer window to side elevation of existing dwelling (retrospective) at 5 Dryburn Park, Framwellgate Moor, Durham, DH1 5AD.

The appeal is to be dealt with by way of written representations and the Committee will be advised of the outcome in due course.

Recommendation

That the report be noted.

**c) Appeal by O2 UK Ltd
Site at Highway Verge A690, North of West View, Meadowfield, Durham, DH7 8NH**

An appeal has been lodged by O2 UK Ltd against the Council's refusal to grant prior approval for the erection of a 12.5m high telecommunications pole on land on highway verge A690, north of West View, Meadowfield, Durham, DH7 8NH.

The appeal is to be dealt with by way of written representations and the Committee will be advised of the outcome in due course.

Recommendation

That the report be noted.

d) **Appeal by Mr I Foster**
Site at land east of Paradise Cottages, Shadforth, Durham

An appeal has been lodged by Mr I Foster against the Council's refusal to grant planning permission for erection of agricultural building, siting of residential caravan, creation of outdoor training area and use of existing stable block in connection with new agricultural business (revised and resubmitted proposal) on land east of Paradise Cottages, Shadforth, Durham.

The appeal is to be dealt with by way of an Informal Hearing and the Committee will be advised of the outcome in due course.

Recommendation

That the report be noted.

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

a) **Appeal by Mr P Eden**
Site at Nelson House, Nelson Terrace, Sherburn, Durham, DH6 1ED

The above appeal against the Council's refusal to grant planning permission for the erection of pitched roof extension to existing detached garage at Nelson House, Nelson Terrace, Sherburn, Durham, DH6 1ED, has been dismissed in the Council's favour. (See Appendix A).

Recommendation

That the report be noted.

b) **Appeal by Mr P McGowan**
Site at 9 Mountjoy Crescent, Durham, DH1 3BA

The above appeal against the Council's refusal to grant planning permission for the erection of single storey flat roof extension to rear of existing dwellinghouse and insertion of door in rear yard wall at 9 Mountjoy Crescent, Durham, has been allowed. (See Appendix B).

Recommendation

That the report be noted.

c) **Appeal by Mr A Hodgson**
Site at 19A Wearside Drive, Durham, DH1 1LE

The above appeal against the Council's refusal to grant planning permission for the erection of two storey pitched roof extension to side elevation of existing dwelling and insertion of 1 no. dormer window to front and rear elevations at 19A Wearside Drive, Durham, DH1 1LE, has been allowed. (See Appendix C).

Recommendation

That the report be noted.

d) **Appeal by Primelight Ltd**
Site at Dragonville Filling Station, Alma Place, Dragonville, Durham, DH1 2HN

The above appeal against the Council's refusal to grant advertisement consent for the erection and display of free-standing internally illuminated advertisement display unit at Dragonville Filling Station, Alma Place, Dragonville, Durham, DH1 2HN, has been allowed. (See Appendix D).

Recommendation

That the report be noted.

2. Planning Applications determined under Plenary Powers

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

4. Confirmation of Tree Preservation Orders

a) **PN1/405**
Site at 11 Cotherstone Road, Newton Hall, Durham, DH1 5YN

This Tree Preservation Order (TPO) was served on the 12 July 2007. The Order was made to protect a significant individual mature oak tree, which contributes to local visual amenity as it is visible from a minor road, the adjacent open space and is of intrinsic wildlife value. The tree was considered to be under threat as the property was to be sold and the new owners had indicated that they intended to fell the tree.

The Order had effect for 6 months and it is now necessary to confirm the Order.

1 no. objection was received as follows:

Mrs A. Duffell, (AD) 11, Cotherstone Road, Newton Hall, Durham, DH1 5YN (owner of tree at the time the Tree Preservation Order was made and served).

Letter dated 23 July 2007 (See Appendix G):

1. AD-The tree is in need of regular trimming and overhangs the neighbours' garden, who also thinks that the tree is in need of regular maintenance.
2. AD-If a TPO is in place, this will require the owner or neighbour to go through a lengthy process of gaining permission to tidy up the tree.
3. AD-The tree has dropped large branches during wet and windy weather, which have fallen into the owners garden.
4. AD-The owner does not wish to remove the tree but just wishes to trim it when they want.

Landscape Architect response to objections:

1. The making and serving of a TPO does not prevent the owner or other applicant undertaking regular pruning and maintenance works to the tree it merely ensures that the works are monitored and carried out in accordance with good arboricultural practice so as to not damage the trees health or visual amenity.
2. The process to gain permission to undertake works to a protected tree is not a lengthy one and is free. Application forms are easily available.
3. The tree will require regular inspection and maintenance due to its age. Provided this work undertaken by a competent tree surgeon any deadwood and damaged branches should be identified during the inspections.
4. The making of a TPO does not prevent the owner applying to undertake regular maintenance works as and when they want.

The above objection does not merit the above TPO being revoked or amended at this time.

Recommendation

That Tree Preservation Order PN1/405, 11 Cotherstone Road, Newton Hall Durham is confirmed.

- b) **PN1/401**
19 North View, Meadowfield, Durham, DH7 8SQ

This Tree Preservation Order (TPO) was served on the 17 June 2007. The Order was made to protect 2no. Birch trees considered to be under threat after receipt of a request to fell the trees. The trees are located in the rear garden but are partially visible from the A690 and fully visible from nearby properties and gardens. The trees are of local visual importance and contribute to the character of the local area, which does not contain many mature trees.

The level of threat is considered to be high – the owner wishes to remove the trees.

No objections to the order were received.

Confirmation of the TPO would safeguard the contribution the trees have on the visual amenity of the area.

Recommendation

That Tree Preservation Order PN1/401, 19 North View, Meadowfield, Durham, DH7 8SQ, is confirmed without modification.



Appeal Decisions

Site visit made on 4 December 2007

by **J D Waldron** MCD BArch Architect

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

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
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Temple Quay
Bristol BS1 6PN

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Decision date:
31 December 2007

Appeal Ref: APP/Z1320/A/07/2054087

Nelson House, Nelson Terrace, Sherburn Village DH6 1ED.

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Paul Eden against the decision of City of Durham Council.
- The application Ref: 4/07/00387/FPA dated 21 May 2007 was refused by notice dated 13 July 2007.
- The development proposed is the **erection of pitched roof extension to existing detached garage.**

Decision

1. The appeal is dismissed.

Reasons

2. The application for planning permission and the refusal notice relate to the two drawings annotated Plan 1 which show the pitched roof extension as being about 5.0525 metres wide. They do not relate to the two drawings annotated Plan 2, which show an extension about 3.1 metres wide. The appeal needs to be determined in relation to the scheme for which planning permission was refused.
3. The appeal site is in the Sherburn Village Conservation Area. Policy E22 of the adopted City of Durham Local Plan accords with national policy in seeking to preserve or enhance the character or appearance of Conservation Areas. Policy Q9 sets out criteria against which alterations and extensions to residential property will be assessed.
4. The proposed scheme would extend the pitched roof form of the existing garage in matching materials. It would blend in satisfactorily with the design of Nelson House. It would accord with criteria at Policy Q9 which seek to ensure that, wherever possible, extensions incorporate a pitched roof, and that the design and materials are sympathetic to the main dwelling.
5. However the garage as extended would be about 8.2 metres wide. From observation at the site visit it would be nearer to the highway than shown on the scheme at Plan 1. It would be at a prominent corner position and would appear unduly large and overbearing in the streetscene in relation to other buildings nearby. The scale of the building would not be sympathetic to the character and appearance of the area, contrary to the aims of Policy Q9. It

would harm the character and appearance of the Conservation Area contrary to the aims of Policy E22 and national policy.

6. The proposed development is contrary to the aims of policy in the development plan. The objections could not be overcome by the imposition of conditions. I have taken into account all the matters raised including the road accident referred to and the advantages for the appellant of being able to park his cars off the busy street. However they do not outweigh the harm identified. For the reasons given above I conclude that the appeal should be dismissed.

John Waldron

Inspector



Appeal Decision

Site visit made on 23 November 2007

by **Kevin Ward BA (Hons) MRTPI**

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

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Bristol BS1 6PN

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email:enquiries@pins.gsi.
gov.uk

Decision date: 7th
January, 2008.

Appeal Ref: APP/Z1320/A/07/2047906 9 Mountjoy Crescent, Durham City DH1 3BA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Philip McGowan against the decision of Durham City Council.
- The application Ref 4/06/00867/FPA, dated 12 August 2006, was refused by notice dated 19 December 2006.
- The development proposed is W.C. shower room.

Decision

1. I allow the appeal and grant planning permission for the erection of a single storey flat roof extension to rear of existing dwellinghouse and insertion of door in rear yard wall at 9 Mountjoy Crescent, Durham City DH1 3BA in accordance with the terms of the application Ref. 4/06/00867/FPA, dated 12 August 2006 and the plans submitted with it.

Procedural Matters

2. The development is substantially complete. The description of the development set out in the heading above is taken from the application form but I note how the Council described it on its refusal notice. I shall consider the appeal against this background.

Main Issue

3. The main issue is whether the development preserves or enhances the character or appearance of the Durham (City Centre) Conservation Area.

Reasons

4. The rear of the dwelling is in a secluded position away from the main street scene and is not prominent within the Conservation Area. Much of the rear yard wall to No.9 has been rebuilt and forms the rear wall to the extension. The bricks used differ in colour and texture to the original wall and those used at the rear of the property and surrounding properties. However, the difference in the colour and texture of the bricks is not significant and there is already some use of different brickwork, render and paintwork to the rear of surrounding properties. I consider therefore that the new section of wall blends in well with its surroundings and is not visually intrusive. Whilst the rebuilt wall is also higher than the original and others along the lane/path, it remains in scale to the dwelling and is not unduly dominant.

5. The single storey extension, which has largely been built, is of a very modest scale and views of it are extremely limited given the screening effect of the rear yard wall and the enclosed nature of the rear of the property.
6. The design and scale of the extension and the wall and the materials used are sympathetic to the main dwelling and the character and appearance of the area. I also consider that the submitted plans, which were accepted as part of a valid planning application by the Council, accurately and with adequate detail, allow for an appropriate assessment of the effects of the development. Given that the development has largely taken place and I consider it to be acceptable in its current form, there is no need for conditions.

Conclusion

7. I have considered all other matters including the concerns raised by neighbours over the nature of the occupation of the house and the retrospective nature of the planning application. However, these do not alter my conclusion that the development preserves the character and appearance of the Durham (City Centre) Conservation Area in accordance with Policies E6, E22 and Q9 of the City of Durham Local Plan and that the appeal should be allowed.

Kevin Ward

INSPECTOR



Appeal Decision

Site visit made on 7 January 2008

by **S R G Baird** BA(Hons) MRTPI

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

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Decision date:
14 January 2008

Appeal Ref: APP/Z1320/A/07/2055649

19A Wearside Drive, Durham DH1 1LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Hodgson against the decision of Durham City Council.
- The application Ref 4/07/00563/FPA, dated 16 May 2007, was refused by notice dated 29 August 2007
- The development proposed is a kitchen dining room.

Preliminary Matters

1. The development proposed is the erection of a 2-storey side extension with a pitched roof and the insertion of dormer windows into the front and rear roof planes and it is on this basis that I have decided the appeal.

Decision

2. I allow the appeal, and grant planning permission for a 2-storey side extension with a pitched roof and the insertion of dormer windows into the front and rear roof planes at 19A Wearside Drive, Durham DH1 1LE in accordance with the terms of the application, Ref 4/07/00563/FPA, dated 16 May 2007, and the plans submitted with it, subject to the following conditions:
 - 1) the development hereby permitted shall begin not later than 3 years from the date of this decision;
 - 2) no development shall take place until samples of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

3. The effect on the character and appearance of No 19A and the City Centre Conservation Area.

Reasons

4. The Conservation Area is extensive and extends well beyond the historic core of the city and includes substantial areas of modern development. No. 19A is a modern split-level semi-detached house located within a relatively modern residential area. Because of the change in levels, the ridge height of the extension would be significantly lower than the ridge height of the existing house. This difference in height combined with the substantial setback behind the main front elevation would mitigate the visual impact of the width of the
-

extension and ensure that it would be subservient to the host building. The proposed dormers are modest and set well below the existing ridge line and would not appear obtrusive. Accordingly, I conclude that the proposal would not unacceptably affect the appearance of No. 19a, would preserve the character and appearance of the City Centre Conservation Area and would not conflict with objectives of Local Plan Policies Q9, E6 and E22.

Conditions

5. Given the location of the site within a Conservation Area, I consider it reasonable and necessary that details of proposed finishing materials are submitted to the local planning authority for approval. Given the significant change in levels it is unlikely that the area to the front of the extension would be used for parking. Therefore, I consider the suggested condition relating to vehicle hardstandings is unnecessary. In the interests of precision and enforceability I have reworded the suggested condition.

George Baird

INSPECTOR



Appeal Decision

Site visit made on 17 December 2007

by **P J Asquith** MA (Hons) MA MRTPI

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

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Decision date:

04 JAN 2008

Appeal Ref: APP/Z1320/H/07/1202210

Dragonville Filling Station, Alma Place, Durham, DH1 2HN

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
- The appeal is made by Primesight Ltd against the decision of Durham City Council.
- The application Ref. 4/07/00654/AD, dated 2 July 2007, was refused by notice dated 29 August 2007.
- The advertisement proposed is an X1 double-sided pole display unit.

Decision

1. I allow the appeal, and grant consent for the display of the X1 double-sided pole display unit as applied for. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in the Regulations and the following additional condition:

The luminance of the display unit hereby granted consent shall not exceed 658 candelas per square metre. It shall only be illuminated during the opening hours of the enterprise occupying the Dragonville Filling Station and at no other time.

Main issue

2. The effect of the sign on the appearance and character of the area.

Reasons

3. The static internally illuminated six-sheet sign stands adjacent to the forecourt area of a modern petrol filling station between its flat-roofed shop/pay point and the busy Alma Place, a wide street-lit road passing through Gilesgate Moor. To the immediate south-west, with frontages onto Alma Place, are two modern commercial car showrooms with vehicle display areas. There is a further car showroom to the north-east and the Durham City Retail Park to the east and south-east. To the northern side of Alma Place, facing the appeal site, are residential properties set close to the road.
4. The pole-mounted sign stands about six metres back from the road and at right-angles to it. The Council has raised no public safety objections to the proposal. It rises above an area of low evergreen landscaping and when approaching from the west is seen against the backdrop of the petrol filling station canopy over the forecourt and in conjunction with the more distant and much larger filling station advertising sign and that for the Durham City Retail

Park beyond. Semi-mature trees along the frontage of the adjacent car showroom when in leaf will no doubt provide some degree of screening of the sign from this direction. Approaching from the opposite direction the sign is seen in close conjunction with the petrol filling station shop, canopy and pumps and against the backdrop of one of the car showrooms to the west. From the northern side of Alma Place the sign is seen against the background of the filling station shop from which it is about six metres distant. Despite its illumination, through its orientation to the road, size and positioning in association with the filling station, I do not consider it to be harmful to the amenity of residential occupiers to the opposite side of Alma Place, none of whom has raised objections to the proposal.

5. In my opinion the sign is visually well-related to the existing filling station premises. Neither its size, design, location and means of illumination make it overly intrusive nor does it materially add to visual clutter in the area. As such, I do not consider that consent should be withheld on the basis of adverse impact on the appearance or character of the area.
6. Attention has been drawn to Policy Q16 of the City of Durham Local Plan, relating to matters to be taken into account in considering applications for advertisement consent. I have been provided with no information as whether this policy has been saved by direction of the Secretary of State under Schedule 8 of the Planning and Compulsory Purchase Act 2004. In any event, powers under the Regulations to control advertisements may be exercised only in the interests of amenity and public safety, taking account of any material factors. Notwithstanding this, in light of my conclusions above that there would be no harm to visual amenity, the proposal would not run counter to this policy even if still extant and to be regarded as a material consideration.
7. In the event of consent being granted the Council has requested that the duration and intensity of illumination of the unit be conditioned, a point accepted by the appellant. In the interests of amenity, particularly in respect of residential occupiers close to the site, I shall impose a condition restricting the luminance of the sign to that specified in the application and the period of illumination to that of the hours of operation of the petrol filling station.

P J Asquith

INSPECTOR

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 14 December 2007

WEEK NO. 45/2007

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

Number and Applicant	Location	Proposal
*07/00893/FPA Mr A Whitley	Bracken Cottage Bank Foot High Shincliffe Durham DH1 2PD	Erection of two storey pitched roof extension to front of existing dwelling
07/00972/FPA	4 Buford Court Western Hill Durham DH1 4TL	Erection of pitched roof extension to side and rear of existing dwellinghouse including dormer window and creation of patio area and steps (revised and resubmitted)
*07/01002/FPA Mr T Elsdon	Land To North Of Chair Lane Croxdale Durham	Change of use to allow keeping of horses, erection of stable block and associated access with retention of existing fence and access gate
07/01040/FPA Mr Wilson	13 Millford Way Bowburn Durham DH6 5DE	Erection of two storey pitched roof extension to side of existing dwelling
07/01049/FPA Mrs W Brookes	Rose Cottage The Green Hett Durham DH6 5LU	Erection of pitched roof to existing flat roof offshoot, first floor pitched roof extension to rear and erection of pitched roof with 2 no. dormer windows over existing conservatory

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

Number and Applicant	Location	Proposal
*07/00916/AD Rev M L Beck	St Marys Church South Street West Rainton Durham DH4 6PA	Erection of non-illuminated notice board facing road on southern boundary of church yard
*07/00968/FPA Mr C Toal	155 Canterbury Road Newton Hall Durham DH1 5NF	Erection of conservatory to rear of existing dwelling
07/00971/FPA Ultimate Leisure Plc	Chase Elvet Bridge Durham DH1 3AF	Erection of awning to east elevation of existing public house
07/00982/FPA Co Alliance And Leicester	Somerfield 22 High Street North Langley Moor Durham DH7 8JG	Installation of ATM to rear elevation of existing building
07/00985/FPA Mr D Goodwin	20 Buckinghamshire Road Belmont Durham DH1 2BD	Erection of single storey pitched roof extension to rear of existing dwelling, pitched roof to existing garage and porch to front
07/01008/FPA Allergate Investments Ltd	Kingfisher House St Johns Road Meadowfield Durham DH7 8TZ	Construction of 10 space extension to existing car park at side of existing building
07/01012/LB Mr M J Gazzard	2 The Village Brancepeth Durham DH7 8DG	On front elevation only: removal of existing cement render, weatherproofing of exposed stonework, with repointing as necessary. Replacement of heads and cills to 2 no. windows.
07/01014/FPA Pitbuild Homes	Land Off Carr Avenue To The Rear Of Brockwell Court Brandon Durham	Erection of 4 no. two storey dwellinghouses

*07/01015/FPA S Afsahi	4 Chantry House Benridge Bank West Rainton Durham DH4 6SW	Erection of conservatory to front of existing dwelling (revised and resubmitted)
07/01016/FPA Mr G Sutcliffe	56 Salisbury Road Newton Hall Durham DH1 5QT	Erection of first floor pitched roof extension to side, single storey pitched roof extensions to front and rear, and pitched roofs atop existing extensions and porch to front and rear of existing dwelling
07/01018/FPA S And A Grenfell	89 Grinstead Way Carrville Durham DH1 1LY	Erection of two storey pitched roof extension to side, and single storey pitched roof extensions to front and rear, at existing dwellinghouse
07/01020/FPA Dr P McGoran	9 Ferens Park The Sands Durham DH1 1NU	Erection of two storey pitched roof extension to rear elevation of existing dwelling and insertion of 2 no. rooflights to rear roofslope
07/01021/AD CWS Retail Financial Services	Co-operative Bank PLC 29 High Street Durham DH1 3PL	Erection of 4 no. non illuminated fascia signs and 1 no. non illuminated hanging sign on existing commercial property
07/01033/AD Mrs S Knight	17 - 18 Frederick Street South Meadowfield Durham DH7 8LZ	Erection and display of non-illuminated shopfront fascia sign
*07/01035/FPA Hope Estates Ltd	37 Hawthorn Terrace Durham DH1 4EL	Erection of 2 no. single storey pitched roof extensions to rear of existing dwelling, relocation of window to existing two storey offshoot at rear and insertion of 2 no. rooflights to rear

07/01036/FPA Mr And Mrs Ledger	The Wyndings Hillcrest Durham DH1 1RB	Installation of solar panel to front roofslope of existing dwelling
07/01038/FPA Mr Handley	35 The Meadows West Rainton Durham DH4 6NP	Erection of conservatory to rear of existing dwelling and erection of 1.5m high timber fence to side and front boundaries
07/01039/FPA Mr Jordan	10 Aykley Vale Framwellgate Moor Durham DH1 5WA	Erection of single storey pitched roof extension to rear of existing dwelling
07/01041/CAC Mr And Mrs C R Whalley	Greenacres Sunderland Bridge Durham DH6 5HD	Demolition of existing flat roof garage in association with erection of replacement garage with ancillary accommodation above
07/01044/FPA M Baister	2 Whitesmocks Avenue Durham DH1 4HP	Erection of single storey pitched roof extension to side and rear of existing dwelling
07/01045/FPA Mr D Mobbs	2 Cooks Cottages Ushaw Moor Durham DH7 7PH	Partial removal and modification of existing decking to form shed with covered walkthrough and 1 no. decked area with associated steps and balustrade (revised and resubmitted)
07/01046/FPA Mr A Richardson	Land To Rear Of 61 Ramsay Street Tursdale Durham DH6 5NS	Erection of detached garage
07/01055/FPA Mr M Kimmitt And Ms F Steedman	17 Brancepeth Close Newton Hall Durham DH1 5XL	Erection of two storey pitched roof extension to the side of existing dwelling incorporating dormer window, single storey pitched roof extension to rear and rear conservatory

07/01057/FPA Mr C R Beddves	12 Beaver Close Pity Me Durham DH1 5GS	Erection of two and single storey pitched roof extensions to front, side and rear of existing dwelling (Revised and resubmitted)
*07/01058/AD CWS Retail Financial Services	Co-op Food Store Petterson Dale Coxhoe Durham DH6 4HA	Erection of internally illuminated signage to both side elevations, 1 no. internally illuminated fascia sign, 1 no. externally illuminated entrance sign and 1 no. non-illuminated information board all to front elevation and 1 no. internally-illuminated freestanding totem sign to west of existing building
07/01059/FPA Mr And Mrs M Cooper	11 The Moorlands Gilesgate Durham DH1 2LB	Erection of one and two storey pitched roof extension to rear of existing dwelling (Revised and resubmitted)
07/01060/FPA Mr I Hampton	20 Smithfield Pity Me Durham DH1 5PP	Erection of two storey pitched roof extension to rear of existing dwelling
07/01061/FPA Sainsburys Supermarkets Ltd	9 Sunderland Road Gilesgate Durham DH1 2LH	Installation of new shopfront with ATM
07/01067/FPA Mr S Neil	38 Victoria Court Ushaw Moor Durham DH7 7NQ	Erection of first floor pitched roof extension to side of existing dwelling
07/01068/FPA Mrs N K McIntyre	Finchale Banks Farm Cocken Road Finchale Durham DH4 6QP	Alterations to existing garage block
07/01074/FPA Mr A Sedgwick	22 Arundel Way Meadowfield Durham DH7 8UT	Erection of two and single storey pitched roof extensions to side elevation of existing dwelling

07/01075/FPA
Mr Fraser

12 Alexandra Close
Framwellgate Moor
Durham
DH1 5ED

Erection of conservatory to
rear of existing dwelling

07/01100/FPA
Jackson Stores Ltd

Bells Stores
26 Front Street
Framwellgate Moor
Durham
DH1 5EJ

Installation of new shopfront
with ATM and relocation of
existing refrigeration units to
proposed enclosed flat roof
at rear of existing building

* Determined under Chairman and Vice Chairman Delegated Authority

Applications recommended for refusal – reasons

4/07/00893/FPA

In the opinion of the Local Planning Authority the application site lies within the Green Belt where the construction of new development is inappropriate and will not be permitted unless it falls within specified categories. The current occupation of the application site (which was a former stable) is restricted to a person solely employed for security, maintenance or other function of the adjoining Bracken Hotel, or to those who are guests at the hotel. No functional justification has been provided for any identified need to extend these facilities, and the proposed use does not fall within any specified classes in the green belt and so conflicts with Policy E1 of the City of Durham Local Plan 2004.

The application site lies within the Shincliffe Conservation Area and an Area of High Landscape Value. In the opinion of the Local Planning Authority the proposed extension to the former stable building are considered to be disproportionate in size to the original building and the introduction of a dormer and balcony detracts from the design of the building. For these reasons the extension is considered to introduce an unacceptable suburban appearance to this rural area. For these reasons the application is not considered acceptable and is considered to conflict with policy E22 and E1 of the City of Durham Local Plan 2004.

4/07/00972/FPA

In the opinion of the Local Planning Authority the proposed extension will be located beneath the canopy of a protected mature trees that are of intrinsic value within the City of Durham Conservation Area. The position of the extension is likely to involve the disturbance to roots of the mature tree that threatens their long term. In addition the siting, layout and design of the extension is likely to lead to problems with shade cast and in the opinion of the Local Planning Authority lead to an increased pressure for tree works or tree removal. For these reasons the application is not considered to be acceptable and is contrary to Policy E14, E6 and E22 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the proposed extension, by virtue of its scale and position would not be considered as subordinate to the existing dwelling and would detract from its character and appearance, and the visual amenity of the surroundings contrary to the requirements of Policy Q9 and E22 of the City of Durham Local Plan 2004.

4/07/01002/FPA

The Local Planning Authority considers that insufficient grazing land is provided for the purposes of the keeping of two horses. As a result the proposal is considered to be contrary to the requirements of Policy R16 of the City of Durham Local Plan 2004.

4/07/01040/FPA

The proposed side extension would have adverse amenity impact on the applicant restricting their ability to park and access and exit their vehicle and in doing so force the applicant to transgress on to their neighbours property restricting unreasonably the use of their drive so harming their amenity contrary to Policy Q9 of the City of Durham Local Plan 2004.

The proposed design of the side extension is not sufficiently subordinate in relation to the neighbouring dwelling and others in the immediate area harmful to the wider amenity. Also introducing an incongruous under croft feature further harmful to the character of the area contrary Policy Q9 of the City of Durham Local Plan 2004.

4/07/01049/FPA

The proposed extension will result in an unsympathetic addition to the original dwelling harmful to the character of the host property and surrounding area through its design, scale and visual appearance contrary to Policy Q9 of the City of Durham Local Plan 2004.

The proposed extension by virtue of its scale and massing will result in a more intensive form of development than existing encroaching upon the openness of the area harmful to the character and appearance of the conservation area contrary to Policy E22 of the City of Durham Local Plan 2004.

Applications recommended for conditional approval – conditions

4/07/00916/AD

TL3 Advert Approvals
DT7A Complete Accord

The maximum finished height of the sign in situ shall not exceed 2 metres in height from ground level.

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

4/07/00968/FPA

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

4/07/00971/FPA

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

Notwithstanding the information shown on the submitted plans precise details of the colour scheme and finish of awning shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing and thereafter implemented and retained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Notwithstanding the information shown on the submitted plans precise details of the method of fixing of the awning to host building shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing and thereafter implemented and retained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Notwithstanding the information shown on the submitted plans the awning hereby approved shall not display any lettering, logos or symbols of any form

unless otherwise agreed in writing by the Local Planning Authority.

4/07/00982/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/00985/FPA

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

4/07/01008/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/01012/LB

T1 Time Limit Full Approval 2004
LB2 Examination of Hidden Features

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

Notwithstanding the information shown in the accompanying plans, a full schedule of works shall be submitted to, and approved by, the Local Planning Authority before development commences and thereafter implemented in accordance with the approved plans. This should include details of mortar mix, statement of working methods, proposed method of render removal and details of any further repairs that are required.

Notwithstanding the information shown on the submitted plans precise details of the proposed mortar mix and re-pointing methodology shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed treatment to the existing lintels above all openings, shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of any proposed replacement lintels shall be submitted at scale 1:20 and a sample made available for inspection by the Local Planning Authority prior to development commencing, being thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans a sample area of the proposed re-pointing works shall be made available for inspection by the Local Planning Authority.

Notwithstanding the information shown on the submitted plans precise details of any stone repair or restoration work shall be submitted to and approved in writing by the Local Planning Authority and a sample panel made available for inspection, following removal of the existing render.

4/07/01014/FPA

T1	Time Limit Full Approval 2004
DT5	Materials Sample
DT4	External Materials
DT8	Enclosure Details to be Agreed
DT23	Drainage Scheme
DT12	Windows in Reveal
PD4	Removal of PD Extensions
PD1	Removal of PD Garages
PD2	Removal of PD Outbuildings
DT10	Hardstanding Surface Materials
LA2	Landscaping Scheme Full Reserved Matter
DT7A	Complete Accord

The proposed development must be served by a new vehicular access to the public highway, constructed in accordance with Section 184(3) of the Highways Act 1980, the details of which shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced and thereafter implemented in accordance with the approved scheme.

4/07/01015/FPA

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

4/07/01016/FPA

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

No (further) windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without prior, express planning permission of the Local Planning Authority.

4/07/01018/FPA

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

Notwithstanding the information shown on the submitted plans the rear elevation first floor windows shall be recessed into roofslope of rear extension, the precise details of which shall be submitted at an appropriate scale and approved in writing by the Local Planning Authority prior to works commencing and thereafter implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

4/07/01020/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT34A Timber Windows

4/07/01021/AD

TL3 Advert Approvals

4/07/01033/AD

TL3 Advert Approvals

Before the development commences full details of the colour scheme of the advertisement shall be submitted to the Local Planning Authority and approved in writing. The advertisement shall then be erected in accordance with the approved scheme.

4/07/01035/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT12 Windows in Reveal
DT34A Timber Windows
DT35A Slates
DT7A Complete Accord

Notwithstanding the information shown on the submitted plans the proposed rooflights to bedroom and lounge/dining on rear elevation shall be conservation rooflights and shall finish flush with the roofline. The details of the design of rooflights shall be submitted at an appropriate scale to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

4/07/01036/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/01038/FPA

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

Notwithstanding the information shown on the submitted plans details of the colour and/or treatment finish of the fence shall be submitted to and approved in writing by the Local Planning Authority before development hereby permitted is commenced and thereafter implemented in accordance with the approved details.

Notwithstanding the information shown on the submitted plans the windows on north elevation of conservatory hereby approved shall be obscure glazed to the satisfaction of the Local Planning Authority and shall remain so thereafter in accordance with the approved scheme.

4/07/01039/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

Unless otherwise agreed in writing with the Local Planning Authority this permission shall not relate to the kitchen window on the east elevation of the extension.

Before the development commences full details of the position and materials of the retaining walls, including a cross section of the garden shall be submitted to the local planning authority and approved in writing. The approved details shall then be implemented before the development is occupied.

4/07/01041/CAC

T1 Time Limit Full Approval 2004
DT7A Complete Accord

Development of the site with an approved development scheme shall be undertaken within 6 months of the clearance of the site, or a scheme to tidy and secure the land must be submitted to an approved by the Local Planning Authority, said scheme being implemented within 6 months of the clearance of the site.

4/07/01044/FPA

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

4/07/01045/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

Notwithstanding the information submitted, within 1 month of the date of this permission, details of the colour treatment and finish of the decking and shed hereby approved must be submitted to and agreed by the Local Planning Authority. Once agreed, the new decking and shed must be colour treated no later than 4 months from the date of this consent.

The roof of the shed hereby approved shall not at any time be used as an external recreational decking area.

4/07/01046/FPA

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

4/07/01055/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT7A Complete Accord
DT10 Hardstanding Surface Materials
DT8 Enclosure Details to be Agreed

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

4/07/01057/FPA

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

4/07/01058/AD

TL3 Advert Approvals
DT7A Complete Accord

Notwithstanding the information shown on the submitted application, details of the intensity of illumination proposed 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.

The illuminated totem sign hereby approved shall not be illuminated between 22:01 and 06:59 hours.

4/07/01059/FPA

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

4/07/01060/FPA

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

4/07/01061/FPA

T1 Time Limit Full Approval 2004

Notwithstanding the information submitted with the application precise details shall be submitted to and approved in writing by the local planning authority as to the materials and finish of the area surrounding the cash machine and the brick type to construct the infill opening as indicated on plan No. 303 received 24th October 2007. The infill panel and area surrounding the cash machine shall be implemented in accordance with the agreed details thereafter prior to the opening of the premises.

4/07/01067/FPA

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

4/07/01068/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

The garage and store hereby approved shall not be used for commercial purposes and shall not be used for the storage and parking of vehicles other than private motor vehicles relating to the use of the residential dwelling Finchale Banks Farm house or any subsequent name it may become known.

4/07/01074/FPA

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

4/07/01075/FPA

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

4/07/01100/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials

No development shall take place until details of a litter bin for use in association with the ATM hereby approved have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented with the installation of the ATM in accordance with those details.

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 21 December 2007

WEEK NO.46/2007

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

Number and Applicant	Location	Proposal
07/00979/FPA Mr And Mrs Herron	Bourne Cottage Church Villas Shadforth Durham DH6 1LQ	Demolition of existing garage and erection of replacement detached garage and erection of one and a half storey extension at rear of existing dwelling
07/01025/FPA Mrs S Staff	32 Dale Street Ushaw Moor Durham DH7 7PE	Erection of porch to front elevation of existing dwelling
07/01037/FPA Mr Toghill	Priory Cottage Finchale Avenue Brasside Durham DH1 5SD	Partial conversion of existing detached garage to form habitable room in association with single storey pitched roof extension to side elevation of existing dwelling
07/01053/CAC Mr J Charlton	24 The Avenue Durham DH1 4ED	Demolition of part of rear yard wall in association with erection of detached garage block with 3 no. dormer windows
*07/01054/FPA Mr J Charlton	24 The Avenue Durham DH1 4ED	Demolition of part of rear yard wall and erection of detached garage block with 3 no. dormer windows and comprising 6 no. parking spaces with storage over
07/01064/CAC Mr And Mrs Herron	Bourne Cottage Church Villas Shadforth Durham DH6 1LQ	Partial demolition of existing residential cottage

*07/01071/FPA Mr And Mrs Maddison	28/29 Sunderland Bridge Durham DH6 5HD	Erection of one and two storey pitched roof extensions to rear of existing dwelling
07/01076/FPA Mr And Mrs Allen	41 The Avenue Coxhoe Durham DH6 4AG	Erection of two storey pitched roof full width extension to rear, and single storey pitched roof extension to front of existing dwelling
07/01110/FPA Mr And Mrs S Harris	Site To Rear Of Old Police Station John Street South Meadowfield Durham DH7 8RP	Erection of 2 no. two storey detached dwellings

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

Number and Applicant	Location	Proposal
07/00564/FPA Brandon Lane Surgery	Brandon Lane Surgery Brandon Lane Brandon Durham DH7 8SJ	Erection of 2m high palisade fence to sides and rear of existing building
#07/00800/LB TJD Properties Ltd	Aykley Heads House Aykley Heads Durham DH1 5TS	External repairs and maintenance including re-pointing, re-rendering, repair of fenestration and redecoration of existing building
07/00813/FPA Defence Estates (For Ministry Of Defence)	Land Between 78 And 80 Claypath Durham DH1 1QT	Erection of replacement fence with pedestrian access gate and enclosed bin store
#07/00832/LB Her Majestys Courts Service	Durham Crown Court Old Elvet Durham DH1 3HW	Repair and repainting of plasterwork and erection of new wall-mounted lights

07/00917/FPA Mr And Mrs A J Snaith	Land North Of Copthorne Wear View Durham DH1 1LW	Erection of 1 no. two storey detached dwellinghouse
07/00937/FPA Dr And Mrs Seedhouse	34 The Orchard Pity Me Durham DH1 5DA	Erection of replacement conservatory to rear of existing dwelling
07/00975/FPA Mr N Leck	45 Devonshire Road Belmont Durham DH1 2BJ	Erection of two storey pitched roof extension to side of existing dwelling and conservatory to rear
07/01003/FPA Mrs J McFarlane	Brecon View Hillcrest Durham DH1 1RB	Erection of conservatory to rear elevation of existing building
07/01004/FPA Working Links (Employment) Ltd	Ruth First House 35 Claypath Durham DH1 1QS	Change of use to office (Class A2)
07/01006/FPA Mr And Mrs Hansen	West View The Bungalows Pity Me Durham DH1 5EB	Erection of single storey pitched roof extension to side of existing dwelling (revised and resubmitted)
07/01022/FPA Mrs Jones	Percy Lodge Percy Lane Nevilles Cross Durham DH1 4HE	Erection of pitched hipped roof atop existing first floor extension to rear of existing dwelling
07/01028/TPO Prof. D Bloor	Wainstones 7 Almoners Barn Durham DH1 3TZ	Felling of 1 no. Cypress tree in rear garden
07/01043/FPA Marks And Spencer PLC	Marks And Spencer Unit J Arnison Retail Centre Pity Me Durham DH1 5GB	Siting of 3 no. refrigerated storage containers annually between 1 November and 31 January within service yard to rear of existing retail unit

07/01062/FPA Mr And Mrs Murphy	1 Cookes Wood Broompark Durham DH7 7RL	Erection of conservatory to rear elevation of existing dwelling
07/01063/FPA Durham Cathedral	11 The College Durham DH1 3EQ	Formation of new entrance gate within existing wall and erection of timber gate adjoining existing wall to front of existing building
07/01065/LB Durham Cathedral	11 The College Durham DH1 3EQ	Formation of new entrance gate within existing wall and erection of timber gate adjoining existing wall at front of existing building
*07/01066/FPA Mr D M Best	59 Rothbury Road Newton Hall Durham DH1 5PF	Erection of single storey pitched roof extension to rear of existing dwelling
*07/01070/FPA University Of Durham	3-7 Ravensworth Terrace Durham DH1 1QP	Change of use and conversion of existing student accommodation to form 5 no. dwellings including minor alterations to front elevation and erection of 1.2m high timber fences to rear of existing building
07/01072/FPA Working Links (Employment) Ltd	Unit 2 Ruth First House 34 Claypath Durham DH1 1QS	Change of use of existing A1 retail unit to a mixed use for D1 (training) and A2 (recruitment) main use
07/01073/FPA A Bimbi	1A Rogerson Terrace Croxdale Durham DH6 5HJ	Erection of new dwelling adjacent to 1A Rogerson Terrace, and erection of two storey pitched roof extension to rear of existing dwelling (revised and resubmitted)
07/01075/FPA Mr Fraser	12 Alexandra Close Framwellgate Moor Durham DH1 5ED	Erection of conservatory to rear of existing dwelling

*07/01081/FPA Mr And Mrs J Hitchman	Palatine Studio Palatine View Durham DH1 4QQ	Change of use and conversion of existing offices to form 2 no. two bedroom dwellings including erection of first floor pitched roof extension to side, insertion of half dormer to south elevation, 6 no. rooflights and other minor alterations to elevations
*07/01091/AD George Wimpey (NE) Ltd	Dryburn Park House Dryburn Park Framwellgate Moor Durham DH1 5AF	Erection and display of 2 no. non illuminated site sales advertisements for two year period
07/01097/AD Peters Cathedral Bakers Ltd	Peters Cathedral Bakers Ltd Knowles House Damson Way Dragonville Industrial Estate Durham DH1 2HE	Erection and display of non-illuminated advertisements to rear of existing building
*07/01101/FPA Mr F Sakr	21 Beaver Close Pity Me Durham DH1 5GS	Erection of two storey pitched roof extension to side/front of existing dwelling (revised and resubmitted)
07/01102/FPA Mr R Smith	89 Buckinghamshire Road Belmont Durham DH1 2BE	Erection of single storey pitched roof extension to rear of existing dwelling
07/01103/AD Mr V Bui	75 North Road Durham DH1 4SQ	Retention of non-illuminated shopfront fascia sign

* Determined under Chairman and Vice Chairman Delegated Authority

To be ratified by G.O.N.E

Applications recommended for refusal – reasons

4/07/00979/FPA

The development hereby approved would result in a level of occupation and intensification of use of Bourne Cottage resulting in unacceptable levels of privacy and residential amenity for the occupiers and the adjacent occupiers of Bourne House contrary to Policy Q9 of the City of Durham Local Plan 2004.

The design hereby proposed fails to appraise and take account of the agricultural context of the host property resulting in an incongruous design with the surrounding area contrary to policies Q9 and E22 of the City of Durham Local Plan 2004.

Conservation Area Consent is not given for the demolition of the existing buildings to facilitate the development hereby approved as their loss would be harmful to the Character and Appearance of the Shadforth conservation area contrary to policy E22 of the City of Durham Local Plan 2004.

The development hereby proposed does not provide for adequate outdoor amenity space for a five-bedroom dwelling consisting only of the existing drive for parking and small side decking area, considered detrimental to the amenity of potential occupiers contrary to policy Q9 of the City of Durham Local Plan 2004.

4/07/01025/FPA

The Local Planning Authority considers that design and scale of the proposed porch would result in an inappropriate form of development which fails to remain sympathetic and subordinate to the host property and thus considered contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/01037/FPA

The application site lies within the Green Belt. In the opinion of the Local Planning Authority the proposed extension is not considered to be a limited extension, or subordinate to the host property when taken cumulatively with the existing extensions on the property. For these reasons the extension is considered to detract from the openness of the Green Belt and to be contrary to policy E1 and Q9 of the City of Durham Local Plan 2004.

4/07/01053/CAC

The Local Planning Authority considers that the application is not accompanied by acceptable development proposals, the remaining site without any scheme to tidy and secure the land would not preserve or enhance the character of the Conservation Area and is therefore considered contrary to Policies E6 and E22 of the City of Durham Local Plan 2004.

4/07/01054/FPA

The Local Planning Authority considers that by virtue of the position, size and scale of the proposed garage/storage block a detrimental impact upon the amenity of the occupiers of the ground floor flat in 24 The Avenue will occur. The rear elevation at basement level of No. 24 The Avenue contains windows to bedrooms and due to the proximity and scale of the proposed garage/store block an overbearing impact upon the occupiers of the basement of No. 24 The Avenue shall occur with a significant loss of outlook and light. As a result the proposal is considered to fail to accord with the requirements of Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the proposed dormer windows on front elevation of garage/store block have ridge heights which match the ridge height of the garage/store block. This is considered to be inappropriate in design terms and fails to accord with the requirements of Policy Q10 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that by virtue of the design of the proposed garages/stores incorporating long and continuous ridge and eaves lines the proposal is of inappropriate design, massing and appearance which fails to preserve or enhance the character and appearance of the Conservation Area and is therefore contrary to Policies E6 and E22 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that by virtue of the size, scale, massing and position of the proposed garages/store the proposal fails to remain sympathetic to the host building, character of the area and in turn character of the Conservation Area it is set within. As a result the proposal is considered to fail to accord with Policies Q9, E6 and E22 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the appearance of the proposed front elevation is inappropriate by virtue of the incorporation of garage doors with a horizontal emphasis and the lack of symmetry and awkward relationship between the proposed dormer windows, access and garage doors. As a result the proposal is considered to fail to accord with Policies Q9, Q10, E6 and E22 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the submitted plans are inaccurate with the rear elevation indicating the existing ground level to be situated between 0.8m and 0.5m beneath the cills of windows within the basement. From a site visit conducted officers consider this separation

distance between ground level and windows to be substantially greater.

4/07/01064/CAC

In the opinion of the Local Planning Authority the application site lies within Shadforth Conservation Area where any development should preserve or enhance the Conservation Area. The proposed partial demolition of the outbuildings is considered to cause the partial loss of original 19th Century agricultural buildings which form part of the character of the Conservation Area. In addition no planning consent has been granted for any beneficial use of the partly demolished buildings. For these reasons the application is considered to be contrary to policy E22 of the City of Durham Local Plan 2004.

4/07/01071/FPA

The development proposed is not sympathetic in scale, design and massing to the host dwelling resulting in an incongruous built form harmful to the character of the host dwelling contrary to policies E22 and Q9 of the City of Durham Local Plan 2004.

The development proposed by virtue of its scale and massing will be prominent from the village green between the existing dwelling and West Farm Cottage and as such encroach upon the openness of this gap view detrimental to the character and appearance of the conservation area contrary to policy E22 of the City of Durham Local Plan 2004.

4/07/01076/FPA

The Local Planning Authority considers that the design and scale of the proposed rear extension would result in an inappropriate form of development which fails to remain sympathetic and subordinate to the host property and thus considered contrary to Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that by virtue of its size, scale and location the proposed rear extension will result in a significant loss of outlook for the occupiers of No. 42 The Avenue and would appear as an overbearing feature on the shared boundary. As a result the proposal is considered to cause an adverse impact on the residential amenity of neighbouring occupiers contrary to Policy Q9 of the City of Durham Local Plan 2004.

4/07/01110/FPA

It is the view of the City Council as Local Planning Authority, that the development proposed is inappropriate in character, by virtue of the design and proposed levels of the two dwellings, contrary to Policies Q8, H3 and H13 of the City of Durham Local Plan 2004.

Applications recommended for conditional approval – conditions

4/07/00564/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/00800/LB

T1 Time Limit Full Approval 2004
LB2 Examination of Hidden Features

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

Notwithstanding the information shown on the submitted plans full joinery details of the proposed works including works to doors/gates and window frames, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method for render removal shall be submitted to the Local Planning Authority and approved in writing before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed render mix to be used on the various areas of the building, and its method of application shall be submitted to the Local Planning Authority and approved in writing prior to development commencing, being thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed mix and method for crack stitching and monitoring shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing being thereafter implemented in accordance with the approved scheme.

Before the development hereby approved is commenced a sample panel of the proposed wall finish shall be erected on site to include examples of all materials to be used, including mortars and the style of pointing of the finished wall. The proposed panel shall be made available for inspection by the Local Planning Authority and the development shall not be commenced until the said materials have been approved in writing by the Local Planning Authority.

Notwithstanding the information shown on the submitted plans precise details

of the proposed repairs to the window mullions on the south elevation shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing being thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed repairs to the existing cast iron cornice to the balcony and the proposed method of attachment of a new section of hand rail where required shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing being thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the design, scale and appearance of the handrail proposed for replacement shall be submitted at scale 1:20 and approved in writing by the Local Planning Authority before the development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed colour and style of redecoration proposed to the structure shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing being thereafter implemented in accordance with the approved scheme.

4/07/00813/FPA

T1 Time Limit Full Approval 2004

DT7A Complete Accord

Before any works commence on site, details of the colour treatment of the new fencing must be submitted to and agreed by the Local Planning Authority. Once agreed the new fencing must be colour treated within 2 months following installation

4/07/00832/LB

T1 Time Limit Full Approval 2004

LB2 Examination of Hidden Features

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

Notwithstanding the information shown on the submitted plans full joinery details of the proposed works including works to support the proposed luminaires above the existing canopy, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method for plaster removal shall be submitted to the Local Planning Authority and approved in writing before development commences

and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed plaster mix to be used on the ceiling structure, and its method of application shall be submitted to the Local Planning Authority and approved in writing prior to development commencing, being thereafter implemented in accordance with the approved scheme.

Before the development hereby approved is commenced a sample panel of the proposed wall and ceiling finish shall be erected on site to include examples of all colours and materials to be used. The proposed panel shall be made available for inspection by the Local Planning Authority and the development shall not be commenced until the said materials have been approved in writing by the Local Planning Authority.

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

Notwithstanding the information shown on the submitted plans precise details of the colour and surface treatment finish for the proposed light fittings shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing being thereafter implemented in accordance with the approved scheme.

4/07/00917/FPA

T1	Time Limit Full Approval 2004
DT7A	Complete Accord
DT4	External Materials
DT8	Enclosure Details to be Agreed
DT10	Hardstanding Surface Materials
DT11	Fenestration Details
DT16	Dry Pointed Verges
DT23	Drainage Scheme
DT27	Levels and or Retaining Structures
LA2	Landscaping Scheme Full Reserved Matter
LA4	Retention of Existing Trees and Hedges
LA5	Protection of Trees Hedges during Const
LA6	Replacement Trees

The existing wall to the eastern boundary of the site shall not be removed and any damage which occurs during construction shall be made good to the satisfaction of the Local Planning Authority.

4/07/00937/FPA

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

DT19 Obscure Glazing

4/07/00975/FPA

T1 Time Limit Full Approval 2004

DT7A Complete Accord

DT4 External Materials

4/07/01003/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

DT7A Complete Accord

4/07/01004/FPA

T1 Time Limit Full Approval 2004

Unless otherwise agreed in writing with the Local Planning Authority the proposed use shall operate on the hours specified on the planning application form from 9am till 5.30pm Monday-Friday and at no other time.

4/07/01006/FPA

T1 Time Limit Full Approval 2004

DT7A Complete Accord

DT4 External Materials

DT19 Obscure Glazing

This approval does not relate to the plan showing the proposed side elevation as this has not been correctly drawn. Notwithstanding the information shown on the submitted plans a metrically scaled plan of the proposed side elevation shall be submitted to and approved in writing prior to development commencing and thereafter implemented in accordance with the submitted details.

4/07/01022/FPA

T1 Time Limit Full Approval 2004

DT4 External Materials

DT7A Complete Accord

4/07/01028/TPO

TL8 Time Limit Full Approval 2 yrs

DT7A Complete Accord

4/07/01043/FPA

This permission is given for a temporary period for the siting of 3 no.

refrigerated containers within the rear goods yard until 31 January 2009. Within this period the containers may be sited between 1 November and 31 January annually and outside such time the building/ works carried out under the permission shall be removed and the land reinstated to its former condition.

4/07/01062/FPA

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

4/07/01063/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT5 Materials Sample
LB2 Examination of Hidden Features

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

Notwithstanding the information shown on the submitted plans full joinery details of the proposed works including the proposed gate and associated frame, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed galvanised steel gate and its standard of finish including the associated frame, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method of attachment for the proposed gates and associated frames shall be submitted to the Local Planning Authority and approved in writing before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method for plaster removal shall be submitted to the Local Planning Authority and approved in writing before development commences and thereafter implemented in accordance with the approved scheme.

4/07/01065/LB

T1 Time Limit Full Approval 2004
DT4 External Materials
DT5 Materials Sample
LB2 Examination of Hidden Features

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

Notwithstanding the information shown on the submitted plans full joinery details of the proposed works including the proposed gate and associated frame, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed galvanised steel gate and its standard of finish including the associated frame, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method of attachment for the proposed gates and associated frames shall be submitted to the Local Planning Authority and approved in writing before development commences and thereafter implemented in accordance with the approved scheme.

Notwithstanding the information shown on the submitted plans precise details of the proposed method for plaster removal shall be submitted to the Local Planning Authority and approved in writing before development commences and thereafter implemented in accordance with the approved scheme.

4/07/01066/FPA

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

4/07/01070/FPA

T1	Time Limit Full Approval 2004
DT4	External Materials

Notwithstanding the information submitted with the application the existing railings shall be retained and repaired like for like as necessary, the new replacement railings to No.3 Ravensworth Terrace shall be a like for like replacement in material and design to the others on the front elevations of the application site unless otherwise agreed in writing with the Local Planning Authority. The repair and replacement of railings shall be carried out prior to the occupation of the dwellings.

Prior to the occupation of the dwellings the new front doors shall be inserted in No's 5 and 7 Ravensworth Terrace and shall be a six paneled timber type to match the others in the application site unless otherwise agreed in writing with the Local Planning Department.

For clarity the lower ground floor windows and door openings shall remain and not be closed off.

Prior to occupation of the dwellings details shall be agreed with the Local Planning Authority as to any replacement windows or doors, and implemented thereafter in agreement with these details.

4/07/01072/FPA

T1 Time Limit Full Approval 2004

Unless otherwise agreed in writing with the Local Planning Authority the proposed use shall operate on the hours specified on the planning application form from 9am till 5.30pm Monday - Friday and at no other time.

4/07/01073/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT11 Fenestration Details
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT19 Obscure Glazing

The parking spaces shown on the plan shall be provided before the buildings are occupied and retained as such thereafter.

4/07/01075/FPA

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

4/07/01081/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

The two dwellings hereby approved shall not be subdivided internally to create more than two bedrooms per each dwelling unless otherwise agreed in writing with the Local Planning Authority.

The small rectangular external window serving a cupboard on the north elevation indicated on drawings HEJ/4 B and HEJ/3B shall be fitted with obscure glass to the satisfaction of the Local Planning Authority

Prior to development commencing details shall be submitted to and agreed in writing with the Local Planning Authority as to the type of stained glass in the dormer window indicated on drawing HEJ/4B and implemented in accordance

with these agreed details thereafter.

Prior to the occupation of the dwellings the existing walls surrounding the courtyard/parking area shall be cement rendered and finished in a colour and texture in accordance with details to be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these agreed details thereafter.

Notwithstanding the information submitted with the application the rooflights shall be of conservation type and of a colour to be agreed in writing with the Local Planning Authority and implemented in accordance with this agreement thereafter.

Prior to development commencing the applicant shall submit a programme of construction works to avoid working times and practices that may affect the bat roosts during any critical times in the bats' life cycles. The development shall be carried out in accordance with this approved programme of works, or any amendment to as approved in writing by the Local Planning Authority.

Development shall be carried out in complete accordance with the submitted Bat Survey Report and mitigation/protection measures therein by Barrett Environmental Limited dated received 8th November 2007 and any other subsequent requirements of English Nature or otherwise agreed in writing with the Local Planning Authority.

Prior to the substantial completion of development a scheme of post-project bat monitoring shall be submitted to and agreed in writing with the Local Planning Authority and implemented in accordance with the agreed scheme immediately thereafter for the period specified in the agreement.

Notwithstanding the provision of Article 3 and Classes A, B, C, D, E of Part 1 and Classes A and B of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, none of the categories of development described therein shall be carried out without an application for planning permission having first been submitted to and approved in writing by the Local Planning Authority.

4/07/01091/AD

This permission is given for a period of 2 years commencing on 21 December 2007 and expiring on 21 December 2009.

4/07/01097/AD

TL3 Advert Approvals

DT7A Complete Accord

4/07/01101/FPA

T1 Time Limit Full Approval 2004

DT3	Finish of Materials
DT19	Obscure Glazing
DT7A	Complete Accord

4/07/01102/FPA

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

4/07/01103/AD

TL3	Advert Approvals
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CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 11 January 2008

WEEK NO.1/2008

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

Number and Applicant	Location	Proposal
*07/00570/FPA Mrs M Sobo	Land To Rear Park Farm House Willow Tree Avenue Shincliffe Durham DH1 2PA	Extension and conversion of outbuildings to form dwelling/offices (retrospective)
*07/01069/OUT Mr F Parker	15 St Oswalds Drive Durham DH1 3TE	Outline application for the erection of 1 no. dwelling including details of siting, means of access and landscaping
07/01112/FPA Mr J Seed	21 Halliday Grove Langley Moor Durham DH7 8LT	Erection of double detached garage to side of existing dwelling and conversion of existing garage to form habitable room
*07/01123/FPA Mrs M Cornish	18 St Nicholas Drive Durham DH1 4HH	Erection of detached bungalow
07/01146/FPA Mr D Cooper	59 Priors Grange High Pitington Durham DH6 1DA	Erection of two storey pitched roof extension to side, single storey pitched roof extension to rear, and infilling of existing open porch to front of existing dwelling

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

Number and Applicant	Location	Proposal
*07/00618/FPA Mr P Mash	Garden House Inn North Road Durham DH1 4NQ	Erection of timber smoking shelter at rear of existing public house

*07/01019/FPA Mr P Mash	The Garden House North Road Durham DH1 4NQ	Continued use of land as sitting out area enclosed by fencing in connection with public house
07/01023/LB Anvil Homes Ltd	Scripton Farm Brancepeth Durham	Demolition of outbuilding to rear Scripton House
07/01078/FPA Mr A Davison	Broomside House Farm Broomside House Road High Pittington Durham DH6 1AA	Erection of two and single storey pitched roof extensions to rear of existing farmhouse, alterations and extensions of existing agricultural buildings in association with change of use and conversion to form 3 no. dwellings and conversion of existing dutch barn to form garaging and storage together with upgrading of access to site (revised and resubmitted)
07/01079/FPA Mr And Mrs Singleton	2 Cheshire Drive Belmont Durham DH1 2LR	Erection of conservatory to rear elevation of existing dwelling
07/01096/FPA Mr P Biro	2 Wearside Drive Durham DH1 1LE	Demolition of existing garage and erection of single storey pitched roof extension to existing dwelling
07/01099/FPA Tesco Stores Ltd	18 North Road Durham DH1 4SH	Siting of air conditioning and refrigeration units in courtyard to rear of existing building enclosed by 2.0 metre high timber fence
07/01104/FPA Mrs Best	8 Orchard Drive Durham DH1 1LA	Erection of single storey pitched roof extension to front of existing garage
07/01113/FPA Mr And Mrs Daghish	6 Kirkwood Drive Nevilles Cross Durham DH1 4FF	Erection of conservatory to rear of existing dwelling (revised and resubmitted)

07/01119/AD RC Diocese Of Hexham And Newcastle	St Leonards Roman Catholic Comprehensive School North End Durham DH1 4NG	Erection of 3 no. non- illuminated entrance signs on North Road and Fieldhouse Lane
07/01120/FPA Mr And Mrs Laing	31 Oatlands Way Pity Me Durham DH1 5GL	Erection of single storey pitched roof extension to front, with one and two storey pitched roof extension to rear of existing dwelling
07/01122/FPA Mr And Mrs Howarth	31 York Crescent Newton Hall Durham DH1 5PT	Erection of two storey pitched roof extension to front, single storey pitched roof extension to rear and pitched roof atop existing flat roof extension to front of existing residential dwelling
07/01138/FPA Mr And Mrs Woodward	17 Mitford Close High Shincliffe Durham DH1 2QE	Erection of conservatory to rear of existing dwelling
07/01139/FPA R C Diocese Of Hexham And Newcastle	St Leonards Roman Catholic Comprehensive School North End Durham DH1 4NG	Creation of 24 space staff car park and 2.4m security fence in existing playground area
07/01148/FPA Mr Cowes	8 Beaumont Close Framwellgate Moor Durham DH1 5FF	Erection of first floor pitched roof extension to side and front of existing dwelling and erection of detached double garage to front of existing dwelling

* Determined under Chairman and Vice Chairman Delegated Authority

Applications recommended for refusal – reasons

4/07/00570/FPA

In the opinion of the Local Planning Authority, the character and scale of the buildings, by virtue of their volume, massing, and type and level of use, in losing the relationship with the frontage dwellings as subservient outbuildings, and changing the relationship both to those structures, and the spaces around them are considered contrary to Policies E1, E8, EMP16, H5 and H10 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority, the pedestrian access to the residential unit has not been demonstrated adequately to meet the special needs of residents with Alzheimer's disease and arthritis problems, contrary to Policies Q1 and Q2 of the City of Durham Local Plan, 2004.

In the opinion of the Local Planning Authority, the special circumstances presented to override the relevant planning policies, on the basis of the special needs to the applicant and her parents have not been adequately justified to the extent that they outweigh Policies E1, E8, E22, EMP16, H5, H10, Q1, Q2, T1 and T10 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority, the building by virtue of its character, scale, and massing has not been shown to preserve or enhance the character of appearance of the Shincliffe Conservation Area, contrary to Policy E22 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority, the proposal is likely to generate additional traffic in the area which would be detrimental to highway safety by virtue of the increase in parking provision, and likely use of the building, being therefore considered contrary to Policies T1, H10 and Policy EMP16 of the City of Durham Local Plan 2004.

4/07/01069/OUT

The Local Planning Authority considers that the application site is not previously-developed land and therefore the principle of residential development would be in conflict with Policy H2 of the City of Durham Local Plan 2004 and Planning Policy Statement 3: Housing.

The Local Planning Authority considers that the proposed landscaping belt would leave insufficient amenity space for prospective occupiers likely to result in pressure for its removal and a form of development which would

thereby fail to be sympathetic to the landscape setting of Mount Oswald-Elvet Hill parkland landscape area undermining its landscape character and the important buffer which the site provides between existing residential dwellings and a main approach road into Durham City. This would be contrary to Policy E5(2) of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the proposed means of access would leave insufficient in-curtilage parking for No. 15 St Oswalds likely to result in increased parking at the head of a narrow cul-de-sac and furthermore that an extant approval for a detached garage at the rear of No. 15 St Oswalds Drive would be positioned in a manner which would cause conflict with vehicles entering and exiting the proposed dwelling. This would lead to conditions which would be detrimental to highway safety, and in conflict with Policies T1 and H10 of the City of Durham Local Plan 2004.

4/07/01112/FPA

The Local Planning Authority considers that the proposed double garage by virtue of its size, scale and massing represents a proposal which fails to remain sympathetic to the main dwelling and in turn fails to remain sympathetic to the character and appearance of the area. As a result the proposal is considered contrary to the requirements of Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that the cumulative effect of the existing extensions coupled with the design, scale and massing of the proposed garage, would result in an inappropriate form of development which fails to remain sympathetic and subordinate to the host property and thus considered contrary to Policy Q9 of the City of Durham Local Plan 2004.

The Local Planning Authority considers that conflicting and contradictory information has been submitted as part of the application. Dimensions stipulating the size of the proposed garage on the submitted floorplans do not accurately match those scaled off the submitted proposed plans. The precise size of the proposal is a key, material planning consideration in an application of this nature and the lack of clarity is considered unacceptable justifying refusal.

4/07/01123/FPA

The Local Planning Authority considers the proposed dwelling is inappropriate development in the greenbelt with no special circumstances to warrant its approval. The development will contribute to urban sprawl be harmful to the openness of the greenbelt and harm sustainable development objectives contrary to policies E1 and H5 of the City of Durham Local Plan 2004.

The Local Planning Authority considers the creation of a new access on to the A167 dual carriageway will pose a danger to road users harmful to highway safety contrary to Policy T1 of the City of Durham Local Plan 2004.

4/07/01146/FPA

The Local Planning Authority considers the proposed massing of the first floor front elevation of the extension hereby proposed to be harmful to the wider visual amenity of the area and the design and integrity of the host dwelling contrary to Policy Q9 of the City of Durham Local Plan 2004.

Applications recommended for conditional approval – conditions

4/07/00618/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

Notwithstanding the information show on the submitted plans the smoking shelter hereby approved shall include a solid timber rear wall, precise details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing and thereafter implemented in accordance with the approved scheme.

4/07/01023/LB

T1 Time Limit Full Approval 2004
DT7A Complete Accord
LB1 Manner of Demolition

4/07/01078/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord
DT4 External Materials
DT11 Fenestration Details
DT12 Windows in Reveal
DT23 Drainage Scheme

Before development commences and notwithstanding the information shown on the landscape proposals plan received 2 January 2008, precise details of all new and repaired means of enclosure including materials proposed shall be submitted to and agreed in writing by the Local Planning Authority and implemented thereafter in accordance with the agreed details

Before development commences and notwithstanding the information shown on the landscape proposals plan received 2 January 2008, sample materials for all proposed hard-surfacing shall be submitted to and agreed in writing by the Local Planning Authority and implemented thereafter in accordance with the agreed details

No development shall commence until a scheme for the protection of the retained trees to be retained has been agreed in writing with the Local Planning Authority, in accordance with BS59837:2005 (Trees in Relation to Construction). This scheme shall accord with the most recent plans and

particulars and shall include:

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

Before development commences and notwithstanding the information shown on the landscape proposals plan received 2 January 2008, precise details of all new tree and shrub planting for the site shall be provided indicating, inter alia, the number, species heights on planting and position of all new 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

Notwithstanding the provisions of Article 3 and Classes A to H (inclusive) of Part 1 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 none of the categories of development described therein shall be carried out on the site without an application for planning permission having been first made to and approved in writing by the Local Planning Authority

No development shall take place unless in accordance with the mitigation detailed within the protected species report Bat Survey of Broomside Farm, Sherburn dated 2 August 2007, author 'Durham Bat Group' including, but not restricted to timing and spatial restrictions; provision of mitigation in advance; undertaking confirming surveys as stated; adherence to precautionary working methods; provision of the bat loft and adherence to access and storage constraints within the bat loft

No site works shall be undertaken until the implementation of an appropriate programme of building recording/analysis has been agreed in writing with the Local Planning Authority, in accordance with a written scheme of investigation. This should be submitted by the applicant and approved by the Local Planning Authority

4/07/01079/FPA

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

4/07/01096/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

Unless otherwise agreed in writing with the Local Planning Authority the roofing material shall match that on the existing property.

Before the development commences full details of the roof lights which shall be conservation style roof lights shall be submitted to the Local Planning Authority and approved in writing. The approved roof lights shall then be implemented in accordance with the approved details.

4/07/01099/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

No development shall take place until details of the fencing proposed have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details and be retained as such in the future, unless otherwise agreed.

Before any works commence on site, details of the colour treatment of the air conditioning and refrigeration units hereby approved must be submitted to and agreed by the Local Planning Authority. The units must be colour treated in accordance with the agreed scheme within two months following installation.

4/07/01104/FPA

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

4/07/01113/FPA

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

4/07/01119/AD

TL3 Advert Approvals
DT7A Complete Accord

4/07/01120/FPA

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

The development hereby approved shall not be commenced until the scheme of car parking as shown on the submitted drawing has been constructed and made available for use.

4/07/01122/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/01138/FPA

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

Notwithstanding the information submitted the existing close-boarded boundary fence to a height of 1.8m shall be retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

4/07/01139/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/01148/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

No development shall take place until details have been submitted to and agreed in writing by the local planning authority as to a scheme of additional boundary planting in the vicinity of the garage hereby approved. The planting scheme shall be implemented on site within 6 months of any such agreement.

CITY OF DURHAM

APPLICATIONS DETERMINED UNDER PLENARY POWERS

PRINTED ON 24 January 2008

WEEK NO.2/2008

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

Number and Applicant	Location	Proposal
*07/00966/FPA Dr J Sinclair	19 Quarryheads Lane Durham DH1 3DY	Erection of first floor pitched roof extension to side of existing dwelling and loft conversion involving insertion of 1 no. rooflight to front elevation and 1 no. dormer to rear elevation
07/01052/FPA Mr R Shackleton	167 Canterbury Road Newton Hall Durham DH1 5NF	Demolition of existing garage and erection of single storey pitched roof extension to side and rear of existing dwelling with pitched roof to front elevation
*07/01082/FPA Hope Estates Ltd	33 Whinney Hill Durham DH1 3BD	Erection of two storey pitched roof extension to side of existing dwelling
*07/01115/FPA Mr H Dunckerley	Strawberry Hill Farm Old Cassop Durham DH6 4QA	Change of use of 15 no. touring caravan plots and camping area to provide 19 no. static lodges/twin unit caravans with associated landscaping
07/01217/FPA Haslam Homes	Land From Junction Robert Terrace To Bowburn Hall Junction Tail Upon End Lane Bowburn Durham	Substitution of house type on plot 24 of approval 4/07/00311

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

Number and Applicant	Location	Proposal
07/00941/FPA Connors Construction Ltd	East House Farm Coxhoe Durham DH6 4PB	Change of use from existing transport yard to construction depot including workshop, office and materials storage
07/00954/TPO Mr And Mrs D A Woods	Land North Of 27 Field House Lane Durham DH1 4LP	Removal of deadwood to 2 no. Beech trees (T60 and T61) and removal of single branch to 1 no. Sycamore tree (T61). Felling of 1no. Horse Chestnut, 1no. Sycamore and all Sycamores under 100mm diameter within G1. Removal of branch to 1no. Sycamore, removal of 5m of dominant stem to 1no. Horse Chestnut, crown thinning by 15% to 1no. Copper Beech and 1no. Sycamore, removal of all secondary stems to 2no. Sycamores, pruning of 1no. Sycamore and removal of lower stems to 1no. Ash within G1 as set out in schedule of works. (Revised Description)
07/01005/FPA Mr And Mrs Coulson	Land Adjacent 6 Mary Crescent Kelloe Durham DH6 4NL	Change of use of land to private garden and erection of boundary fence
07/01027/AD The Governors	Framwellgate Primary School Newton Drive Framwellgate Moor Durham DH1 5BG	Erection of 8m high flag pole and flag

07/01031/FPA Mrs S Knight	Durham Carpet Centre 17 - 18 Frederick Street South Meadowfield Durham DH7 8LZ	Installation of replacement shopfront
07/01095/AD Specsavers Opticians	Specsavers Opticians 2A North Road Durham	Erection and display of non- illuminated shop fascia sign and 1 no. double-sided non- illuminated projecting sign
07/01109/AD Poundland Limited	Unit 25 The Gates Durham DH1 4SL	Erection and display of internally illuminated shopfront fascia sign
*07/01114/FPA Mr G Brown	Land Adjacent 10 St Lawrence Road High Pittington Durham DH6 1BA	Erection of 1 no. dwellinghouse (revised and resubmitted)
*07/01116/FPA The Journey (Steering Group)	Millennium Place Claypath Durham DH1 1WA	Erection of 2 metre high bronze sculpture and relocation of existing cycle racks
*07/01118/FPA Mr K Carmedy	Esh Winning Cricket Club South Terrace Esh Winning Durham DH7 9PS	Retention of 15m high safety netting at Esh Winning Cricket Club
07/01121/FPA Ms A Moore	73 Devonshire Road Belmont Durham DH1 2BJ	Erection of porch to front of existing dwelling
07/01129/FPA Mr And Mrs W 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
07/01132/FPA Soccarena Ltd	Soccarena Belmont Industrial Estate Road Belmont Industrial Estate Durham DH1 1GG	Erection of boiler room to front of existing building

*07/01143/FPA Hope Estates	8 Alexandra Crescent Durham DH1 4EE	Insertion of 1 no. rooflight to front and 1 no. to rear of property (Amended description)
07/01144/FPA Mr Barella	128 Moor Crescent Gilesgate Moor Durham DH1 1DL	Erection of two storey pitched roof extension to side of existing dwelling and single storey pitched roof extension to front
07/01152/FPA Mr And Mrs G Panesar	4 St Monicas Grove Durham DH1 4AT	Removal of existing conservatory and erection of single storey pitched roof extension to rear of existing dwelling
07/01156/FPA Land Registry	H M Land Registry Southfield House Southfield Way Durham DH1 5TR	Erection of glazed structure at front entrance to existing building
07/01161/AD Corepeople Recruitment Ltd	Harrison House Hawthorn Terrace Durham DH1 4EL	Retention of existing non illuminated fascia sign
07/01162/FPA Mr J Marshall	18 St. Cuthberts Walk Langley Moor Durham DH7 8YA	Erection of conservatory to rear elevation of existing dwelling
07/01193/FPA HMP Durham	H M Prison Old Elvet Durham DH1 3HU	Erection of portable classroom building
07/01195/FPA Mr J Madden	4 Beechcroft Close Gilesgate Moor Durham DH1 1DP	Erection of single storey pitched roof extension to rear of existing dwelling
07/01196/FPA Mr M Hodgson	3 Beechcroft Close Gilesgate Moor Durham DH1 1DP	Erection of single storey pitched roof extension to rear of existing dwelling

* Determined under Chairman and Vice Chairman Delegated Authority

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

Number and Applicant	Location	Proposal
07/01230/CM Capita Symonds	Bowburn County Infant School Wylam Street Bowburn Durham DH6 5BE	Erection of access ramp to entrance
#08/00034/CM Diocese Of Durham	St. Oswalds Infants School Church Street Durham DH1 3DQ	County Council consultation relating to erection of canopy, ramps, steps, shelter.
08/00050/CM Gleeson Building Limited	Site Entrance From A167 Durham Johnston Comprehensive School Crossgate Moor Durham	Erection of 2 no. advertisement flag poles

The City Council have resolved not to object to the planning application, subject to a condition being applied to ensure appropriate colouring of the proposed entrance canopy frame, given its Conservation Area setting, (black, dark green, dark red or dark blue are suggested), on basis of Policies E6 and E22 of the City of Durham Local Plan 2004.

4. Raise objection to the County Matter listed below.

Number and Applicant	Location	Proposal
07/01194/CM Durham County Council	Nevilles Cross Primary School Relly Path Nevilles Cross Durham DH1 4JG	Erection of ventilation/extraction equipment to roof of existing kitchen building

It is the opinion of the City Council, that in the absence of appropriate emissions mitigation guidance, and in view of the visual prominence of the proposed plant, the proposals are contrary to Policy H13 of the City of Durham Local Plan 2004, and should be refused.

Applications recommended for refusal – reasons

4/07/00966/FPA

In the opinion of the Local Planning Authority, the proposed two storey pitched roof extension to the side of the existing dwelling, by virtue of its position, height and massing, is considered to restrict the view of the World Heritage Site, thus failing to safeguard local views of the Cathedral and Castle, and is therefore considered contrary to Policies E3, E6 and E22 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority, the proposed two storey pitched roof extension to the side, by virtue of its design, scale, eaves height and resultant massing, would result in an inappropriate form of development which is considered over-dominant and unsympathetic to the main dwelling, streetscene and detracts from the character and appearance of the Conservation Area and its setting. The proposals are thus considered contrary to Policies Q9, E6 and E22 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority, the proposed two storey pitched roof extension to the side, by virtue of its size, height, position and proximity to 18 Quarry Heads Lane, would be visually dominant, have an overbearing impact and fail to respect the privacy of adjoining occupiers. The proposals are therefore considered to adversely affect the levels of residential amenity which the occupiers of this dwelling may reasonably expect to enjoy, thus being contrary to Policies Q9 and H13 of the City of Durham Local Plan 2004.

4/07/01052/FPA

The Local Planning Authority considers that the loss of the existing garage and resultant provision of only one off street parking space for the dwelling, could create additional on street parking on a busy estate road and bus route which would be detrimental to highway safety and contrary to Policy T1 of the City of Durham Local Plan 2004.

4/07/01082/FPA

In the opinion of the Local Planning Authority the proposed side extension will lead to the loss of all off street car parking within the curtilage of the host property. This is likely to lead to increased on street car parking in Whinney Hill where on street parking is at a premium and be detrimental to highway safety. For this reason the extension is not considered to be acceptable and is

contrary to Policy T1 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the proposed side extension proposes to have its front elevation in alignment with the front face of the existing dwelling and a matching ridge height. The proposed design of the extension is not considered to be subordinate to the host property and is considered to detract from the street scene. For these reasons the proposed extension is not considered acceptable and is contrary to Policies Q9, E6 and E22 of the City of Durham Local Plan 2004.

4/07/01115/FPA

In the opinion of the Local Planning Authority the existing caravan park is a low key use which partly appears as a green field. The introduction of 19 static lodges / twin unit caravans will increase the visual prominence of the caravan site from the A181, Old Cassop Conservation Area and public footpaths to the south of the site. This is considered to detract from the visual amenity of the area and be contrary to Policies V8 and E7 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the introduction of 19 static lodges / twin unit caravans with an occupation period of 11 months a year will intensify the use of the caravan park on a site which is not adequately served by public transport, footpaths and cycle paths, or sited in close proximity to a range of visitor facilities. This is considered to be detrimental to sustainable transport and be contrary to Policies V8 and V9 of the City of Durham Local Plan 2004.

In the opinion of the Local Planning Authority the design of the 19 static lodges / twin unit caravans have the appearance of timber bungalows which leads to the appearance of suburbanization of the countryside. This is contrary to Policy E7 of the City of Durham Local Plan 2004.

4/07/01217/FPA

The Local Planning Authority considers that the proposed house type would have the effect of harmfully unbalancing the pair of semi-detached dwellings of which it would form a part whilst harmfully affecting the rhythm and relationship of dwellings within the prominent proposed streetscene of which would form a part. This would be to the detriment of the character of the proposed residential scheme in conflict with Policy Q8 of the City of Durham Local Plan 2004.

Applications recommended for conditional approval – conditions

4/07/00941/FPA

T1 Time Limit Full Approval 2004

Unless otherwise agreed in writing with the Local Planning Authority the hours of operation of the business shall be restricted to 8am - 5pm Monday - Friday only as specified on the planning application form and at no other times.

Within 3 months of the date of this decision notice full details of the maximum height of the construction materials to be stored outside shall be submitted to the Local Planning Authority and agreed in writing. The materials shall then be stored at below the agreed height thereafter.

The existing landscaped boundary to the south of the site shall be retained as such thereafter. Should any trees die, be removed or become seriously damaged or diseased within 5 years of planting it / they shall be replaced in the next planting season with another / other tree (s) of similar size and species unless the Local Planning Authority gives written consent to any variation.

This permission shall operate for the benefit of W Hammond as Conners Construction Ltd only, and on the discontinuance of such use the Local Planning Authority hereby grant permission for the use of the premises as an agricultural building to be resumed.

4/07/00954/TPO

TL8 Time Limit Full Approval 2 yrs

Notwithstanding the information shown on the submitted plans the tree works hereby approved shall be carried out in accordance with the provisions of BS3998:1989 agreed with the Local Planning Authority

The tree works hereby approved shall be carried out in accordance with the Method Statement of the 'Bat Risk Assessment of Trees At Fieldhouse Lane, Durham, November 2007', of E3 Ecology Ltd, Appendix 1. If the tree works do not take place within a period of 12 months of this consent, a further, up to date investigation must be carried out and submitted to the Council, and approved in writing by them before works commence

4/07/01005/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

Before any works commence on site, details of the colour treatment of the new fencing must be submitted to and agreed by the Local Planning Authority. Once agreed the new fencing must be colour treated within two months following installation.

4/07/01027/AD

TL3 Advert Approvals
DT7A Complete Accord

Before any works commence on site, further details of the flag to be flown must be submitted to and agreed by the Local Planning Authority.

4/07/01031/FPA

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

Before any works commence on site, details of the colour treatment to the new shopfront must be submitted to and agreed by the Local Planning Authority. Once agreed the new shopfront must be colour treated within 2 months of installation in accordance with the approved scheme.

4/07/01095/AD

TL3 Advert Approvals

For clarity the bracket for the hanging sign shall be of the design indicated on the proposed photomontage of the shop front elevation Ref. 049 received 22nd November 2007.

4/07/01109/AD

TL3 Advert Approvals

4/07/01114/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials
DT8 Enclosure Details to be Agreed
DT10 Hardstanding Surface Materials
DT23 Drainage Scheme

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 of £2000 to The Pitington Parents and Toddler Group.

4/07/01116/FPA

T1 Time Limit Full Approval 2004

4/07/01118/FPA

Temporary approval is granted for the retention of the existing 15m poles and netting until September 2008.

4/07/01121/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials
DT7A Complete Accord
R7 Complete Accord

4/07/01129/FPA

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

4/07/01132/FPA

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

4/07/01143/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

Notwithstanding the submitted details, no development shall take place until full details of a conservation type rooflight have been submitted to, and approved by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

4/07/01144/FPA

T1 Time Limit Full Approval 2004
DT4 External Materials

Before the development commences full details of two off street car parking spaces shall be submitted to the Local Planning Authority and approved in

writing. The two approved spaces shall then be provided before the extension is occupied and retained as such thereafter.

4/07/01152/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/01156/FPA

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

4/07/01161/AD

TL3 Advert Approvals

4/07/01162/FPA

T1 Time Limit Full Approval 2004
DT3 Finish of Materials

4/07/01193/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord
TL7 Temporary Approvals Use of Buildings

4/07/01195/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

4/07/01196/FPA

T1 Time Limit Full Approval 2004
DT7A Complete Accord

List of Approvals

From 19/11/2007 to 28/01/2008

Number and Applicant	Location	Proposal
07/00694/DEX Mr S Carter	39 Ancroft Garth High Shincliffe Durham DH1 2UD	Bedroom/Garden Room Extension
07/01150/DEX Mr M Berriman	17 Witton Grove Framwellgate Moor Durham DH1 5AB	Garden/Utility room extension
07/01289/DEXBN Mr Burke	182 Devonshire Road Belmont Durham DH1 2BL	Extension to garage including porch
07/02636/DEX Mr A Russell & Ms	13 Surtees Drive Durham City DH1 4AR	Single storey extension sun room
07/02649/OTHDOM H Sedgewick Partnership	105 High Street North Langley Moor Durham DH7 8JH	Conversion into 3 separate apartments
07/02654/PARTNR Durham County Council	Crook Library Market Place Crook Co Durham DL15 8QH	Fire Alarm & Emergency Lighting installation
07/02655/PARTNR Durham County Council	Barnard Castle Library 2 Hall Street Barnard Castle Co Durham DL12 8JB	Fire Alarm & Emergency Lighting Installation
07/02668/PARTNR Mr Ryder	109 Warkworth Drive Chester-le-Street Co Durham	Sun Room, Utility & WC Extension
07/02687/DOM Mr C Hutton	76 High Street South Langley Moor Durham DH7 8EX	Conversion of dwelling into 2 flats
07/02692/PARTNR Mr A Elasad	34 Westbourne Terrace Shiney Row Sunderland DH4 4QU	Shop Extension at rear

Number and Applicant	Location	Proposal
07/02693/DEX Mr & Mrs R Hudson	7 Oliver Place Durham City Durham DH1 3QS	Sun Lounge, Kitchen & Bedroom Extension
07/02694/OTHC Comet Group PLC	Comet Unit 1 Arnison Retail Centre Pity Me Durham DH1 5GB	Store Fit Out
07/02697/DEX Stephen Martin	10 Witton Grove Framwellgate Moor Durham DH1 5AB	Additional bedroom above sun lounge
07/02705/PARTNR Mr Mullholland	17 Lyndhurst Crescent Low Fell Gateshead Tyne & Wear	ALterations to existing rear extension
07/02716/DEX Annette Keelty	11 Langton Lea High Shincliffe Durham DH1 2QF	2 storey extension
07/02717/DEX Mr J Dobinson	1 Blackgate West Coxhoe Durham DH6 4AJ	Single storey extension to rear and side with garage
07/02719/ELECTR Robert Parsons	Land At Junction With The Crescent Adventure Lane West Rainton Durham	New Dwelling
07/02732/OTHC Bells Stores Ltd	Bells Stores Units 1 And 3 Grove Road Brandon Durham DH7 8AW	Internal shopfit out
07/02735/ELECTR Derek Stott	52 Petterson Dale Coxhoe Durham DH6 4HA	Single storey extension
07/02739/PARTNR Mr Hawkins	37 Palmerston Street Consett County Durham DH8 5RF	Loft Conversion
07/02753/DRO Mr C Williams	25 Hedleyhill Terrace Waterhouses Durham DH7 9BA	Loft Conversion

Number and Applicant	Location	Proposal
07/02755/DOM Mr & Mrs Bartram	Plot 1 Roslyn Mews Coxhoe Durham DH6 4BP	Detached House
07/02758/PARTNR Ferryhill Business &	Ferryhill Business & Enterprise College Merrington Road Ferryhill County Durham DL17 8RW	Erection of double sectional garage
07/02759/DRO Kingswood Properties Ltd	24 The Avenue Durham City DH1 4ED	Loft Conversion
07/02763/DEX Mr & Mrs Garbutt	57 Cheveley Walk Belmont Durham DH1 2AX	Extension to kitchen and lounge at rear of house
07/02764/OTHC Durham County Council	County Hall Aykley Heads Durham DH1 5UL	Internal Alterations To Form Contact Centre
07/02765/DRO Mr & Mrs Steel	3 Wood View Shincliffe Durham DH1 2NQ	Loft Conversion to provide bedroom, bathroom and shower room with internal
07/02766/DIS Rev Wood	Methodist Church Sacriston Lane Witton Gilbert Durham DH7 6TF	Resite of W.C and kitchen to accessible kitchen
07/02768/OTHC Staindrop Comprehensive	Staindrop Comprehensive School Cleaton Lane Staindrop County Durham DL2 3JU	Internal alterations to form spectrum disorder room
07/02772/DEX Mr & Mrs Howarth	31 York Crescent Newton Hall Durham DH1 5PT	Sun room at rear, first floor extension, pitched roof to garage and internal alterations
07/02773/PARTNR Mrs T Barnes	65 Hilda Park Chester-le- Street Co Durham DH2 2JR	Garage conversion & new

Number and Applicant	Location	Proposal
07/02774/PARTNR Durham County Council	Howden-le-Wear Community Centre Nr Crook Co Durham	Fire Alarm an Emergency Lighting Installation
07/02783/OTHC Durham County Council	Langley Park Community Centre Woodview Langley Park County	Replacement of windows to centre
07/02785/OTHC Durham County Council	Framwellgate School Finchale Road Framwellgate Moor Durham DH1 5BQ	Reception Extension
07/02788/PARTNR Mr Scanlon	51 Parkside Spennymoor Co Durham	Family Room Extension
07/02789/OTHC Mr D Linton	61 Front Street Pity Me Durham DH1 5DE	Convert House into Physiotherapy Clinic
07/02790/OTHDOM Mr Whitfield	23 Telford Close High Shincliffe Durham DH1 2YJ	Convert garage, internal alterations
07/02791/PARTNR Mr Galley	48 Winds Lonnen Murton County Durham	Sun Room
07/02792/DEX Mr Barella	128 Moor Crescent Gilesgate Moor Durham DH1 1DL	Study, Kitchen, Bedroom Extension
07/02793/OTHC Walter Meikle	107B High Street Carrville Durham DH1 1BQ	Replastering/Lower Ceilings, Install Insulation Fit new electrics to existing shop
07/02795/DOM Haslam Homes North East	Land At Horton Crescent Bowburn Durham	75 No New Dwellings
07/02797/OTHC Durham County Council	DLI Museum DLI Museum Road Durham DH1 5TU	Rewire of Top Floor

Number and Applicant	Location	Proposal
07/02798/PARTNR Durham County Council	Blackhall Youth Centre Blackhall Colliery Co Durham	Fire alarm and emergency lighting installation
07/02799/PARTNR Durham County Council	Consett Infant School Teesdale Street Consett Co Durham DH8 6AF	Alterations to create secretary's office
07/02800/OTHC Durham County Council	Bowburn Infant & Junior School Wylam Street Bowburn Durham DH6 5BE	Proposed Access Improvements
07/02802/ELECTR Gareth Barnes	49 Henry Avenue Bowburn Durham DH6 5EN	Living and bedroom extension
07/02803/DEX Mr Senior	10 Cartington Road Newton Hall Durham DH1 5YR	Shower Room Extension
07/02804/DRO Mr Welsh	Viewlands 4 Percy Terrace Durham DH1	Attic Conversion
07/02805/PARTNR Mrs Williams	4 Ebberston Court Spennymoor Co Durham	Bedroom, Lounge, Shower Room & Kitchen Extension
07/02806/PARTNR Durham County Council	Fishburn Primary School East View Fishburn Stockton-on-Tees TS21 4AU	New Surestart Childrens Centre
07/02807/OTHC Durham County Council	Kelloe Primary School Front Street Kelloe Durham DH6 4PG	New Surestart Childrens Centre
07/02809/OTHDOM J D Seymour	Bogma Hall Bogma Hall Farm Road Coxhoe Durham DH6 4EN	Conversion of Existing Farm Building
07/02812/DEX Mr Amin	Farm Cottage Bent House Lane Durham DH1 2RY	Alterations to form bedsit, extension

Number and Applicant	Location	Proposal
07/02815/PARTNR Durham County Council	Seaham Youth Centre Seaham County Durham	Fire Alarm & Emergency Lighting Installation
07/02816/PARTNR Durham County Council	Fishburn Youth & Community Centre Fishburn County Durham	Fire Alarm & Emergency Lighting Installation
07/02819/DEX Mr C E & Mrs T A	19 Barrington Way Bowburn Durham DH6 5QD	Singel storey pitched roof extension to rear of dwelling
07/02820/DEX Marie Baister	2 Whitesmocks Avenue Durham DH1 4HP	Single Storey Extension
07/02826/PARTNR Durham County Council	Willington C Of E Primary School Hall Lane Willington Co Durham	Erection of demountbale classroom and internal adaptations to exisiting building
07/02827/DEX Mr S Hethrington	15 Carlisle Road Newton Hall Durham DH1 5XE	Rear Ground Floor Extension to form Kitchen/Dining Room & Playroom
07/02828/DIS Mr Gully	19 Chichester Road Newton Hall Durham DH1 5QG	Conversion of garage into utility/wc
07/02830/DEX Mrs C Brannon	5 Ritson Avenue Bearpark Durham DH7 7BE	Groundfloor bedroom with en- suite
07/02832/ELECTR Thomas Flower	59 Wantage Road Carrville Durham DH1 1LP	Kitchen Extension
07/02833/OTHDOM Mr Exley	59 Bridgemere Drive Framwellgate Moor Durham DH1 5FG	Convert garage into bedroom
07/02834/DEX Mr N Turnbull	1 Stanley Close Sherburn Durham DH6 1JS	Proposed garage, utility, bedroom and bathroom

Number and Applicant	Location	Proposal
07/02845/DEX Mr G Nelson	28 High Street Carrville Durham DH1 1AS	Kitchen Extension
07/02847/OTHC Durham University	Elvet Garth South Road Durham City DH1 3TP	Replacement of Existing External Staircase
07/02848/DEX Mr & Mrs Rippon	14 South Terrace Esh Winning Durham DH7 9PR	Sun Room Extension
07/02852/DEX Mr Williams	234 Woodland Crescent Kelloe Durham DH6 4NA	Bedroom & Bathroom
07/02854/OTHDOM Mr Lunan	12 Bromley Close High Shincliffe Durham DH1 2TZ	Tiled Roof to part of Garage
07/02855/DEX Mrs Ashfield	The Bridge House Hillcrest Durham City Durham DH1 1RB	Porch. Balcony and Garage
07/02856/DEX Mr Hall	3 Donnini Place Gilesgate Durham DH1 1ES	Bedroom & Family Room
07/02857/DGA Mr P Bradley & Miss P	Cherry Wappin Kelloe Law Farm Kelloe Law Road Kelloe Durham TS29 6NS	Demolition of existing detached garage and erection of replacement detached garage
07/02863/OTHC Damien Brennan	Durham Fire And Rescue Brigade County Durham & Darlington Fire & Rescue Brigade Headquarters Finchale Road Framwellgate Moor Durham DH1 5JR	Siting of Portacabin at Fire Service Headquarters
08/00003/DRO Mr Blackman	3 Lowes Barn Bank Nevilles Cross Durham DH1 3QJ	Atticv Conversion and shower en-suite

Number and Applicant	Location	Proposal
08/00009/DEX Mr I Hampton	20 Smithfield Pity Me Durham DH1 5PP	Sun Lounge, Bedroom & Bathroom Extension
08/00011/OTHC County Durham Primary	John Snow House Durham University Science Park Stockton Road Durham City DH1 3YG	Internal refurbishment of office
08/00107/DEX J & G Calver	1 Springfield Park Durham DH1 4LS	Insulate gable wall, extend lounge, install toilet to detached garage
08/00110/OTHC Durham County Council	Chester Le Street Youth Centre Chester Le Street County Durham DH3 3QH	Fire Alarm Installation
08/00111/PARTNR Durham County Council	Burnopfield Primary School Front Street Burnopfield Newcastle- upon-Tyne NE16 6PT	Proposed Access Works
08/00113/PARTNR Mr Brierley	20 Woodbine Terrace Newkyo County Durham DH9 7JG	Convert 1 house into 2 flats
08/00114/PARTNR Durham County Council	Grampian House Grampian Drive Peterlee County Durham SR8 2LR	Conversion of bathroom to assisted user toilet
08/00117/PARTNR Mr Frazer	2 Herrington Close Langley Park County Durham DH7 9FS	Lounge extension at the front
08/00119/PARTNR Durham County Council	Spennymoor Day Centre Barnfield Road Spennymoor County Durham DL16 6EA	Formation of ramps and accompanying steps, re grading and re surfacing of existing paths, provide a level access, new reception counter, toilet refurbishment and new lobby layout

Number and Applicant	Location	Proposal
08/00120/RESUB Mr Steve Best	Land Adjoining Oribi Potters Bank Durham City DH1 3RR	New Dwelling
08/00124/DEX Miss A Bowman	11 Burnell Road Esh Winning Durham DH7 9PB	Two storey extension to rear of property
08/00145/DEX Hope Estates Ltd	29 Elvet Crescent Durham City Durham	Minor internal alterations with erection of single storey lean to extension
08/00146/DEX Hope Estates Ltd	20 Elvet Crescent Durham City Durham	Minor internal alterations with erection of single storey lean to extension
08/00153/OTHC Durham County Council	Brandon Branch Library Lowland Road Brandon Durham DH7 8NN	Re-roofing of felted flat porch and roof and repairs to the copper roof.

List of Refusals

From 19/11/2007 to 28/01/2008

Number and Applicant	Location	Proposal	Decision
07/02671/DEX Mr Gray	18 Auton Stile Bearpark Durham DH7 7DB	Convert from shop to house including extension	REJ16
07/02720/PARTNR Mr & Mrs Hogg	33 Eppleton Close Langley Park County Durham DH7 9UX	Two storey extension with loft conversion	REJ16

Building Notices

Between 19/11/2007 and 28/01/2008

Number of cavity wall insulation applications 35

Number and Applicant	Location	Proposal
07/02782/OTHDBN Mrs J McGee	White Lea Durham Road Bearpark Durham DH7 7AP	New double glazed windows, french doors, bathroom with en- suite, garage conversion, staircase
07/02784/OTHDBN Durham University	3 - 7 Ravensworth Terrace Durham City	Infilling of openings between dwellings to seperate back into individual dwellings
07/02786/ELECBN John Coates	33 Hylton Road Newton Hall Durham DH1 5LS	Complete Re-Wire
07/02787/DEXBN Mr & Mrs Carter	24 Whitwell Acres High Shincliffe Durham DH1 2PX	Bedroom & Garden Room Extension
07/02801/GLAZBN Mr & Mrs Holmes	3 Farewell View Langley Moor Durham DH7 8JX	New Windows & Doors
07/02808/OTHDBN Persimmon Homes	20 Marshall Terrace Gilesgate Durham DH1 2HX	Refurbishment of house, including replacement of roof, wiring, heating & windows
07/02811/OTHDBN Mr & Mrs Simmonds	78 Moor Crescent Gilesgate Moor Durham DH1 1DJ	Knock through into garage to form utility room
07/02813/GLAZBN Justin Belton	59 Steavenson Street Bowburn Durham DH6 5AZ	New Windows
07/02814/GLAZBN Nigel Cranston	22 Co-Operative Terrace New Brancepeth Durham DH7 7HY	Replacement Windows
07/02817/GLAZBN Colin & Ann Robson	66 Front Street Pity Me Durham DH1 5DE	Install window in gable end of property

Number and Applicant	Location	Proposal
07/02818/DGABN Mr S Wright	The Old Barn Auton Stile Bearpark Durham DH7 7DB	Pre-fabricate apex concrete garage
07/02824/OTHDBN D Storey	29 Bow Street Bowburn Durham DH6 5AL	Alteration of steps
07/02825/GLAZBN Justin Beuton	15 Durham Road Bowburn Durham DH6 5AT	Double galzed windows to the rear of the property
07/02829/DEXBN A Ingham	22 South End High Pittington Durham DH6 1AG	Single storey rear extension
07/02831/OTHDBN NHBC Claims	1 - 4 St Andrews Court New Elvet Durham DH1 3AH	Tanking System to external hardstand above rooms and associated works
07/02835/GLAZBN Mrs Alyson Kalus	112 Moor Crescent Gilesgate Moor Durham DH1 1DL	Replacement Windows
07/02836/OTHDBN James Hamilton	90 Wantage Road Carrville Durham DH1 1LR	Installation of velux window
07/02837/OTHDBN Mr J M Johnson	39 - 41 Brandon Village Durham DH7 8SU	Installation of Soil & Surface Water Drainage System to rear of Property (properties being converted to one dwelling)
07/02846/GLAZBN Julie Carpinter	20 Surtees Avenue Bowburn Durham DH6 5DZ	Replacement Windows
07/02849/GLAZBN Mr & Mrs Gregory	Glenholm Whitesmocks Durham DH1 4LJ	Replacement Double Glazing Units
07/02850/OTHDBN Mr R S Hunter	10 Romney Drive Carrville Durham DH1	Removal of chimney breast

Number and Applicant	Location	Proposal
07/02851/OTHDBN Mr & Mrs Hethrington	10 Dale Street Ushaw Moor Durham DH7 7PE	Sloped roof to existing extension. Move existing window and install new window in bathroom.
07/02861/OTHDBN J M Barwick	Woodlands High Street South Shincliffe Durham DH1 2NN	Installation of en-suite bathroom
08/00001/OTHDBN Mrs Holmes	65 Rochester Road Newton Hall Durham DH1 5PW	Entrance Porch Toilet Area
08/00008/DEXBN Mr R Smith	89 Buckinghamshire Road Belmont Durham DH1 2BE	Rear Garden Room
08/00012/ELECBN Mr J Madden	22 Hartside View Pity Me Durham DH1 5DX	Re-Wire
08/00109/OTHDBN Mrs Crowdy	13 South Street West Rainton Durham DH4 6PA	Replacement of flat roof with pitched roof
08/00116/OTHDBN Mrs Lynn Hindmarsh	1 Wolsingham Drive Newton Hall Durham DH1 5SP	French Doors and windows Replacement
08/00121/GLAZBN Mr & Mrs Wilson	Notanda 2 Pringle Grove New Brancepeth Durham DH7 7JS	Replacement windows and doors
08/00122/GLAZBN Mr & Mrs Bicknell	19 Brackendale Road Belmont Durham DH1 2AB	Replacement glazing to doors
08/00123/OTHDBN Marie Haley	31 Barrasford Road Newton Hall Durham DH1 5NB	Pitched roof over flat roof
08/00149/DISBN Mr & Mrs David	29 Bracken Court Ushaw Moor Durham DH7 7NF	Disabled Toilet/Access - inter floor stairs lift

Number and Applicant	Location	Proposal
08/00152/DEXBN Nicky & Kyle Cooke	3 Taylor Avenue Bearpark Durham DH7 7AX	Removal of internal wall between living room and kitchen and removal of chimney breast to loft level
08/00155/OTHDBN Constantino Kapsalis	57 Heaviside Place Gilesgate Durham DH1 1JG	Removal of a downstairs wall which divides the kitchen from the dining room

List of Regularisations

From 19/11/2007 to 28/01/2008

Number and Applicant	Location	Proposal
07/02810/DRORG Mr Worrall	9 High Street High Shincliffe Durham DH1 2PN	Loft Conversion and fixed staircase
08/00125/OTHDRG Peter Boughton	16 Lowes Wynd The Downs Durham Durham DH1 4NT	Removal of section of wall between kitchen and Dining Room (new lintel installed)

FILE PN/405

11 Cochenstone Rd

Newton Hall

Durham

DH1 5YN

23 7 07

Chris O'Neill
Landscape Architect
Heritage & Design Section
City of Durham
17 Claypath
Durham DH1 1RH

MAIL ROOM SERVICES

27 JUL 2007

CITY OF DURHAM

Dear Sir

I wish to object to the Tree Preservation Order being placed on the tree in my Garden.

I believe that in the future it is going to need regular trimming. A lot of the branches are in our neighbours garden and they too think it may need maintaining regularly. With the increasing wet and windy weather, huge branches have been falling into our Gardens.

If a T.P.O. was placed either ourselves or neighbours would have to go through the lengthy process of gaining permission to climb up the tree.

I definitely don't want to have the tree chopped down but just want to be able to trim it when I want to.

