

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 19 January to 15 February 2022

| Ref. | Location | Work | Date | Officer | Response |
|-----------------------------------|-------------------------------------|---|------|----------|--------------------|
| <i>From DCC weekly list 10/1:</i> | | | | | |
| 21/03620/FPA | 5 Palatine View | Chimney pots removed (retrospective) | 31/1 | Ackerman | Objection |
| <i>From DCC weekly list 17/1:</i> | | | | | |
| 21/04160/FPA | 7 Cross View Terrace | Subdivision into 2 x C3 dwellings | 31/1 | Hurton | Objection |
| 22/00052/FPA | Freemans Quay Leisure Centre | Solar panels on roof | 1/2 | Penman | Support |
| 21/03117/FPA | 9 The Riverwalk | E(a) retail to E(b) restaurant; new shopfront | 2/2 | Eden | Objection |
| 22/00041/FPA | 8 Ravensworth Tce | 3 new rear windows, new stairwell to basement, and roof light to front | 2/2 | Morina | Comment |
| 22/00042/FPA (21/01877/FPA) | 48 Highgate | Roof balcony + 1 st fl. bay window to front; 1 st fl. balcony to rear (resubmiss) | 2/2 | Penman | Objection |
| 21/04311/FPA | Blagdon Depot, Frankland Lane | Demolition of 6 industrial units and erection of 4 commercial units (B2) | 10/2 | Dalby | Objection |
| <i>Amendments:</i> | | | | | |
| 21/01697/FPA | Land near Rosewood Walk, Ushaw Moor | 2 apartment blocks (ea 8 x C3) + assoc. parking | 8/2 | Dalby | Restated objection |
| 21/04168/FPA | 12 The Riverwalk (Pizza Punks) | New shop front and external seating area | 10/2 | Morina | Restated objection |
| <i>From DCC weekly list 24/1:</i> | | | | | |
| 22/00139/FPA | The Beauty Spot, Saddlers Yard | 4-bed HMO + linked loft spaces (communal areas) | 10/2 | Russell | Objection |

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|-----------------------------------|--------------------------|--|------|----------|
| <i>From DCC weekly list 17/1:</i> | | | | |
| 21/04214/FPA | 2 The Avenue | 2-storey rear extension | 1/2 | Hurton |
| 22/00054/FPA | Fernleigh, Sherburn Road | Extensions, 1 st fl. roof terrace, loft conversion and dormer | 3/2 | Penman |
| <i>From DCC weekly list 24/1:</i> | | | | |
| 22/00086/FPA | Ansford, Potters Bank | Extensions | 9/2 | Ackerman |
| <i>From DCC weekly list 31/1:</i> | | | | |
| 22/00068/FPA | 10 Wearside Drive | Extensions and recladding | 14/2 | Hurton |
| 21/04074/FPA | Durham Uni Science Site | Exhaust ventilation upgrade | 15/2 | Russell |

PLANNING APPLICATIONS NOTED AT THE MEETING (15 February 2022)

| Ref. | Location | Work | Date | Officer |
|-----------------------------------|---|--|------|-----------|
| <i>From DCC weekly list 7/2:</i> | | | | |
| 22/00181/LB | 69 Claypath | Replacement rainwater pipe | 21/2 | Fenwick |
| 22/00289/RM (18/02152/OUT) | St Andrews Park, Dragon Lane, Gilesgate | Reserved matters for layout, scale, appearance + landscaping | 1/3 | Ollivere |
| <i>From DCC weekly list 14/2:</i> | | | | |
| 22/00339/FPA | 20 Redhills Lane | Extensions | 2/3 | Scott |
| 22/00338/FPA | 20 Monks Cres., Gilesgate | Porch and front extension | 3/3 | Ackermann |

OUTCOMES TO PREVIOUS RESPONSES (decided since 18 January 2022)

| Ref. | Location | Work | Trust's response | Decision/Date |
|-----------------------------|--|--|------------------|----------------|
| 21/01670/FPA | Residential at 63 Crossgate (CIU Club) | CoU (upper) to 12-bed HMO, rear extension & communal terrace | COMMENT | REFUSED 21/1 |
| Reason(s): | <i>Proposed CoU of existing upper floors to create 2 x 6-bed C4 HMO cluster apartments is unacceptable, due to 59.5% of existing properties within 100m of application site already being registered as student accommodation exempt from Council Tax, and therefore exceeding the 10% threshold set out Policy 16 Part 3 of the CDP. Proposals would therefore result in further imbalance of the community creating a detrimental impact on the quality of life and community cohesion for surrounding residents in contravention of Policy 16, 29 & 31 of the CDP and Paras 92 & 130 of the NPPF.</i> | | | |
| 20/02394/FPA | 19 Mistletoe Street | 2-bed (C3) to 5-bed HMO (C4) with extensions | OBJECT | REFUSED 21/1 |
| Reason(s): | <i>Proposed CoU of existing C3 dwelling to a C4 HMO is unacceptable, due to 76.8% of existing properties within 100m of application site already being registered as student lets exempt from Council Tax, and therefore exceeding the 10% threshold set out Policy 16 Part 3 of the CDP. Proposals would therefore result in further imbalance in the community and have a detrimental impact on quality of life and community cohesion for surrounding residents, contrary to Policies 16, 29 & 31 of the CDP and paras 92 & 130 of the NPPF. Proposed rear extension would reduce the amount of external amenity space available to serve the proposed use to the extent that insufficient space would be provided to appropriately service residential amenity of future residents or provide adequate bin and cycle storage contrary to policies 29e) & 16-3d) & e) of the CDP.</i> | | | |
| 21/03650/PNC | East Moor Leazes Farm, Brasside | Barn to dwelling including alterations | OBJECT | WITHDRAWN 27/1 |
| 21/03052/FPA | The Riverwalk | External seating | OBJECT | APPROVED 2/2 |
| Reason(s): | <i>Planning law requires applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and at para 11 advises that development proposals which accord with an up-to-date development plan should be approved without delay. Officers consider that the development does accord with the development plan and therefore approval is recommended (subject to conditions).</i> | | | |
| 21/02241/FPA 21/02953/LB | 13 Belle Vue Terr., Gilesgate Moor | 4 x C3 apartments (resubmission) | QUESTION | APPROVED 4/2 |
| Reason(s): | <i>Proposals have been assessed against all relevant policies within the CDP and the NPPF and are considered to accord with those relevant policies and as such the application is recommended for approval (subject to conditions).</i> | | | |
| 21/04155/FPA 21/04155/LB | 12 Elvet Bridge | Upper floors to 4-bed HMO and new shop front door | OBJECT | APPROVED 9/2 |
| Reason(s): | <i>Design of the proposed modification to the RHS of the existing shop front would not cause harm and although the proposed sub-division of the first and second floor front rooms would create some harm, this would be minor and considered outweighed by the longer-term benefits to the building overall. Therefore, is it considered that the proposals are in accordance with the principles of NPPF Part 16 and CDP Policy 44 (subject to conditions).</i> | | | |
| 21/04212/FPA | 1 Diamond Terrace | C3 dwelling to HMO (C4) | OBJECT | REFUSED 10/2 |
| Reason(s): | <i>Proposed CoU of existing C3 dwelling to a C4 HMO is unacceptable, due to 45.0% of existing properties within 100m of application site already being registered as student lets exempt from Council Tax, and therefore exceeding the 10% threshold set out in Policy 16 Part 3 of the CDP. Proposals would therefore result in further imbalance in the community and have a detrimental impact on quality of life and community cohesion for surrounding residents in contravention of Policy 16, 29 & 31 of the CDP and paras 92 & 130 of the NPPF.</i> | | | |
| 21/02945/FPA | 1 Newcastle Terr., Framwellgate Moor | 2-bed C3 (dwelling) to 4-bed C4 (HMO) | OBJECT | APPROVED 11/2 |
| Reason(s): | <i>It is considered that the principle of development would accord with the req'ts of CDP Policy 16 which is the principal policy against which the application should be assessed. In this regard it is noted that the percentage of HMOs already present in the area is below the 10% threshold contained within the policy at 6.3%, and that the CoU as proposed would not exceed this threshold. When assessed against other criteria contained within Policy 16 and the remaining CDP policies relevant to the application, it is considered that the introduction of a single small C4 HMO in this location would not unacceptably imbalance the existing community towards one dominated by HMOs, nor would it result in any unacceptable impact upon the amenity of existing or future residents or highway safety in accordance with CDP policies 16, 21, 29 & 31 or parts 9, 12 & 15 of the NPPF. Whilst concerns raised by the Parish Council and objectors are noted, they are not considered sufficient to sustain refusal of the</i> | | | |

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| | <i>application. Approved, subject to conditions.</i> | | | |
| 21/03702/FPA | Pity Me Nursery, Stank Lane | Retention of café extension; polytunnel/ store removal | COMMENT | APPROVED 11/2 |
| <i>Reason(s):</i> | <i>Approved with conditions.</i> | | | |
| 21/04149/AD 21/04168/FPA | 12 The Riverwalk | New shop front, external seating area & signage (Pizza Punks) | OBJECT | APPROVED 14/2 |
| <i>Reason(s):</i> | <i>Proposals are considered acceptable in terms of amenity and public safety, in accordance with CDP Policies 29, 31, 44 & 45, Policies H1, H2, S1 & E4 of the Durham City NP and Parts 12, 15 & 16 of the NPPF. Approved with conditions.</i> | | | |