

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 16 November to 13 December 2022

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
22/01981/RM (20/03558/OUT)	Land east of Regents Court, Sherburn Road	RM for 470 dwellings (appearance, landscaping, layout & scale)	25/11	Blakey	Further objection
21/03661/FPA	8 Blaidwood Drive	Demolition of existing property + erection of 3 detached dwellings	23/11	Hurton	Restated objection
21/01404/FPA	Leamside Equestrian Centre, Pit Ho. Lane	Football Centre: 20 grass pitches (F2), new building & car parking	28/11	France	Restated objection
<i>From DCC weekly list 31/10:</i>					
22/03024/FPA	Tower Cottage, The Avenue	Raising of roof height; creation of upper floor; extensions; new access	24/11	Richards	Objection
<i>From DCC weekly list 14/11:</i>					
22/03231/LB	St Cuthbert's Society 8-9 South Bailey	Commemorative blue plaque for Helena Rosa Duncombe Shafto	28/11	Woodruff	Support
22/03247/FPA	Rushford Court, North Road	New ancillary student accomm. facilities building + landscaping	29/11	Ollivere	Comment
<i>From DCC weekly list 21/11:</i>					
22/03275/FPA	Durham City Cricket Pavilion, Green Lane	Security shutters, flood lights and security fence	6/12	Hurton	Objection
22/03237/FPA	Sniperley Park & Ride	Extension to the P&R	7/12	Shields	Comment
22/03302/FPA 22/03303/LB	Fellows' Garden, University College	New garden landscape design with terrace	7/12	Woodruff	Support

PLANNING APPLICATIONS NOTED: 16 November to 13 December 2022

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 7/11:</i>				
22/03139/FPA	61 Bradford Crescent, Gilesgate	C3 to C4 (HMO) including rear extension, cycle & bin storage	21/11	Penman
<i>From DCC weekly list 21/11:</i>				
22/01994/FPA	Rear of 7-9 Ashleigh Avenue, Framwellgate Moor	Change of use from grass verge to footway	5/12	Fenwick
22/03289/FPA 22/03290/AD	Land S of Rennys Lane and E of Dragon Lane, Gilesgate	New drive thru coffee shop with various signage	5/12	Richards
22/03113/LB	200 Gilesgate	New boiler with rear flue	6/12	Woodruff
22/03312/FPA	Land to SE of Crossways, Whitesmocks	Erection of large detached garage with removal of trees	6/12	Richards
22/03250/LB	12 Silver Street	New spiral ductwork	8/12	Richards
22/03394/LB	19 Market Place	Replacement LED lighting	9/12	Penman
<i>From DCC weekly list 28/11:</i>				
22/03407/FPA	25 Albert Street	Sun room extension, rooflights	13/12	Richards
22/03403/PNT	Land adjacent to Pelaw House, Leazes Road	Prior notification for installation of 20m monopole	15/12	Penman
<i>Amendments:</i>				
22/02388/FPA	University Hospital of North Durham	Demolition of Dryburn House for a 2-storey Emerg. Dept etc	14/12	Jennings

PLANNING APPLICATIONS NOTED AT THE MEETING (13 December 2022)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 5/12:</i>				
22/03425/FPA	19 Gray Avenue, Framwellgate Moor	C3 residential to C4 HMO	19/12	Woodruff
22/03478/LB	12 Silver Street	Non-illuminated signage	19/12	Richards
22/03342/AD (22/01227/AD)	12 North Road	Non-illuminated signage (resubmission)	20/12	Scott
22/03512/FPA	Land south west of 39 Fieldhouse Lane	Construction of dwelling	23/12	Morina
22/03548/CEU	30 Orchard Drive	Cert. of lawfulness for C3 to C4	23/12	Richards

OUTCOMES TO PREVIOUS RESPONSES (decided since 15 November 2022)

Ref.	Location	Work	Trust's response	Decision/Date
22/02837/FPA	45A Sunderland Road, Gilesgate	HMO to four self-contained flats	OBJECT	WITHDRAWN 23/11
22/01781/FPA	10 Chipchase Grove	Detached double garage	COMMENT	APPROVED 24/11
Reason(s):	<i>The development is considered acceptable in principle and by reason of its size, scale, layout and materials could be satisfactorily accommodated without adverse impact upon the appearance, character, design and scale of the existing dwelling or surrounding area and would not have a significant detrimental impact upon the level of amenity enjoyed by neighbouring occupiers. In addition, the development is not considered to result in any unacceptable highway safety impacts and is therefore considered an acceptable form of development in terms of design, scale and appearance in accordance with NPPF Sections 12 & 15, CDP Policies 21, 29 & 31 and guidance contained in the Council's SPD and Policy S1 of the Durham City NP. (Correspondence with the applicant confirmed a car charging point is in the existing garage - it is proposed to move this into the detached garage upon completion).</i>			
22/02741/VOC (19/03836/FPA)	Ground Floor, 66 Saddler Street	VOCs 2 & 5 relating to equipment to be used	OBJECT	APPROVED 24/11
Reason(s):	<i>Proposal would not result in an unacceptable impact on neighbouring properties given the upgraded works proposed and as such would be considered acceptable in accordance with the aims of CDP Policies 29 & 31 and Part 15 of the NPPF. Whilst the concerns of the Durham City Parish Council and City of Durham Trust are noted, for the reasons detailed in the report they are not considered sufficient to sustain refusal of the application.</i>			
22/01940/FPA	Ramside Hall Hotel	Erection of 2 woodland lodges	OBJECT	APPROVED 25/11
Reason(s):	<i>Although the proposed treehouses would be situated within the Durham City Green Belt, and would constitute inappropriate development, it is considered that there exist very special circumstances in the form of the continuing investment in Ramside Hall Hotel, and improving the hotel and tourism offer within County Durham, that would outweigh the identified harm to the openness of the Green Belt. In addition, the proposed development could be accommodated without adverse impact upon residential amenity, the AHLV and Historic Parklands, the heritage assets identified, drainage and ecology. The application is considered to be acceptable in all other respects, being in accordance with all other relevant CDP policies and the NPPF.</i>			
APP/X1355/W/ 22/3298054	9 Station Lane, Gilesgate	Proposed extension and conversion to two apartments	OBJECT	DISMISSED 30/11
Reason(s):	<i>The proposal would be harmful to the character and appearance of the non-designated heritage asset (NDHA). This would result in a diminution of the positive contribution it makes to the significance of the CA. Consequently, the development would not preserve or enhance the character or appearance of the heritage asset. In this regard it would be in conflict with CDP Policies 29 & 44 and Policy H2 of Durham City NP which together require that development should contribute positively to the built and historic environment. Policy 44 also seeks for development to sustain the significance of NDHAs, including any contribution made by their setting. NPPF Para 202 requires that where a proposal would lead to 'less than substantial' harm, the harm should be weighed against the public benefits of the proposal. However, as the proposal would only result in the creation of two dwellings, one of which already predominantly existed, the overall benefits would be limited, I therefore give these benefits limited weight. They would not outweigh the great weight that the NPPF gives to conservation of heritage assets. [The Trust had objected to the earlier application (20/01237/FPA) for CoU from C3 to C4 HMO which was also refused.]</i>			

APP/X1355/W/ 22/3305838	24 Nevilledale Terrace	C3 to C4 HMO	OBJECT	DISMISSED 2/12
Reason(s):	<i>The proposal would cause harm to the character of the street and surrounding area, with particular reference to the balance and mix of housing, in conflict with CDP Policies 16, 29 & 31. The proposal is also contrary to the provisions of the NPPF, including paras 92 & 130 which seek development that is inclusive, does not undermine the quality of life or community cohesion, and functions well, creating a high standard of amenity. My findings bring the proposal into conflict with the development plan, read as a whole. There are no material considerations that have been shown to have sufficient weight to warrant a decision otherwise than in accordance with it.</i>			
22/02991/FPA	Bow Cottage, Bow Lane	Replacement and extension of decking (part retrospective)	OBJECT	APPROVED 7/12
Reason(s):	<i>The proposal represents a minor domestic element in an inconspicuous position that would not harm the character/appearance of the CA that is broad in scale, nor the inner setting of Durham WHS. The proposal will provide a benefit in terms of screening the existing refuse bins from view, within the sensitive historic street scene. In summary, as no harm has been identified, the proposal would be considered to sustain and conserve the significance and setting of the designated heritage assets affected. Accordingly, it would be recommended that the application is in-line with the principles of NPPF Section 16, CDP Policies 44 & 45 and NP Policies H1 & H2.</i>			