

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 19 October to 15 November 2022

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 20/9:</i>					
22/02346/FPA 22/02347/LB	Durham Police HQ, Aykley Heads	Demolition of listed police radio mast	21/10	Ollivere	Further comments
<i>From DCC weekly list 30/9:</i>					
22/02714/LB	12-14 The College	External repairs	19/10	Hurton	Support
<i>From DCC weekly list 10/10:</i>					
22/02843/FPA	77 Hallgarth Street	Resurfacing of existing car park	25/10	Fenwick	Concerns
22/02514/LB	7 The College	Removal of store for parking area etc	27/10	Hurton	Objection
22/02837/FPA	45A Sunderland Road, Gilesgate	HMO to four self- contained flats	31/10	Burnett	Objection
<i>From DCC weekly list 24/10:</i>					
22/02991/FPA	Bow Cottage, Bow Lane	Replacement/extension of decking (<i>part retrospect.</i>)	9/11	Scott	Objection
<i>Amendments:</i>					
22/02292/VOC (4/99/00534/FPA)	5 North Road	VOC 2 to extend opening hours to 02:00	14/11	Morina	Restated objection

PLANNING APPLICATIONS NOTED: 19 October to 15 November 2022

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 24/10:</i>				
22/02076/LB	10 Crossgate	Replacement windows and masonry painting	7/11	Hurton
22/02960/FPA	University Hospital of North Durham	New air handling unit and new condenser unit	7/11	Jennings
22/03011/TPO	St Leonard's School	Various tree works	8/11	Scott
22/03022/FPA	Woodside, Sleetburn Lane, Langley Moor	Holiday let on footprint of former stables	8/11	Morina
22/03033/FPA	2 Valeside	Replacement 1.5 storey house	8/11	Richards
<i>From DCC weekly list 31/10:</i>				
22/02895/TPO	Rear garden of 37 The Sands	Fell one poplar	15/11	Woodruff
22/03108/FPA	Finchale, Fieldhouse Lane	Replacement extension	16/11	Woodruff
22/03036/FPA	Land south east of Mill Cottages, Shincliffe	General purpose horticultural building	17/11	Woodruff

PLANNING APPLICATIONS NOTED AT THE MEETING (15 November 2022)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 7/11:</i>				
22/03134/FPA	James Barber House, Anchorage Terrace, Church Street	Extensions, refurbishment works, new windows, render, sustainable energy, tree works	21/11	Morina
<i>From DCC weekly list 14/11:</i>				
22/03027/AD	Land to the East of Regents Court, Sherburn Road	Triangular signage board (<i>retrospective</i>)	30/11	Richards

OUTCOMES TO PREVIOUS RESPONSES (decided since 18 October 2022)

Ref.	Location	Work	Trust's response	Decision/Date
22/01597/FPA	Land to the rear of 63 Crossgate	Erection of four dwellings (C3)	OBJECT	WITHDRAWN 24/10
22/02403/FPA	Ansford, Potters Bank	Detached garage with first floor accommodation	OBJECT	APPROVED 1/11
Reason(s):	<i>Whilst the concerns of the City of Durham Trust in relation to the CA are noted, the site does not lie within the designation itself and the D&C Officer raises no objection in this respect. Given the garage would provide habitable accommodation to the first floor it is considered appropriate to include a planning condition that the building be occupied ancillary to the host property at Ansford. It is considered that the proposal would not have a significant or unacceptable impact upon the host dwelling, the character and appearance of the surrounding street scape or the adjacent CA, residential amenity and highway safety. The proposal is therefore considered acceptable in respect of CDP Policies 21, 29, 31, 40 and 44, Policies S1 & H2 of the Durham City NP and Part(s) 12 & 16 of the NPPF.</i>			
APP/X1355/W/22/3303231	Sniperley Park (Co. Durham Land)	1,550 dwellings, local centre, primary school etc	OBJECT	WITHDRAWN 3/11
APP/X1355/W/22/3303244 & 3303246	Sniperley Park (Bellway Homes)	Park & Ride extension, 370 dwellings and conversion of farm buildings	OBJECT	WITHDRAWN 4/11
APP/X1355/W/22/3296111	Residential at 63 Crossgate (CIU Club)	CoU (upper floors) to 12-bed HMO with rear extension	COMMENT	DISMISSED 7/11
Reason(s):	<i>For the reasons set out in the report, the development would not comply with the development plan as a whole. Weighing up other matters, some of which support the proposal, I do not consider that they are individually or collectively of sufficient weight to outweigh my conclusions in relation to the main issues or that the proposal would comply with the development plan as a whole.</i>			
21/02447/FPA	50 Hawthorn Terr.	HMO (C4) extension	OBJECT	APPROVED 8/11
Reason(s):	<i>Following amendments to the scheme, the principle of development is considered to comply with CDP Policy 16 and the criteria therein. The extension would be considered to a degree enhance, the character and appearance of the Durham City Centre CA. The development would therefore accord with the aims of Section 72 of the LB Act, Parts 12 & 16 of the NPPF, CDP Policies 16, 29 & 44, and Policy H2 of the Durham City NP. While the development would not entirely comply with guidance within the Council's Residential Amenity SPD, on balance, taking account of the character of the area it is not considered that the development would result in significant adverse impact on the amenity of neighbouring occupants to a degree that would warrant refusal of the application in this instance. There would also be no impact on parking or highway safety in this instance. As such, the development would accord with the aims of Parts 9 & 15 of the NPPF and CDP Policies 21, 29 & 31. Whilst the concerns raised by the City of Durham Parish Council, City of Durham Trust, and local residents are noted, they are not considered sufficient to sustain refusal of the application.</i>			
21/03319/LB	56 Hallgarth Street	Render to front and side	OBJECT	WITHDRAWN 8/11
22/00612/VOC	Day Nursery, Adventure Valley, Brasside	VOC Cond. 9 to allow 7 passing places in lieu of a footpath	OBJECT	WITHDRAWN 10/11
22/01148/FPA	Oaklea The Avenue	C3 to large HMO (sui generis)	OBJECT	REFUSED 15/11
Reason(s):	<i>The introduction of large HMO located on a primary access route from two existing PBSAs to the town centre and university campus locations would result in the further imbalance of the community resulting in a detrimental impact on the surrounding residential amenities through further noise and disturbance in contravention of Policies 16, 29 & 31 of the CDP, and Para 130 (f) of the NPPF.</i>			