

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 17 May to 20 June 2023

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 21/4:</i>					
23/01015/FPA	7 Lowes Barn Bank, Neville's Cross	Rear extension to existing HMO (C4)	23/5	Woodruff	Objection
23/01031/FPA	Magdalene Heights, Gilesgate	Dwellinghouse (C3) to small HMO (C4)	13/6	Hurton	Objection
<i>From DCC weekly list 2/5:</i>					
23/00814/FPA	85 Gilesgate	Rear roof lantern and 2 solar panels	25/5	Hurton	Objection
<i>From DCC weekly list 5/5:</i>					
23/00911/LB 23/00993/FPA	90 Gilesgate	Loft convers. (dormer + 3 velux) & garage to 1.5 storey garden room	23/5	White	Objection
23/01173/FPA	38 Moor Crescent, Gilesgate Moor	Dwellinghouse (C3) to HMO (C4)	24/5	Richards	Comment
<i>From DCC weekly list 15/5:</i>					
23/01110/FPA 23/01111/LB	72-73 Claypath	Conversion of existing HMO into a religious study centre	2/6	Richards	Support
<i>Amendments:</i>					
22/01981/RM (20/03558/OUT)	Land east of Regents Court, Sherburn Road	RM for 470 dwellings (appearance, layout, landscaping & scale)	5/6	Blakey	Objection
22/03778/FPA	Land north and east of Sniperley Farm (Bellway Homes)	Outline for ext'n to P&R + FPA for 368 dwellings & access	8/6	Blakey	Objections
<i>From DCC weekly list 22/5:</i>					
23/01353/FPA 23/01354/LB	24 Hallgarth Street	Renovation of property incl. rear extension etc	7/6	Richards	Objection
<i>From DCC weekly list 30/5:</i>					
23/01422/TPO	The Reeds, Houghall	Removal of 5 trees & crown lifting to 5 trees	14/6	Walton	Objection

PLANNING APPLICATIONS NOTED: 17 May to 20 June 2023

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 5/5:</i>				
23/01135/FPA	32 Habgood Drive	Dwellinghouse (C3) to HMO (C4)	24/5	Woodruff
<i>From DCC weekly list 15/5:</i>				
23/01167/FPA	5 Lyndhurst Dr. Crossgate Moor	Dwellinghouse (C3) to HMO (C4)	30/5	Penman
<i>From DCC weekly list 22/5:</i>				
23/01266/FPA	St Aidan's College, Windmill Hill	10 replacement and new lamp posts	7/6	Fenwick
23/01294/RM (22/01127/OUT)	Land east of Avenue House, Park Ho. Rd, High Shincliffe	Erection of dwelling with double garage etc	8/6	Fenwick
23/01332/FPA	10 Durham Road, Framwellgate Moor	Demolition of garage and shed for extensions	8/6	White
<i>From DCC weekly list 30/5:</i>				
23/01186/AD	5 New Elvet	Signage	12/6	Fenwick
23/01284/LB	52 South Street	Window replacement/repairs	12/6	Scott

23/01298/FPA	15 St Aidans Crescent, Crossgate Moor	Dwelling (C3) to HMO (C4)	12/6	Fenwick
23/01357/FPA	Orchard House, New Elvet	Replacement windows, etc	12/6	Richards
23/01390/AD	Assembly Rms, 40 N. Bailey	Additional signage	21/6	Woodruff
23/01329/FPA	30-31 Silver Street	Rear ext'n for covered terrace (E), 3-bed house (C4), etc	26/6	Spurgeon

PLANNING APPLICATIONS NOTED AT THE MEETING (20 June 2023)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 5/6:</i>				
23/01445/TPO	Miners' Hall, Flass Street	Tree removal	20/6	Hopper
23/01481/FPA	34 Prebends Field, Gilesgate	Dwellinghouse (C3) to HMO (C4)	20/6	Hurton
23/01455/FPA	7A Dalton Crescent, Neville's Cross	Conversion of garage for additional ensuite bedroom	21/6	Walton
23/01427/LB 23/01428/LB	The Chorister School, The College	Installation of new IT network & new boiler room window	22/6	Woodruff
23/01504/PND	1 & 2 The Reeds, Houghall	PND for demolition of 2 buildings	22/6	Hurton
23/01511/LB	26-27 North Bailey	Alterations	22/6	Fenwick
<i>Amendments:</i>				
23/00436/FPA	Goldrill, Farnley Hey Road	Demolition of existing dwelling for 2 semi-detached dwellings	22/6	Spurgeon
<i>From DCC weekly list 19/6:</i>				
23/01581/FPA	18 Redhills Lane, Crossgate Moor	Garage conversion, mod'n to gable roof edge, render etc	5/7	Walton

OUTCOMES TO PREVIOUS RESPONSES (decided since 16 May 2023)

Ref.	Location	Work	Trust's response	Decision/Date
22/03302/FPA 22/03303/LB	Fellows' Garden, University College	New garden landscape design with terrace	SUPPORT	APPROVED 18/5
Reason(s):	<i>The proposals have been informed based on a full understanding of the site's heritage significance and its highly sensitive historical context. The result is a sensitive, well-detailed, design response that not only conserves the significance of the Grade I listed Castle, the WHS, CA, and surrounding LBs, but would deliver a heritage gain by better revealing the sites significance to a wider audience with enhanced accessibility. As such, the development would accord with the aims of Sect. 66 of the Planning (LBs & CAs) Act 1990, Part 16 of the NPPF and CDP Policy 44.</i>			
APP/X1355/W/22/3312412	1 Boyd Street	Dwelling (C3) to small HMO (C4)	OBJECT	DISMISSED 25/5
Reason(s):	<i>The proposed development conflicts with the development plan when considered as a whole and there are no material considerations that outweigh the identified harm and associated development plan conflict.</i>			
23/00333/PNT	Land north of St Godric's Church	Installation of 15m monopole & cabinets	OBJECT	APPROVED 26/5
Reason(s):	<i>The siting of the replacement telecoms structure is considered justified in this new location and whilst it would result in less than substantial harm to the Durham City CA and inner townscape setting of the WHS, the proposal offers notable public benefits in terms of providing advanced, high quality and reliable comms infrastructure within the commercial city centre which is considered essential for economic growth and social well-being that would outweigh this harm in accordance with Para 202 of the NPPF and CDP Policy 27. In addition, there would be no significant adverse impacts to health or amenity of adjacent land users or trees and as such, the proposals are considered to also accord with Parts 10, 12 & 15 of the NPPF and CDP Policies 29, 31 & 40 and H1 and H2 of the DCNP.</i>			
23/00792/FPA	Former Public Toilets, North Road	Conversion to café with new first floor over	SUPPORT	APPROVED 31/5
Reason(s):	<i>The application would bring a vacant building on the edge of the city centre back into use whilst the proposed refurbishing would improve its appearance and enhance the character of the CA. The premises would have a bin store to the side and a loading bay on the opposite</i>			

	<i>side of the road. Opening hours are restricted to the early evening to prevent noise and disturbance for nearby residents. Therefore, the proposals are considered acceptable, according with CDP Policies 6, 9, 21, 22, 29, 31, 40, 44 & 45, Policies S1, H1, H2 & T1 of the DCNP and NPPF Parts 2, 4, 7, 9, 12 & 16 plus Sect. 72 of the Planning (LBs & CAs) Act 1990.</i>			
23/00988/LB	University College, Durham Castle	New glass lantern above the Black Staircase	SUPPORT	APPROVED 2/6
Reason(s):	<i>The proposal would not be considered to adversely affect the special historic and architectural interest and significance of the listed heritage asset. Accordingly, the proposed alterations are considered to sustain and conserve the significance of the designated heritage asset in accordance with Sect. 66 of the Planning (LBs & CAs) Act 1990, the provisions of Sect. 16 of the NPPF and Policy 44 of the CDP.</i>			
22/01981/RM (20/03558/OUT)	Land E of Regents Court, Sherburn Rd	RM for 470 dwellings (landscaping, appearance, layout & scale)	OBJECT	APPROVED 8/6
Reason(s):	<i>The site is allocated in the CDP for new housing with formal planning permission granted in outline in 2022. CDP Policy 5 sets out a suite of criteria for this specific site that if met would allow dev't to be considered acceptable for this site. Detail relating to layout, scale, appearance and landscaping have been provided which translates, in the main, the req'ts of the approved masterplan of the outline permission and CDP Policy. Areas of finer detail and management remain to be conditioned to ensure progress to delivery on site and in the interests of local residents. In this instance, and for the reasons set out in this report, it is considered that the proposed dev't complies with the requirements of Policy 5 and the wider development plan. Para 11 of the NPPF states that dev't proposals that accord with an up-to-date development plan, should be approved without delay.</i>			
23/01015/FPA	7 Lowes Barn Bank	Rear ext'n to existing HMO (C4)	OBJECT	REFUSED 8/6
Reason(s):	<i>Extension of the property to a larger six-bed house within this locale would, in the context of 24% of existing properties within 100m of the site already being registered as exempt from Council Tax as student lets, further unbalance the area and have a detrimental impact upon community cohesion, with the addition of another two occupants further adversely affecting the amenity of non-student residents within the local area from increased noise and disturbance. Therefore, the proposal is contrary to CDP Policies 16, 29 & 31 and Parts 8 & 15 of the NPPF. The proposed rear extension would unacceptably reduce the availability of external amenity space for future residents and fails to provide adequate provision for bin and cycle storage at the property contrary to CDP Policies 16 & 29 and Part 15 of the NPPF.</i>			
22/01022/FPA	Land S of 18 Foster Terrace, Croxdale	New build six houses (2 terraces x 3 units)	OBJECT	WITHDRAWN 14/6
22/03237/FPA	Sniperley P&R	Extension to the Park & Ride	COMMENT	APPROVED 14/6
Reason(s):	<i>The proposed dev't would provide an extension to a well-used park and ride development, which would assist in reducing city centre traffic and improving air quality. The dev't has been considered against relevant development plan policies and material considerations including the principle of dev't, layout and design, locational sustainability of the site, access and traffic, residential amenity, contamination and coal mining risk, flooding and drainage, landscape, ecology, cultural heritage, safeguarded areas and agricultural land and was found to be acceptable subject to appropriate conditions. The proposed dev't has generated some public interest, with 2 representations having been received. Concerns expressed regarding the proposal have been taken into account, and carefully balanced against the benefits of the scheme in terms provision of sustainable transport. The proposed dev't is considered to broadly accord with the relevant policies of the CDP and the Witton Gilbert NP and relevant sections of the NPPF.</i>			
23/00911/LB 23/00993/FPA	90 Gilesgate	Loft convers. (dormer + 3 velux) & garage to 1.5 storey gdn room	OBJECT	REFUSED 14/6
Reason(s):	<i>It is considered that the dev't would fail to preserve the Grade II LB contrary to the req'ts of Sect. 66 of the Planning (LBs & CAs) Act 1990 and would lead to substantial harm to the designated heritage asset which would not be outweighed by public benefits contrary to the aims of CDP Policy 44 and NPPF Paras 199 & 202. The dev't would, by reason of its excessive scale and inappropriate modern design, result in substantial harm to the existing fabric and setting of the Grade II LB and its assoc. curtilage listed outbuilding and the special character and appearance of the CA contrary to CDP Policy 44, H2 of the DCNP, NPPF Part 16 and Sect. 66 & 72 of the Town & Country Planning (LBs & CAs) Act 1990. In addition, the extension to the outbuilding would, by reason of its excessive size and scale, have a significant detrimental impact upon the residential amenity of neighbouring properties through loss of privacy, overbearing and overshadowing, contrary to CDP Policies 29 & 31 and the Council's Residential Design Guide SPD and NPPF Part 15. The application fails to include sufficient information to demonstrate that the dev't would not be harmful to protected species (in this case bats) contrary to CDP Policy 43 and NPPF Part 15.</i>			