

THE CITY OF DURHAM TRUST

Web site: <http://www.DurhamCity.org>

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH

25 October 2026

Ms Kelly Scott,
Durham County Council Planning Development
PO BOX 274
Stanley
County Durham
DH8 1HG

Dear Ms Scott,

DM/26/02500/FPA - Aidan House, Elvet Moor, Durham, DH1 3PR

Erection of masonry boundary wall and gates to front

The Trust objects to this application because of its negative impact on the character and distinctiveness of the local area.

Context

This section of the A167, one of the main approaches into the City, is fronted by larger houses behind a verge with trees and planted front boundaries. This creates a very green and characterful section of road with the benefit of distinctiveness.

Generally, the Trust is concerned about the loss of grass verges, paving of front gardens and removal of boundary vegetation and trees. A creeping replacement of softer boundaries with walling increases the sense of intensive urbanisation with loss of biodiversity benefits.

Proposal

The front fence and hedge are to be removed and replaced with a solid wall and gates. This will present an unnecessarily hard frontage and at the same time threaten two trees within the property. Such a construction is not justified on grounds of security as this could be achieved with railings, thus keeping the existing hedging intact and having much less impact on the trees.

The Trust therefore objects to the proposal based on negative impact. Planning policy failures are indicated in the Appendix below.

Yours sincerely

Allan Gemmill
Chair, City of Durham Trust
trust@durhamcity.org

Celebrating, Protecting and Enhancing the City of Durham

Appendix – Planning Policies

The Trust considers that the proposals fail against the following planning policies:

County Durham Plan

Policy 29: Sustainable Design

- a. The proposals fail to contribute positively to an area's townscape.

Durham City Neighbourhood Plan

Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites

Conservation, preservation and enhancement of Our Neighbourhood

The proposals fail because they do not:

- c) Harmonise with their context in terms of scale, materials, and soft landscaping;

Policy H3: Our Neighbourhood Outside the Conservation Areas

Development proposals outside the Conservation Areas should take into account, and meet where appropriate and relevant to the area to which the proposal relates, the following requirements, by:

- a) sustaining and making a positive contribution to the character and distinctiveness of the area; and
- c) using high quality design which contributes to the quality and character of the area; and
- d) having scale and landscaping appropriate to the context and setting of the area; and
- e) using materials and finishes appropriate to the context and setting of the area.

The proposal fails to comply with these requirements.