



**CITY OF DURHAM
PARISH COUNCIL**

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13th August 2021

Dear Mr Dalby,

DM/21/01876/FPA | Demolition of existing house and construction of replacement house on same footprint | Sidegate House Sidegate Durham DH1 5SY

Thank you for consulting us on these amended plans. The City of Durham Parish Council Planning Committee considered this amended application at its meeting on the 6th August and agreed to maintain its objection to this proposal.

The application site still lies within the Green Belt and the Durham City Conservation Area. Whilst it is noted that the applicant has slightly scaled down the original proposal and that the proposed dwelling would broadly follow the same footprint of the existing dwelling, its proposed scale and massing are still significantly greater. This change in scale and massing is a relevant consideration; whereas the fact that the site is small in the context of the wider Green Belt is not. This was confirmed by the inspector who dismissed the appeal for eight town houses on the site (APP/X1355/W/18/3197881 – paragraph 7).

The Parish Council considers that by nature of its scale, massing and design, the development would be materially larger than the existing dwelling and cause substantial harm to the openness of the Green Belt in this location. This is clearly contrary to the requirements of national planning policy, CDP Policy 20 and also Neighbourhood Plan policy G4.

Furthermore, whilst it is acknowledged that there is a mix of different development styles within close proximity to the application site, this should not justify the development of a new dwelling that is out of character with this part of the Conservation Area.

CDP Policy 44 requires that development must sustain the significance of both designated and non-designated heritage assets. Also, that great weight will be given to the conservation of all designated assets and that these assets should be conserved in a manner appropriate to their significance. In accordance with national planning policy, development which leads to

less than substantial harm to a designated heritage asset will be weighed against the public benefits of the proposal.

There are also a number of DCNP policies that are relevant to the issue of design:

- Policy S1 requires new development to harmonise with its context in terms of scale, layout, density, massing, height, materials and colour. It also requires new development to conserve the significance of designated heritage assets;
- Policy G4 supports proposals which sustain, conserve and enhance the Durham City Conservation Area; and
- Policy D4 requires all new housing development to be of high-quality design reflecting the character and appearance of the area, with an appropriate form and layout.

The Parish Council submits that, as a result of the inappropriate scale and massing of the proposed development, it would result in harm to the significance of the Conservation Area as it would not reflect the positive characteristics of the area. As the proposed development would only result in the provision of a replacement dwelling, there are no public benefits. The proposal is therefore clearly contrary to policy 44 of the CDP, policies S1, G4 and D4 of the DCNP and section 15 of the NPPF.

For the reasons set out in this response, the Parish Council remains of the view that the County Council must refuse this application. However, should you be minded to approve this application, we would wish this application to be called in to the Central and East Area County Planning Committee so that we may put our case to Councillors.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council