

17 August 2021

Development Management Planning Team  
Durham County Council  
Submitted via Planning Portal

**Proposal:** Reserved matters approval for access, appearance, landscaping, layout and scale of 1 dwelling outline approved under planning reference DM/19/03566/OUT

**Location:** Land to the North Of West Farm Paddock Cold Hesledon Seaham SR7 8RL

Dear Sir/Madam

Please find enclosed the following documents in support of the above planning application:

- Planning Application
- Location Plan
- Proposed site Plan
- Proposed elevations
- Proposed floor plan

The principal of residential development has been established on the site through approval of planning application reference number DM/19/03566/OUT which was approved 24 August 2020.

The submitted plans clearly show that the proposed development can be accommodated within the site boundary with sufficient separation distance to surrounding residential properties to protect the amenity of future and existing resident in terms of appearing overbearing, overshadowing and overlooking. Therefore with regard to the amenity of neighbouring properties the proposed development accords with paragraph 130 of the NPPF and local policy 30 of the adopted County Durham Plan.

Part 12 of the National Planning Policy Framework, relates to achieving well-designed places. The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning. Revisions to the NPPF in 2021 have placed greater emphasis on creating beautiful places. Paragraph 134 of the NPPF 2021 states that development which is not well-designed should be refused. These sentiments are consistent with local Planning policy requirements through Policy 30 (Sustainable Design) of the adopted County Durham Plan.

The proposed development consists of a two-bedroom bungalow with living space and home-office. Given the equestrian nature of the site the proposed development also includes a boot/utility room. The bungalow has been located in close proximity to the access gate to the overall site and the existing stable barn in order to maximise the security provided which justified the need for the dwelling at outline stage.

The proposed development consists of a bungalow to minimise the height of the proposal and as such the visual impact. It is also considered to be in keeping with the scale and proportions of the surrounding

properties. There is a variety of finishing materials in the surrounding area therefore the proposed materials have been chosen to reflect those in the immediate setting of the site. The stone appearance is considered to be the most rural and as such reflects the rural setting. Therefore the proposed development would be in keeping with the scale and design of the surrounding properties and would be commensurate to the overall scale of the application site and adjacent land.

There is an existing access with sufficient visibility which will provide access to the proposed dwelling. This access will not be intensified in any way as the residents of the proposed dwelling currently access the stables on a number of occasions during the day. The proposal clearly identifies additional hard standing to provide two incurtilage car parking spaces on the driveway and area for private amenity space which will be grassed. As the land (outlined blue) is used for grazing of horses there is limited landscaping proposed, this is for safety and welfare of the animals however amenity space is proposed to be laid to lawn and the existing boundary treatments will remain to enclose the external boundary of the site with a new fence clearly demarcating residential curtilage.

As part of the outline approval a contribution to the Coastal Access Management Measures of [REDACTED] was secured through unilateral undertaken which has been paid in full by the applicant.

I would sincerely appreciate it if you would validate this reserved matters application. Should you require any further information please contact me via telephone or email.

Yours faithfully

[REDACTED]  
Helen Heward BSc (Hons), MSc, MRTPI  
Associate