

# Durham County Council

Regeneration and Economic Development  
Planning Development  
County Hall  
Durham  
DH1 5UL



## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

### 2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Description of Proposed Works

Please describe the proposed works:

External alterations to existing Lodge House and main house annex. Raising, enlarging and re-covering of main house roof. Main house roof alterations including replacement of existing dormer with 'inverted' dormer to form terrace. Double storey front extension. Alterations to rear elevation. Rear dormer extension and formation of first floor rear garden terrace.

Has the work already been started without consent?  Yes  No

## 5. Materials

Does the proposed development require any materials to be used externally?  Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

## 5. Materials

Description of existing materials and finishes (optional):	Lodge House: Older, original sandstone revetment, square edged, regular sized smooth, finely tooled. Fine mortar joints are visible following degrading of thicker, cement-based tuck pointing which has failed. Lodge House Chimney Stack: Later addition of chimney stack is clad in rough faced, irregular sized, mismatched, riven sandstone with thick mortar joints Main House Annex to Lodge House. Predominantly stone clad in rough faced, irregular sized, mismatched, riven sandstone with thick mortar joints.
Description of proposed materials and finishes:	Lodge House Elevations to be restored with correct mortar specification to match original and local replacement of regular sized smooth, fine jointed sandstone blocks to match existing. Proposed Front Elevation of Main House to be timber clad in vertical strip exterior grade softwood, to be left to grey/silver naturally.

Roof	
Description of existing materials and finishes (optional):	Existing Lodge House - Grey slate tiles Existing Main House - Grey slate tiles
Description of proposed materials and finishes:	Proposed Lodge House - Grey slate tiles to match existing. Proposed Main House - Grey standing seamed metal.

Windows	
Description of existing materials and finishes (optional):	Painted timber framed side / top hung casements with applied 'leaded' diamond glazing.
Description of proposed materials and finishes:	Lodge House: Replacement painted timber framed side hung and fixed casements, clear double glazed. Main House Annex: Replacement painted timber framed side hung and fixed casements, clear double glazed to north elevation. Where larger openings are formed into doors / windows, painted metal, minimal framed large format double glazing. Paint colour of frames to generally match.

Doors	
Description of existing materials and finishes (optional):	As per window description
Description of proposed materials and finishes:	As per window description

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Stone walling to East facing onto North Road, Timber fencing to Northern and Western boundaries. Mixture of stone clad and low level brick walls to South elevation fronting onto North Lodge (unadopted).
Description of proposed materials and finishes:	No changes to existing boundary treatments. New replacement automated timber gate under 2m in height fronting onto North Lodge (unadopted). Matching timber pedestrian gate under 1.3m in height to replace existing.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Existing gravel to driveway
Description of proposed materials and finishes:	NA, no change

## 5. Materials

Lighting	
Description of existing materials and finishes (optional):	NA
Description of proposed materials and finishes:	NA

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

210201\_001\_Location Plan\_RevA  
210201\_50\_Existing Ground Plan\_RevA  
210201\_100\_Existing Ground Plan\_RevB  
210201\_101\_Existing First Plan\_RevB  
210201\_102\_Existing Roof Plan\_RevB  
210201\_200\_Existing Elevations\_RevB  
210201\_220\_Existing Sections\_RevB  
210201\_300\_Proposed Ground Plan\_RevB  
210201\_301\_Proposed First Plan\_RevB  
210201\_302\_Proposed Roof Plan\_RevB  
210201\_350\_Proposed Ground Plan\_RevC  
210201\_400\_Proposed Elevations\_RevA  
210201\_420\_Proposed Sections\_RevB  
210201\_North Lodge Design Access Statement\_23July21

## 6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?  Yes  No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

## 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?  Yes  No

## 8. Parking

Will the proposed works affect existing car parking arrangements?  Yes  No

If Yes, please describe:

Existing built in garage to be converted over to residential accommodation for use of the existing dwelling house. Existing driveway of substantial size as noted on Block Plan and 1:200 scale plans.

## 9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

## 11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 12. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

## 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)