Appeals Received Hetton Houghton and Washington

Between 01/02/2009 and 28/02/2009

Team	Ref No	Address	Description	Date Appeal Lodged
HO				
	09/00003/REF	Stonebrae□3 Rainton Grove□Houghton-Le-Spring□DH5 8JT□	Replacement of boundary enclosures to include timber fencing, brick walls, pillars and wrought iron gates(Retrospective).	10/02/2009
	09/00007/REF	Land To Front Of□Three Tuns PH□High Street□Easington Lane□Houghton-Le-Spring□DH5 0JT□	12m high streetworks monopole with 3 no. antennas within AGRP shroud (overall height 14.43m) 1 no. equipment cabinet and 1 no. electrical meter cabinet. (cell no. 65240C)	19/02/2009
W				
	09/00008/REF	Land South East Of Foxpond□Northside□Blackfell□DH3 1RB□	Outline application for the erection of a bungalow and creation of a new vehicular access to the A1231	06/02/2009

Appeals Determined Hetton Houghton and Washington

Between 01/02/2009 and 28/02/2009

Team	Ref No	Address	Description	Appeal Decision	Date of Decision
HO					
	08/00044/ENF	21 Bishops Wynd□Houghton-Le-Spring□DH5 8GA□	Appeal against Enforcement Notice	DISVAR	20/02/2009
	08/00045/REF	Land To West Of□1 Blindy Lane□Hetton le Hole□Houghton-Le-Spring□□	Replace existing garages, with five prefabricated steel containers.(PART RETROSPECTIVE) and erection of 2m high close boarded timber boundary treatment. (Amended plans received 25.06.08)	DISMIS	12/02/2009
	08/00048/REF	18-20 Millers Hill□Houghton-Le-Spring□DH4 7AJ□	Demolition of 18-20 Millers Hill and erection of 3no dwelling houses.	DISMIS	23/02/2009

Appeal decision. 5G.
08/00048/REF.

Appeal Decision

Site visit made on 10 February 2009

by Anthony Lyman BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

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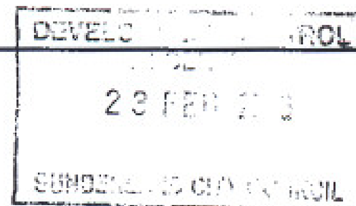
Decision date:
23 February 2009

Appeal Ref: APP/J4525/A/08/2088090
18-20 Millers Hill, Herrington Burn, Houghton Le Spring, DH4 7AJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Bulmer against the decision of Sunderland City Council.
- The application Ref 08/00573/FUL, dated 5 February 2008, was refused by notice dated 16 April 2008.
- The development proposed is the demolition of 18-20 Millers Hill, Herrington Burn and the erection of three terraced houses.



Decision

1. I dismiss the appeal.

Main issues

2. I consider that the main issues relating to this appeal are the effects of the proposed development on, i) the character and appearance of the area, ii) highway and pedestrian safety, and iii) crime prevention in the area.

Reasons

Character and appearance

3. The appeal properties have been used for commercial purposes and are sited at the end of a terrace of predominantly two storey dwellings. A large clad building to the rear of the properties, used in connection with the commercial operations, is in a poor state of repair and visually dominates the rear of the terrace. The upper floor of each of the two front buildings has residential use. The proposal is to demolish all of the buildings on the site and to erect three new dwellings as an extension to the terrace.

4. The existing houses on Millers Hill form an attractive, gently curving terrace with each house stepped slightly higher than the adjoining dwelling. Many of the terraced houses retain the original feature bay windows, although some have been removed or modified. The three proposed dwellings would be built of brick with stepped slate roofs to reflect the rest of the terrace. Traditionally proportioned sliding windows and features such as art stone heads and sills would further reflect the character and appearance of buildings in the area. However, the three new houses would have lower ceiling heights than the older terraced buildings and consequently their windows would not align with the neighbouring dwellings. Nevertheless, the new houses would sit comfortably with the surroundings and reflect the local built environment. The buildings

would make a positive contribution to the streetscene compared to the shuttered commercial premises currently on the site which significantly detract from the appearance of this largely residential area. Therefore, on this issue I conclude that the proposed development would enhance the character and appearance of the area, thereby complying with Policy B2 of the City of Sunderland Unitary Development Plan (UDP).

Highway safety

5. The side and rear boundaries of the appeal site adjoin a narrow back road which affords rear vehicular access to the existing houses in the terrace, nearby dwellings and some small workshops. The site tapers in width to the rear, restricting the room available for car parking to only two spaces. The end house, which would be a three bedroom family home, would have no car parking provision. Although the site is on a good bus route which would encourage the use of public transport, the lack of adequate parking would result in additional on street parking in an area where there already appears from my site visit, to be a capacity problem. The Council's Supplementary Planning Guidance – Development Control Guidelines (SPG), advocates that a development of three houses requires a minimum of 1 space per dwelling and one visitor space. The proposal clearly fails to satisfy this requirement.

6. Furthermore, the position of the two spaces and the narrowness and alignment of the rear access road at this point would make manoeuvring in and out of the spaces difficult and potentially dangerous for other users of this congested route, including pedestrians.

7. Therefore, on this issue I conclude that the proposed car parking would not be adequate in terms of the layout or number of spaces and that this deficiency would be prejudicial to road safely contrary to the provisions of the SPG and Policy T14 of the UDP.

Crime prevention

8. I noted on my site visit that other houses in the terrace had high walls and doors to shield their parking spaces to the rear of their properties. Each of the proposed houses would have a small rear patio area enclosed by a high wall, beyond which the two parking spaces would be isolated and not readily overlooked by properties. The SPG states that isolated parking spaces should be avoided in order to minimise the potential for criminal activity. The proposed spaces would fail to satisfy this important requirement.

Conclusion

9. Although the proposal would enhance the appearance of streetscene, this benefit would not outweigh the scheme's detrimental impact on highway safety and crime prevention measures. Therefore, for the reasons given, and having considered all other matters raised, I dismiss the appeal.

Anthony Lyman

INSPECTOR

Appeal Decisions

Site visit made on 4 February 2009

by Alan Upward **BA(Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

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Decision date:
12 February 2009

Appeals A & B: Refs: APP/J4525/C/08/2085852&3
Land to west of 1 Blindy Lane, Easington Lane, HOUGHTON-LE-SPRING DH5 0NG

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeals are made by Mr Gordon Ayre and Mrs Andrea Ayre against an enforcement notice issued by Sunderland City Council.
- The Council's reference is 08/00041/ENF.
- The notice was issued on 21 August 2008.
- The breach of planning control as alleged in the notice is **without planning permission the siting on the land of four prefabricated steel storage containers in the approximate positions marked in blue outline on the attached plan**.
- The requirements of the notice are to **remove the four prefabricated steel storage containers from the land**.
- The period for compliance with the requirements is 1 month.
- The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended. The deemed applications for planning permission accompanying appeals against enforcement notices will also be considered.

Formal Decisions: I vary the notice by the substitution of "2 months" as the compliance period in section 6. Subject thereto, I dismiss the appeals, uphold the notice as so varied, and refuse to grant planning permission on the applications deemed to have been made under section 177(5) of the 1990 Act as amended.

Appeal C: Ref: APP/J4525/A/08/2085850
Land to west of 1 Blindy Lane, Easington Lane, HOUGHTON-LE-SPRING DH5 0NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Gordon Ayre against the decision of Sunderland City Council.
- The application Ref 08/01370/FUL, dated 31 March 2008, was refused by notice dated 14 July 2008.
- The development proposed is described as "**Retrospective. Replace existing garages. Four wooden and one steel with five prefabricated steel garages. (Ex office cabins)**."

Formal Decision: I dismiss the appeal.

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1. The appeals relate to the same plot of ground adjoining the western side of Blindy Lane and wedged between properties in Girven Terrace and the A182/Pemberton Bank. The plans accompanying the appeal against refusal of planning permission show the replacement of 5 individual garage buildings with 5 metal container structures. Four of these, placed tightly in a row close to the Girven Terrace boundary, were on the site at the time of my visit. These were the structures referred to in the enforcement notice.

Appeal against refusal of planning permission and the deemed applications

The main issue is

- the impact upon the character and appearance of the area.

2. The appeal site is wedged between older terraced dwellings and the A182 properties. Back areas such as this, used as 'gardens' and the locations for garaging are characteristic of the area. Photographs showed the dilapidated nature of 2 of the structures formerly on the appeal site. One garage, in a poor state of repair, remained in the north-western corner. The plot immediately to the west, and apparently attached to a vacant A182 frontage property, had by the date of my visit been cleared of structures. Both plots have hitherto been a source of

significant visual harm to the area, where development, although relatively mixed in age and design terms, was predominantly residential in character.

3. Saved Policy EN10 of the Sunderland UDP prescribes a regime for areas such as this, where no major change is proposed, that the existing pattern of land use should remain with proposals needing to be compatible with the principal use of the neighbourhood. Improvement of land such as the current appeals site would clearly be desirable, and it may be that replacement garaging facilities for residents would be an appropriate use. However, any such proposals should be of a design standard and character to respect and upgrade the visual environment of the locality. Nationally, at para 34 *PPS1: Delivering Sustainable Development* places great emphasis on good design in all development, emphasising that development which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

4. Although described in the application as "office cabins", the structures now on the land had the appearance of standard 6 metre long metal lorry containers. As implemented thus far, the appeals development had 'tidied up' the ground involved. It had, nevertheless, created sizeable structures, intended to be permanent, which were incongruous in appearance and detracted significantly from visual amenity. The containers were visually prominent from Blindy Lane and the back lane of Girven Terrace and from within surrounding residential properties. The siting of a cluster of such metal containers would be more associated with a commercial or industrial location than a residential area, and was in this case both discordant and seriously harmful to the character and appearance of the area.

5. Completion of the scheme shown in the appeal application would add to this by the siting of a fifth container, but would be accompanied by screen timber fencing to two and a half boundaries. Whilst this would reduce the visual impact of the green painted metal structures, it would not serve to provide a complete visual screen from Blindy Lane and in views from within surrounding buildings. The visual incongruity of the structures would remain as a source of harm to the character and appearance of the area. I consider the development to be contrary to the terms of UDP Policy B2 in its requirements that new development should respect and enhance the best qualities of a locality. Some works had been carried out by the time of my visit, although on 2 sides the timber was more in the nature of cladding attached directly to the containers. This unusual arrangement served to conceal the metallic sides of the structures, although it was rather incongruous in appearance. Much of the Blindy Lane frontage remained open, and the nature of the containers apparent to passers-by.

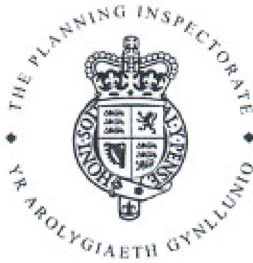
6. The Appellant drew attention to a range of other developments in the surrounding area, including photographs of other containers and garages of differing designs, materials and standard of appearance. I do not have detailed information on the planning history of these features, and I am not in a position to conclude that such developments provide precedent or visual justification for the current scheme. Insofar as these may be established features of the area, they serve perhaps to emphasise the need for the promotion of higher standards of design in future change to upgrade the quality of the local environment. In relation to comments about the A182/High Street to the north-east, this has some commercial uses, but does not provide the visual context for the appeals site. Whilst the metal containers may be more vandal resistant than other designs of garaging, I doubt their usefulness for vehicle parking. They appear to be more useful for other forms of storage. This could have implications for residential amenity if used for commercial purposes, but a condition of planning permission could be applied to prevent this. Nevertheless, my overall conclusion is that the impact upon the area's character and appearance is unacceptable, and the appeal and deemed applications should fail.

Ground (g) appeals

7. Whilst removal of the 4 containers could be effected physically in a fairly short time, I consider that the period for compliance should also provide for the time needed to make the arrangements for removal together with some opportunity for the Appellants to dispose of the containers. For this reason the 2 months being sought would be reasonable. In upholding the notice, I shall vary its terms to reflect this success under ground (g), although the formal decision remains to dismiss the appeals.

Alan Upward

INSPECTOR



Appeal Decision

Hearing held on 17 February 2009

Site visit made on 17 February 2009

by John Murray **LLB, Dip.Plan.Env, DMS, Solicitor**

an Inspector appointed by the Secretary of State for Communities and Local Government

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Decision date:
20 February 2009

Appeal Ref: APP/J4525/C/08/2086992
Land adjacent to No 21 Bishops Wynd, Houghton-le-Spring, Sunderland, DH5 8GA

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mrs Karen Purvis against an enforcement notice issued by Sunderland City Council.
- The Council's reference is 08/00040/COU.
- The notice was issued on 8 September 2008.
- The breach of planning control as alleged in the notice is without planning permission the change of use of the land from open amenity space to private garden and enclosure with a 1.8 metre high approx timber fence.
- The requirements of the notice are:
  - (i) Cease the use of the land as a private garden and remove any items stored or placed thereon;
  - (ii) Dismantle the 1.8 metre high approx timber fence enclosing the land, ensuring that the posts and foundations are removed to at least 100 millimetres below the finished level of the ground;
  - (iii) Restore the land to its condition prior to the breach by filling in any post holes, levelling and evenly grading the surface of the ground to match the contours of the surrounding land, lightly compacting and ensuring that the whole site is covered with topsoil to a minimum depth of 100 millimetres;
  - (iv) Reconstruct a vertical boarded timber fence not exceeding 1.8 metres in height along the eastern boundary of No 21 Bishops Wynd in the location shown in blue on the attached "Reinstatement Plan";
  - (v) Replant shrubs of a species and size and at the density set out below, in the area shown hatched in green on the attached "Reinstatement Plan". Planting to be carried out in accord with good horticultural practice.
    Olearia x Haastii (Daisy Bush) 600 to 900mm in height planted in double staggered rows at 600mm centres with 300mm spacing between plants. Plant density 4 plants per linear metre.
  - (vi) Remaining areas of the land to be reinstated by seeding with general purpose grass seed.
  - (vii) Any planting, which within a period of 5 years from the completion of the planting dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with planting of a similar size and species;
  - (viii) Remove from the land all waste materials arising from compliance with the above requirements.
- The period for compliance with the requirements is as follows:
  - (a) Requirements (i) to (iii) no later than two calendar months after this notice takes effect;
  - (b) Requirement (iv) no later than three calendar months after this notice takes effect;
  - (c) Requirement (v) no later than the end of the first full planting season (running from October to March) after this notice takes effect;

(d) Requirement (vi) no later than six months after this notice takes effect;
(e) In respect of requirement (viii) no later than two months for items (i) to (iii), three months for the work required under item (iv), no later than six months for item (vi) and no later than the end of the planting season for reinstatement and replanting works required under item (v).

- The appeal is proceeding on the grounds set out in section 174(2)(c) of the Town and Country Planning Act 1990 as amended. Since the prescribed fees have not been paid within the specified period, the application for planning permission deemed to have been made under section 177(5) of the Act as amended does not fall to be considered.

Summary of Decision: The appeal is dismissed and the enforcement notice is upheld with a correction.

Reasons

The appeal on ground (c)

The alleged change of use

1. Section 55(2)(d) of the 1990 Act provides that "the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such" shall not be taken to involve development of the land. The land enforced against (the appeal site) has been incorporated into the private rear garden of No 21 Bishops Wynd and used as such. That is clearly a purpose incidental to the enjoyment of the dwellinghouse and therefore if the appeal site was already within the curtilage, its use as private garden land would not involve development.

2. Having regard to a number of court judgements[*], whether the appeal site lay within the curtilage of the dwellinghouse immediately before the new fence was erected is a question of fact and degree. Physical enclosure is not necessary for land to constitute part of the curtilage, but it is notable that the appeal site lay outside the original fence to the side of the rear garden, which followed the line of the detached garage's gable wall. Whilst, the appeal site could be accessed from the dwelling by walking across the driveway and past the side of the detached garage, it did not have an intimate association with the house, or its garage and principal gardens. In this regard, it can be distinguished from the open front garden area and driveway, via which access is to the house, garage and rear garden is gained.

3. Furthermore, the usefulness or function of the appeal site in relation to the dwelling was limited to providing a soft, landscaped setting and, being open, it served that purpose for the overall estate development. The fact that the appeal site was, and is, within the same ownership as the dwelling, and the appellant is responsible for maintaining it, does not mean it was within the curtilage. In my view, the appeal site did not form one enclosure with the dwellinghouse, its garage, driveway and principal gardens and, as a matter of fact and degree, it was not part of the curtilage.

[*] *See for example: Sinclair-Lockhart's Trustees v Central Land Board [1950] 1 P&CR 195; Methuen Campbell v Walters [1979] 1 QB 525; Dyer v Dorset County Council [1988] 3 WLR 213; McAlpine v Secretary of State for the Environment [1995] 1 JPL B43; and Skerritts of Nottingham Ltd v Secretary of State for Environment Transport and the Regions [2000] 2 PLR 102.*

4. Accordingly, section 55(2)(d) does not apply, but whether the use of the appeal site as private garden land constitutes a breach of planning control will depend on whether this amounts to a material change of use. This must be assessed by reference to the primary use of the planning unit and, in relation to a dwellinghouse, the planning unit is not necessarily the same as the curtilage. As noted in paragraph 3B-2055 of the Encyclopedia of Planning Law and Practice, the planning unit may be smaller or larger than the curtilage.

5. My attention is drawn to another appeal (Ref APP/J4525/C/08/2072688-9) concerning land at 12 Crossgill, Washington (the Crossgill appeal). In that case, the land enforced against lay beyond a rear garden fence and could not be directly accessed from the dwelling or its gardens. I acknowledge that the relationship between the appeal site and the dwellinghouse is closer in the case before me. Accordingly, the conclusion in the Crossgill appeal that the land enforced against was in a separate planning unit from the dwelling does not necessitate the same finding in this appeal.

6. Nevertheless, having regard to the judgement in *Burdle v Secretary of State for the Environment [1972] 3 AER 240*, the appeal site was physically separated from the private rear garden of No 21 by a 1.8m high fence. Furthermore, whilst she had been able to access the appeal site from her front garden and driveway and had planted and maintained it, the appellant acknowledged that she had not been able to fully utilise the site, as it was in full public view and adjacent to a driveway serving 3 dwellings. Whilst others would not have had the right to go onto the appeal site, it served them as part of the landscaped setting, providing visual and physical connectivity between the various parts of this small estate development.

7. The appeal site was not specifically designated or noted as open amenity space by conditions in the estate planning permission Ref 00/01671/FUL, or on the approved plans. However, that function was apparent from the approved layout drawing 2073/04 Revision G and the approved landscape and external works drawing 2073-09. In my view, as a matter of fact and degree, the appeal site was functionally, as well as physically separate from the rest of No 21 and was therefore comprised in a separate planning unit.

8. I consider that the primary use of the appeal site was as open amenity space. The area of land in question is small and a petition indicates that the majority of Bishops Wynd residents do not object to what the appellant has done. Nevertheless, the appellant acknowledged that the enclosure of the site and its incorporation into truly private garden space will have changed the character of the land, as perceived by other residents and the general public. The new fence has reduced the visual and physical interconnectivity between Nos 18 – 20 and the rest of Bishops Wynd; it has eroded the open setting of the development to an extent that is more than merely de minimis. Having regard to *Devonshire County Council v Allens Caravans (Estates) Ltd [1962] 14 P &CR 440,* I consider that there has been a material change of use. That change of use clearly occurred within the period of 10 years before the enforcement notice was issued. It has not therefore become lawful through the passage of time and, as the deemed application for planning permission has lapsed, it is not for me to judge whether that change of use is acceptable on its planning merits.

The erection of the fence

9. The notice refers to the change of use and enclosure with a 1.8m high fence. Unless it were adjacent to a highway used by vehicular traffic, that fence would be permitted development (PD) under Class A, Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO). The fence, or at least the curved section along the south eastern edge of the site, is adjacent to the shared tarmac driveway which leads only to the 3 dwellings and their garages at Nos 18 to 20 Bishops Wynd. That driveway is used by vehicular traffic associated with the occupiers of and visitors to those properties, but there is nothing to indicate that all members of the public have the right to pass and repass over that driveway. Accordingly, on the evidence before me, I consider that it is likely to be a private road or driveway, not a highway.

10. On this basis, the fence erected on the appeal site would be PD, but the Council draws my attention to the Crossgill appeal, where the Inspector concluded that, because the change of use to private garden land was unlawful, PD rights did not apply. That conclusion was based on article 3(5)(b) of the GPDO. This provides that the "permission granted by Schedule 2 shall not apply if...(b) in the case of permission granted in connection with an existing use, that use is unlawful." I respectfully disagree with that conclusion because, unlike the rights in Part 1 of Schedule 2, which are specifically granted in relation to dwellinghouses, the right to erect a fence under Part 2 is not granted in connection with a dwellinghouse, or any other specific existing use. I find support for my position in paragraph 3B-2055 of the Encyclopedia of Planning Law and Practice which states that "...where other land has been unlawfully appropriated to the curtilage, there can be no reliance upon *Part 1 rights* (my emphasis) because the use of that land for the purposes of curtilage for a dwellinghouse is unlawful...".

11. In my view then, the new fence constitutes PD. However, this is academic in this case (and indeed in the Crossgill appeal) because of section 173(4)(a) of the 1990 Act. Among other things, this enables an enforcement notice to the specify steps required to remedy the breach of planning control by discontinuing any use of the land or by restoring the land to its condition before the breach took place. As held in *Murfitt v Secretary of State for the Environment [1980] JPL 598*, the power to require that the land be restored to its condition prior to the making of the change of use allows the authority to require the undoing of any incidental operational development. This applies provided the operational development forms an integral part of the breach of planning control complained of, even though it might not have constituted any breach of planning control had it been carried out as an independent operation.

12. The erection of the fence was clearly an integral part of the unlawful change of use to private garden; indeed that change could not have occurred without the erection of a fence or other means of enclosure. Accordingly, the enforcement notice can require its removal. However, as the allegation in the notice might suggest that the erection of the fence is unlawful operational development in itself, I consider that the allegation should be corrected to refer to a change of use "involving" the erection of the fence. The appellant accepted that this correction would cause no injustice.

13. Subject to that correction, for the reasons given and having regard to all other matters raised, I conclude that the matters alleged in the notice do constitute a breach of planning control and the appeal on ground (c) must fail.

The Human Rights Act 1998

14. The appellant contends that the enforcement notice is incompatible with her right to the peaceful enjoyment of her property under Article 1 of the First Protocol of the European Convention on Human Rights. However, that convention right explicitly does not impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest. The reasons for issuing the notice included the detriment caused to the visual amenities of the area. I consider that the public interest outweighs the degree of interference with the appellant's human rights and that the interference is justified.

Other matters

15. Whilst the appellant did not pursue an appeal on ground (f), she stated that, when she purchased the property in 2003, the appeal site had some shrubs on it, but was not planted to the extent, or with the shrubs, required by the notice. She then carried out additional planting with other shrubs and flowers. However, the requirements of the notice in relation to the planting are consistent with the details approved on the drawings numbered 2073-09 and 2073/04 Revision G, pursuant to condition 6 of planning permission Ref 00/01671/FUL. Condition 2 required the development to be carried out in complete accordance with the approved plans and specifications. Condition 7 required the approved landscaping to be carried out in the first planting season following occupation of the buildings, and thereafter maintained for a period. I understand that the dwellings were constructed in 2001 and there is nothing to indicate that the conditions concerning landscaping are no longer enforceable. In these circumstances, I am satisfied that the requirements of the notice are reasonable and furthermore, the appellant was unable to suggest sufficiently precise alternative requirements.

Decision

16. I direct that the enforcement notice be corrected in section 3 by deleting the word "and" and substituting the word "involving". Subject to this correction I dismiss the appeal and uphold the enforcement notice.

J A Murray

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mrs Karen Purvis	The appellant
Mr F Purvis	The appellant's husband

FOR THE LOCAL PLANNING AUTHORITY:

John Bradley BA(Hons) Urban Geography MSc Town Planning	Enforcement Officer, Sunderland City Council
David Evans HNC Building Studies	Enforcement Team Leader, Sunderland City Council

DOCUMENTS SUBMITTED AT THE HEARING

1 Notice of Hearing
2 Enforcement notice re land adjacent to No 12 Crossgill, Washington
3 Planning permission Ref 00/01671/FUL and associated drawings Nos 2073-09, 2073/04 G and 2073/04 F
4 Land Registry entries for No 21 Bishops Wynd
5 Extract from a letter from the Council to a third party concerning the definition of "highway" together with extracts from Circular 9/95
6 Printout from an internet site showing a photograph of 'Olearia x Haastii'
7 Petition in support of the appellant