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Your ref:
Our ref: DM/24/02156/FPA



The Owner/Occupier
West Rainton And Leamside Parish Council
62 Trevelyan Place
Peterlee
SR8 2NL

23rd May 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
SECTION 78 – NOTIFICATION OF PLANNING APPEAL

Application reference:	DM/24/02156/FPA
Appeal reference:	APP/X1355/W/25/3365143
Name of appellant:	Mr Ronn Baird
Site:	Land To The South Of 28 Station Road West Rainton DH4 6SF
Proposed development:	Erection of 20 affordable dwellings (Amended Description 28/11/2024)
Appeal Start Date:	20 May 2025

The Local Planning Authority has received notification that the above named appellant has appealed to the Planning Inspectorate against the Local Planning Authority's decision **to refuse planning permission**.

The appellant has requested that the appeal be dealt with by the written representations procedure.

Any representations previously made to the Local Planning Authority prior to the planning application being decided, will be sent to the Inspectorate. These representations will be considered by the Inspector when determining the appeal unless, within 28 days of the starting date, the authority or person who made the representations asks the Inspector to disregard them.

Any new representations that you would like to make in relation to this appeal should be made online via <https://acp.planninginspectorate.gov.uk/> or in writing, quoting the appeal reference above, and forwarded directly to the Planning Inspectorate at the address given below.

Regeneration, Economy and Growth

Durham County Council, Planning Development (Strategic), PO BOX 274, Stanley, Co. Durham,
DH8 1HG Main Telephone: 03000 262 830

Representations should be received by the Inspectorate within 5 weeks of the 'Appeal Start Date' given above. **If responding in writing it is important that 3 copies of your representations are sent to the Inspectorate. Any representations received after the deadline will not normally be seen by the Inspector and will be returned.**

The Planning Inspectorate will not acknowledge representations but will ensure that letters received by the deadline are passed to the Inspector dealing with the appeal.

The Planning Inspectorate
Room 3D
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

The appeal documents are available for viewing online at:
<http://publicaccess.durham.gov.uk/online-applications/>.

For further advice on taking part in the appeal process you may be interested in obtaining a copy of one of the Planning Inspectorate's booklets available online at: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or by contacting the case officer listed above.

The decision will be published on <https://acp.planninginspectorate.gov.uk/>.

Should you require any further information please contact the case officer on the above telephone number.

Yours faithfully

Callum Harvey
Senior Planning Officer