

DELEGATED

AGENDA NO. 8  
PLANNING COMMITTEE

UPDATE REPORT

DATE 10<sup>th</sup> MAY 2006

REPORT OF CORPORATE DIRECTOR OF  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

06/0606/FUL

ERECTION OF 1 NO. DORMER BUNGALOW AND ASSOCIATED ACCESS WORKS, REAR OF  
646 YARM ROAD, EAGLESCLIFFE,

05/3471/FUL

expiry date: 24<sup>th</sup> April 2006

Two additional letters have been received in respect to the application. Comments are as follows;

**Mr Wood, 5 Albert Road, Eaglescliffe, Stockton on Tees**

Raises concern on behalf of the occupiers of 672 Yarm Road regarding the likely impact of additional input of sewage to the ancient, poorly maintained Northumbrian Water sewer and feels that the standard reply from Northumbrian Water does not adequately reveal the problems on the main adopted sewer line. Mr Woods analysis of the problem is that the sewer is suffering from overload and restricted flow caused by tree roots in the adopted sewer between 680 Yarm Road and Newsham Road.

Mr Wood has asked Committee to defer the determination of this application until the matter has been considered further by Northumbrian Water and the Councils Environmental Health Officer, both of whom are aware of sewer problems within the locality.

**Mr Royal, via email**

Mr Royal has raised an issue with the wording within the 'Background' section of the committee report as being factually inaccurate. The report, with reference to an earlier approval, states 'One of those planning conditions required that the dwelling be single storey in height in order to prevent significant detrimental impact on the surrounding properties'.

The condition and reasoning on the approval are worded as follows;

Notwithstanding the details submitted, the dwelling hereby approved shall be limited to provide only one storey of habitable accommodation.

Reason: In the interests of amenity and privacy for adjoining properties and to accord with policies GP1 and HO11 of the Stockton on Tees Local Plan

Mr Royal considers there to be a crucial difference between the approved condition and what is stated in this committee report, which needs to be recognised. Mr Royal considers that the current plans take no regard of this.

## **Material Planning Considerations**

With respect to the issue of the condition and / or inadequacies of the sewer, the recommendation to approve the scheme includes a condition (no. 3) which would require the details of a full drainage scheme to be submitted to and approved by the Local Planning Authority prior to the development being occupied. In view of their being no objection from Northumbrian Water to the principle of the development, this condition is considered to be adequate in order to ensure a suitable scheme is achieved.

The background section of the report is only intended to briefly summarise the past history. Furthermore, although the previous outline application approval on the site was conditioned to provide only one storey of habitable accommodation, this proposal is a new detailed application. As such, it needs to be considered on its own merits and the issues surrounding a second floor of habitable accommodation and its likely impact on the privacy and amenity of the surroundings have been considered and addressed within the main report.

### **Recommendation:**

**That the determination of planning application 06/0606/FUL be approved in accordance with the recommendation.**

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mr Andrew Glossop  
Telephone No 01642 527796**

**Financial Implications** - As report

**Environmental Implications** - As report

**Community Safety Implications** - As report

### **Human Rights Implications**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Background Papers**

Stockton on Tees Local Plan  
Planning Applications: 05/1092/OUT, 05/2580/REV

### **Ward Eaglescliffe**

<b>Ward Councillor</b>	<b>Councillor M. F. Cherrett</b>
<b>Ward Councillor</b>	<b>Councillor J. A. Fletcher</b>
<b>Ward Councillor</b>	<b>Councillor Mrs M. Rigg</b>