

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 2nd August 2006

REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

06/1182/FUL

69 - 71 GREENS LANE, HARTBURN, STOCKTON

ERECTION OF 14 NO. APARTMENTS AND 5 NO. DWELLING HOUSES AND NEW ACCESS
ROAD

Expiry Date: 8th August 2006

SUMMARY

Planning permission is sought for a residential development comprising 14 apartments, 5 no. houses and access and parking on a site currently occupied by two residential properties and their associated curtilage.

A total of 127 letters of objection have been received in respect to the development. Objections are mainly based on the loss of the existing dwellings, the density of the proposed new development, its impact on the character of the area, the impact on traffic and highway safety and the impact on adjoining properties.

The site is classified as a brownfield site within the limits of development as defined within the Stockton on Tees Local Plan and the principle of development is therefore accepted.

The layout and design of properties makes adequate provision for the amenity and privacy of surrounding properties and highway safety whilst is considered to be generally in keeping with the surrounding environment. The additional traffic associated with the development is not considered to be significant. As such, the proposal is considered to accord with relevant Local Plan policies.

The site is located within close proximity to a wide range of services, conforming with Supplementary Planning Guidance note 4 in respect to the location of flatted development.

The Head of Integrated Transport and Environmental Policy has advised that a commuted sum of £1500 would be required for the provision of a Traffic Regulation Order whilst the open space adoptions officer has advised that a commuted sum of £11,900 would be required in lieu of on site provision of open play space.

RECOMMENDATION

Recommended that application 06/1182/FUL be approved subject to the applicant entering into a Section 106 agreement for a commuted lump sum for the provision of active off site recreation within the locality and for the provision of a Traffic regulation Order and the conditions listed below and

- 01. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.
Drawing Number(s) :- 0566/02a,03a,041,042a,05a,06,07a,08a,09,10a,11a,12,13
Reason: To define the consent.***

- 02. Notwithstanding any description of the materials in the application, no above ground construction of the buildings shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the buildings have been approved in writing by the Local Planning Authority.
Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development.**
- 03. No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.
Reason: To ensure the proper restoration of the site.**
- 04. No development hereby approved shall commence on site until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. No Development hereby approved shall commence until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance which will be carried out in accordance with the requirements of the report.
Reason: To ensure the proper restoration of the site.**
- 05. Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, a scheme of ground levels and finished floor levels for all properties within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.
Reason: To take into account the impact of the development on the surrounding development.**
- 06. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping. Such a scheme shall detail the following;**
- a) Hard and soft landscaping,**
 - b) Soil depths, plant and tree species, numbers, densities, locations, and sizes, planting methods, maintenance and management.**
 - c) Areas of landscaping to be retained and a scheme for their protection in accordance with BS5837 2005 (Trees in relation to construction).**
 - d) Areas of level change,**
 - e) Precise locations of protective fencing,**
 - f) Areas of material storage within the site, and**
 - g) Excavations required for service runs.**
- The development shall be carried out in accordance with the approved details. Planting works shall be carried out during the first planting and seeding season following the substantial completion of the development, and any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of visual amenity and in order to adequately protect the landscape features of the site.**

07. **Notwithstanding the details included on the approved plans, the following design requirements shall be incorporated into the proposed scheme:-**
a) **All external windows and doors shall be recessed from the face of the building by 75mm.**
b) **All external rainwater goods shall be black in colour**
Reason: To enable the Local Planning Authority to control details of the proposed development.
08. **Prior to works commencing on site a scheme for a temporary car park to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site and brought into use prior to commencement of any development to provide in curtilage parking for persons working on the site.**
Reason: In the interests of highway safety
09. **Before the use commences the building shall be provided with sound insulation to ensure that adequate protection is afforded against the transmission of noise between living accommodation and bedrooms in adjacent flats in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**
Reason: To protect the amenity of residents from excessive noise from adjacent dwellings.
10. **During the construction phase of the development there shall be no burning of waste on the site.**
Reason: To protect the amenity of the occupants of nearby properties.
11. **During construction of the scheme hereby approved there shall be no development works undertaken outside the hours of 8.00a.m. - 6.00p.m. weekdays, 8.00a.m. - 1.00p.m. Saturdays and at no times on Sundays or bank holidays.**
Reason: To avoid excessive noise and disturbance to the occupants of nearby properties.
12. **Notwithstanding the provisions of classes A, B, C & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.**
Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based.
13. **Notwithstanding details hereby submitted no development shall commence on site until a scheme for bin stores has been submitted to and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved scheme which shall include details of the precise location, design and appearance of the bin store and the store shall be constructed and brought into operation prior to occupation of dwellings on the site.**
Reason: In order to achieve adequate provision on site.
14. **Notwithstanding details hereby submitted, prior to occupation of any dwellings on site, details of a proposed pedestrian link from the south western corner of the site onto Greens Lane shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented on site prior to occupation of the development.**
Reason: In the interests of highway safety
15. **Prior to the commencement of development on site a detailed bat survey shall be carried out and submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the**

recommendations of the bat and owl survey unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of bats to comply with Policy GP1 of the Stockton on Tees Local Plan

- 16. Notwithstanding details hereby submitted, prior to occupation of any dwellings on the site hereby approved an unobstructed visibility splay of 4.5m x 90m shall be provided at the entrance to the site to the written satisfaction of the Local Planning Authority.**

Reason: In order to ensure the development adequately provides for its intended use in accordance with Policy HO11 of the Stockton on Tees Local Plan.

HEADS OF TERMS

A commuted lump sum of £11,900 is required in lieu of the provision of informal and formal recreation space. This would be used towards the provision of active off site recreation within the locality.

A commuted lump sum of £1,500 is required in order that a Traffic Regulation Order can be implemented, to ensure that the visibility splays at the proposed access to the development are kept clear of parked vehicles at all times.

THE PROPOSAL

1. Planning permission is sought for a residential development comprising 14no. apartments and 5no. cottages on a site currently occupied by two large detached dwellings. The scheme would require the demolition of the existing dwellings and would replace them with three blocks of development, these being,
 - a terrace of 4 two-storey cottages measuring 21.5m in width, 9.7m in depth although which is staggered half way along its width. The cottages have an eaves height of 5.2m and a ridge height of 7.8m
 - a split height block of 5 apartments measuring 21.8m in width, 8.8m max. in depth. This block has a split height, the ridgelines of each section being 10.5m and 9m.
 - a split height block of 9 apartments and one cottage, which is L shape in plan. The maximum dimensions of this building are 28m in width, 15.8m in depth and 10.5m to ridge.
2. The proposed development has been amended from the initial submission. Amendments have included a reduction from 20 to 19 units, a reduction in the height by 1.5m of the northern section of the 5-unit apartment block, a change in location of the 5-unit apartment block and the terrace of cottages and design changes to the elevations of the main block of units.
3. The revised layout provides a 23 space communal car park for the 14 apartments and one cottage whilst the remaining four cottages each have their own private drive each capable of accommodating 2 cars. Parking therefore totals 31 spaces for the 19 units.
4. The parking areas are served off a turning head access point which links the internal part of the site to Greens Lane. The access is shown as achieving a 4.5m x 90m visibility splay
5. Landscape details have been submitted which show a total of 10 TPO'd trees as remaining and one TPO'd tree being removed. Other trees within the site indicated to be removed are generally located centrally within the site whilst the majority of perimeter trees are shown as being retained.

CONSULTATIONS

The following Consultees were notified and the comments they made are below: -

Councillors

Cllr Johnson

This planning application has caused a lot of concern in the area and I think it best if the committee makes a site visit before making a decision.

The applicant intends knocking down 2 old houses in large gardens and building 15 dwellings on the site. He has already cut down 3 old trees just in advance of a TPO. He says that he won't be cutting any more down and if permission is granted I think that should be a condition as not all the trees have TPOs.

I wish my objection to this development to be registered on the grounds that it is over development, too many dwellings for the size of the land and it is not in keeping with the area which is on the border of the conservation area.

Cllr Lupton

Although not in Hartburn Ward this application does concern my constituents and I wish to object to the proposed development on the following grounds.

- The proposed development will affect the amenities of the occupiers of neighbouring properties.
- The quality, character and sensitivity of existing landscapes and buildings will be lost.
- The external appearance of the development and its relationship with the surrounding area will detract from the current environment.
- The proposed on site parking is insufficient to cater for the number of dwellings.
- This site is adjacent to a primary school with significant parking problems, which will be made worse if additional properties are built in this location. There will be a safety issue with the additional traffic movement from this site during construction and on completion.
- There is already a parking problem on Greens Lane from parking requirements of existing residents.

In view of the strength of feeling of local residents and to inform Members of the Planning Committee I would suggest a site meeting be arranged for 3.15pm on a school day.

Environmental Health Unit

Summarised:

No objection subject to conditions being imposed in relation to internal noise attenuation of apartments, land contamination assessment and remediation and construction noise.

Head of Integrated Transport and Environmental Policy

The development is to be designed and constructed in accordance with the Councils Design Guide and Specification. To that end my comments are as follows:

If the road is to be adopted the applicant will need to enter into a section 38 agreement, a footway is required on both sides of the carriageway and driveways should be as close to 90 degrees to the highway as possible

The access to the proposed development should have unobstructed visibility splays in both directions from the site of 4.5 x 90 metres.

An internal footpath link is required within the development in order to connect it to Greens Lane.

A commuted lump sum of £1500 is required in order that a Traffic Regulation Order can be implemented, to ensure that the visibility splays at the proposed access to the development are kept clear of parked vehicles at all times.

I have no knowledge of flooding to this site and the applicant is advised to make there own enquiries.

Subject to planning conditions to ensure all of the above points are implemented I would have no objection to the application

Northumbrian Water Limited

General comments with respect to surface water and foul drainage. Comments made that the sewerage system may be at its design capacity and may not be able to accept the anticipated flows.

NEDL

Northern Gas Networks

Police Crime Reduction Architect

Development Plans Officer

I have no objection to the proposal from a Planning policy standpoint providing: -

1. The site is considered to be previously developed land as defined in annex C of PPG3.
2. The development is broadly in accordance with the guidance in SPG 4 (High Density Development).
 - a) The buildings are of a high quality design and layout having regard to the surrounding area.
 - b) The site is situated near to services / bus routes / etc.

Should you have any further queries please do not hesitate to contact me.

Cleveland Archaeologist Section

There are no known archaeological sites in the area indicated. I therefore have no objection to the works and no further comments to make.

Open space adoptions officer

An off site contribution for an off site open space contribution of £11,900 would be required based on the site area.

Landscape Officer

Summarised:

Whilst it would be desirable to retain the beech tree (tree no T903 on the plan), it was originally growing alongside other beech trees, which have recently been removed and as such it contributes less as a single specimen.

I would not object to its removal; however a high quality landscape scheme would be required to offset the general loss of trees within the site and to provide screening and maturity along some boundaries. Additional tree planting should in particular be carried out along the front and side boundaries of the proposed 4 no. 3 bed cottages.

All trees within the site and adjacent to the site should be fully protected in accordance with BS 5837: 2005 (recommendations) Trees in relation to Construction and the applicant should note that:

No changes in levels within the branch spread of the trees will be allowed.

Where tree roots are encountered only hand digging will be allowed.

Compaction to the root spread of the tree must be avoided and protective fencing should be erected around the canopy spread of all trees.

No storage of materials will be permitted within the branch spread of the trees.

Excavations for any new service runs into the site must be located outside of the tree protection zones. Services must be routed away from all retained trees to prevent severance of roots during the excavation of trenches. Where this is not possible approved trenching methods shall be in accordance with NJUG10. Routes to be provided for our consideration prior to excavation.

Details of the tree protection are required, along with hard and soft landscaping proposals to specified standards.

Head teacher of primary school nearby

Wishes to register concern regarding the probable increase of traffic in the area as it is well known that there is congestion problems in the area, particularly at school times. The school is attempting to address some of the issues in a school travel plan. Pupil safety is an issue, which merits consideration and further investigation.

Neighbours were notified and any comments received are below (if applicable):-

127 letters of objection have been received 70 of which were individually signed copies of the same letter. 2 petitions have also been received, one with 4 signatures and one with 60 signatures. Objections are summarised as follows:

- This is a mature area, which would be spoilt by the new development which would take away two old, well-maintained properties full of character with mature trees and gardens.
- It will destroy the rural feel of the area.
- This will eliminate the privacy that many of the residents currently have.
- The proposed development has insufficient parking provision, which would result in vehicles parking on Greens Lane.
- Greens lane is a busy Road, which already suffers congestion mainly as a result of the adjoining school and nearby Methodist chapel. The development would add to this congestion and raise safety issues for children crossing the road to and from school.
- The cycle crossing in the area would be adversely affected by the development.
- Concern is raised over the overlooking of the school playground, which will invade the privacy of the children.
- Question is raised as to who will occupy the dwellings in view of concerns over its proximity to the adjacent school and the associated pupils.
- The development will cause a great deal of noise and disturbance during construction and the movement of traffic.
- Concern over the overall height of the buildings
- There are no apartments in the area and this type of development will be out of keeping with the area.
- The apartments have the appearance of a 'barracks'
- Restriction on sunlight
- The development will affect the mature trees on the site.
- Out of keeping with the old style of the area
- How will all the wheelie bins be lined up along the pavement. This will obstruct pedestrians.
- How will a refuse wagon be able to turn around within the site.
- The levels of refuse will attract vermin and subject the area to the associated problems.
- Security of adjoining properties could be more easily breached.
- Vehicles parked close to the back of existing properties
- This will cause problems for residents opposite being able to gain access to their properties.
- Devaluation of property

PLANNING POLICY CONSIDERATION

Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Policy HO11

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

Policy TR9

New developments for housing, employment, shopping or community facilities should be located and designed to enable the provision and convenient use of public transport services.

SITE AND SURROUNDINGS

- 6. The site is located on Greens Lane approximately 210m away from its junction with Darlington Road. The site measures approximately 0.34ha and comprises two large detached dwellings and extensive mature gardens. Each property has an access onto Greens Lane, although properties are partially screened from Greens Lane as a result of an existing fence along the southern boundary of the site and existing landscaping.
- 7. There is a primary school adjoining the southern and part eastern boundaries of the site, Greens Lane to the south with residential properties and open space to the north. The adjoining properties are a pair of semi-detached houses and three bungalows. Two-storey semi detached housing is located on the opposing side of Greens Lane.
- 8. The site incorporates a variety of landscaping; having several trees covered by a tree Preservation Order, in particular a row of Poplars, which dominate the site boundary to the north.

MATERIAL PLANNING CONSIDERATIONS

9. The site is located within the defined limits of development, which as a result of the existing properties on site is classified as being brownfield. As such, the proposed development needs to be considered mainly against policies GP1, HO3, HO11, and TR9 of the Local plan. The proposed scheme incorporates an element of flatted development and as such Supplementary Planning Guidance Note 4 on flatted development is also a material planning consideration.
10. The proposed development has been amended following several issues raised relating to the impact on adjoining properties, highways issues and the overall design. The development as revised is considered as follows;

Principle of residential development

11. The site falls within the limits of development as defined within the Borough Local Plan whilst is not allocated for another use, used for recreational purposes or located under electricity lines. As such, the principle of residential development on this site is in accordance with Policy HO3 of the Borough Local Plan.

Supplementary Planning Guidance 4

12. SPG 4 relates to the special requirements of locating flatted developments, to ensure flatted development is located within close proximity to the relevant services and provisions, which would be required by the occupants of such a development.
13. The site is within the limits of development, is brownfield, is located within 500m of a regularly serviced bus stop and 270m of the Harpers Parade neighbourhood centre which itself offers a variety of provision. Although SPG 4 requires flatted development to be within 250m of a neighbourhood centre the overall affect of the additional distance is not considered to be significant. As such, the proposed development is considered to accord with the locational requirements of SPG4.

Design, scale and appearance of development

14. The proposed development incorporates a block of four cottages to the northeastern section of the site each having its own curtilage and associated parking. These are two storey in elevation and should generally blend with the surrounding built form, which includes both single storey and two-storey accommodation. The cottages are of a design, which although not a specific characteristic of the area, are considered to be acceptable, having a cottage style appearance and incorporating details such as chimneys, water tabling, headers and cills.
15. The two blocks of apartments have been amended in their appearance and scale and incorporate similar features to the proposed cottages such as chimneys and water tabling although introduce additional details such as boarded doors, archway openings, bay windows and feature windows.
16. The scheme includes a mix of elevation heights including two storey, two and a half storey and three storey, which are 7.2m, 9m, 9.8m and 10.3m across the different building types. This results in various breaks in rooflines and elevations. Each block of development is unique to one another in respect to scale, height and appearance whilst the plans submitted show a difference in elevation treatments and roof coverings between the apartments and cottages.
17. Amendments to the scheme included changes to the main elevation, which will face Greens Lane. This has been amended to incorporate additional detail such as bay windows and doors, which allows this elevation to give the appearance of outward looking as against inward facing development, which is considered appropriate in view of the surrounding street scene being characterised by street facing properties.
18. The proposed buildings have been designed having a historic appearance, which should allow it to blend with the surrounding properties, as against being a bold modern

development, which would have a greater contrast with the surroundings. A condition has been included to the recommendation in order to achieve suitable detailing and subject to the use of appropriate materials it is considered the proposed development is of an appropriate design, scale and appearance, being in accordance with Policy HO11 of the Local Plan.

Impact on surrounding properties

19. There are three bungalows located on the northern boundary and a pair of semi detached houses located on the eastern boundary.
20. Concern was raised in respect to the proximity and layout of the development in respect to two of the bungalows on the northern boundary. Amendments have been received which have resulted in the block of 5 apartments being reduced in height along the northern boundary from two and a half to two storey (1.5m reduction) and the cottages being set further back in the site to prevent undue loss of privacy with the adjoining bungalow.
21. The proposed scheme achieves reasonable spacing from the main elevations of surrounding properties, having side elevations facing the boundaries of adjoining gardens and having more generous spacing where elevations are greater than two stories. Windows are generally located in the main elevations of the proposed units as against the side elevations and as such there should be no direct overlooking between properties. Furthermore, as a result of the respective heights and distances between properties (9m side to side, 11m, 12m & 17m rear to side) it is considered the proposed development would not unduly affect sunlight to the surrounding properties.
22. In view of the overall scale of the proposed development, the location of windows within elevations and the distancing between existing and proposed dwellings, it is considered that the proposed development would not have an undue affect on the privacy or amenity of existing properties, being in accordance with Policy HO3 and HO11 of the Stockton on Tees Local Plan.

Impact on the area in general

23. The proposed development would result in the loss of the existing dwellings on site, which are a positive attribute to the character and appearance of the area, as is their landscape setting. However, these properties are not listed and as such the redevelopment of the brownfield site is considered to accord with the principles of government guidance in this respect.
24. Several of the trees on the site have been subject to a Tree Preservation Order and are shown as being retained as part of the development as are numerous unprotected trees. The scheme does propose the removal of one tree covered by a TPO and several unprotected trees. This should result in the majority of the landscape boundary of the site remaining in place offering screening and general amenity to the area. The Councils landscape officer considers this is an acceptable situation subject to a suitable landscaping scheme being achieved on site.
25. As a result of the tree retention on the site and the specific design and appearance of the buildings, it is considered the development has taken into account the character of the locality and the important features of the site, in accordance with the requirements of the Policy HO3 of the Borough Local Plan.

Highway safety issues

26. The Head of Integrated Transport and Environmental Policy has considered the access, internal highway layout, likely traffic generation and parking associated with the proposed development. Issues raised by the Head of Integrated Transport and Environmental Policy indicate that a 4.5 x 90m visibility splay is required and that a footpath link would be

required to Greens Lane. Should the access road to be adopted then it is also advised that a footway is required on both sides of the carriageway and driveways should be as close to 90 degrees to the highway as possible.

27. A 4.5m x 90m visibility splay has been indicated on the revised drawings and in order to ensure its provision a condition has been attached accordingly. In view of their being no hard surfaced pavement proposed on the western side of the access road, it is considered that a pedestrian link from the site onto Greens Lane would be required and is conditioned accordingly.
28. The Head of Integrated Transport and Environmental Policy has indicated that a commuted sum of £1500 would be required for the provision of a Traffic Regulation Order to ensure that the visibility splays at the proposed access to the development are kept clear of parked vehicles at all times.
29. In view of the above it is considered the proposed development would adequately provide for its intended use without giving rise to specific highways related matters, which would suggest the development should be refused. Issues relating to highways matters are considered to accord with Policies GP1 and TR9 of the Local Plan.

Play space

30. The proposed development provides individual domestic garden areas to the front and rear of the proposed cottages and communal space around the apartments. However, the scheme fails to provide any meaningful formal or informal play space as required by criteria ii of Local Plan Policy HO11.
31. It is considered that a site of this scale would be unable to provide any meaningful play space without either significantly reducing the scale of the scheme or without detrimentally affecting the levels of privacy and amenity, which the occupiers of the dwellings could reasonably expect to have. In view of this and the requirement under Policy HO11 to adequately provide such space, the applicant has agreed to enter into a S106 agreement to pay a commuted sum to the Local Authority in lieu of such space, which will be used in connection with off site recreation within the locality.

Other matters

32. Specific objection has been raised in respect to the impact of the development on the privacy of school children using the school playground. The scheme achieves a 15m separation distance between the playground and the nearest main elevation of the development, which is considered sufficient to prevent any undue impact on the playground or indeed its users. The Local Planning Authority has no control over the nature of the occupants of the proposed dwellings.
33. Concern had been raised with respect to the proximity of the 5 apartment block to the row of poplar trees on the northwestern boundary. This resulted in the block being moved to achieve separation distance between the rear elevation and the trees of approximately 9m. The Councils landscape officer considers the revised layout to be acceptable subject to appropriate conditions relating to the provision of a landscaping scheme and protection measures for existing landscaping.
34. Objection is raised in respect to refuse bins and the clutter, pollution and potential for vermin to be attracted. The layout incorporates a bin store, which should allow a refuse vehicle to enter the site and empty the bins within the store. If operated and maintained effectively this should be adequate provision whilst would prevent any bins acting as obstacles on Greens Lane.
35. The proposed development would result in the demolition of two dwellings which are relatively old and which could potentially act as a roost for bats. As such, a condition has been recommended to mitigate the potential impact on bats.

CONCLUSION

36. It is considered that the proposed development is of a scale and type which fits with its immediate surroundings, is positioned and designed in a manner which should achieve adequate privacy and amenity for the surrounding dwellings as well as those within the site whilst providing a suitable highway access and vehicle parking numbers. In view of the above, it is considered the scheme accords with the relevant policies of the development plan.

Human Rights Implications

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

Corporate Director of Development and Neighbourhood Services

Contact Officer Mr Andrew Glossop

Telephone No 01642 527796

Email address development.control@stockton.gov.uk

Ward

Grangefield

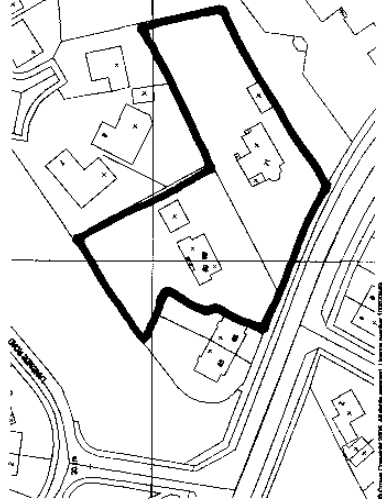
Ward Councillor

Councillor Mrs J. Wade

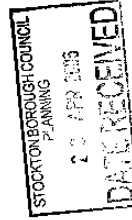
Ward Councillor

Councillor E Johnson

06/1182/3



Location Plan (scale 1:1250)



| | |
|--|-------------|
| Sean McLean Design | |
| The Studio, 25 St. Aidan's Crescent, Billingham, TS22 5AD | |
| Tel / Fax : 01642 655110 E-mail sm@smdesign.co.uk | |
| PROPOSED DEVELOPMENT | |
| AT 69 GREENS LANE, HARTBURN | |
| STOCKTON-ON-TEES | |
| LOCATION PLAN | |
| Dwg. No. 0566 / LP | Date NOV 05 |

STOCKTON BOROUGH COUNCIL
 DEPOSITED PLAN
 19 JUL 2006
 SUPERGEDES PLANNED
 8/15/06
 HEAD OF PLANNING & ENV.

06/1182/-



Proposed Site Plan (scale 1:500)

REV 'A' REVISED TO SUIT PLANNING OFFICERS COMMENTS 12-7-06

Sean McLean Design

The Studio, 25 St Aidan's Crescent, Billingham, TS22 5AD
 Tel / Fax : 01642 555110 E-mail smdesign@iscall.co.uk

PROPOSED DEVELOPMENT
 AT 69-71 GREENS LANE, HARTBURN
 STOCKTON-ON-TEES

PROPOSED SITE PLAN

Drg. No. 0566 / 02 A Date NOV 05

69 – 71 Greens lane, Hartburn, Stockton on Tees
Block of 5 apartments (elevations)

STOCKTON BOROUGH COUNCIL
DEPOSITED PLAN
19 JUL 2006
SUPERCEDES PLAN DATED
21.5.06
HEAD OF PLANNING & ENV.



Proposed North East Elevation (scale 1:100)

Proposed South East Elevation (scale 1:100)

06 / 1182 / 23

REV 'A' REVISED TO SUIT PLANNING OFFICERS COMMENTS 12-7-06

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PROPOSED DEVELOPMENT
AT 69-71 GREENS LANE, HARTBURN
STOCKTON-ON-TEES

6 No. APARTMENT BLOCK
PROPOSED ELEVATIONS

Drg. No. 0566 / 04 sht 1 Date NOV 05

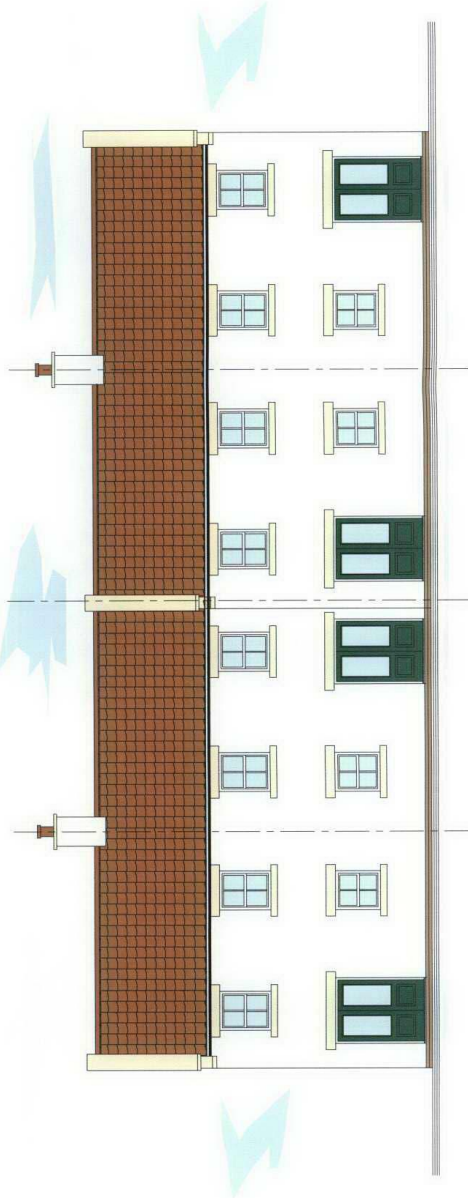


Proposed South East Elevation (scale 1:100)

Proposed North West Elevation (scale 1:100)

Proposed South West Elevation (scale 1:100)

06 / 1182 / ...
 STOCKTON BOROUGH COUNCIL
 DEPOSITED PLAN
 19 JUL 2006
 SUPERCEDES PLAN DATED
 20/4/05
 HEAD OF PLANNING & ENV.



Proposed North East Elevation (scale 1:100)

REV 'A' REVISED TO SUIT PLANNING OFFICERS COMMENTS 12-7-06

Sean McLean Design

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PROPOSED DEVELOPMENT
 AT 69-71 GREENS LANE, HARTBURN
 STOCKTON-ON-TEES

4 No. COTTAGES
 PROPOSED ELEVATIONS

Drg. No. 0566 / 06 Date NOV 05

69 – 71 Greens lane, Hartburn, Stockton on Tees
Main block of 9 apartments and 1 cottage (elevations)



Proposed South Elevation (scale 1:100)

STOCKTON BOROUGH COUNCIL
DEPOSITED PLAN
19 JUL 2006
SUPERCEDES PLAN DATED
2014/05
HEAD OF PLANNING & ENV.

REV 'A' REVISED TO SUIT PLANNING OFFICERS COMMENTS 12-7-06

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Tel / Fax : 01642 555110 E-mail smdesign@btiscall.co.uk

PROPOSED DEVELOPMENT
AT 69-71 GREENS LANE, HARTBURN
STOCKTON-ON-TEES

9 APARTMENTS & 1 No. COTTAGE
PROPOSED ELEVATIONS

Drg. No. 0566 / 10 A Date NOV 05



Proposed West Elevation (scale 1:100)