

DELEGATED

AGENDA NO

**PLANNING COMMITTEE
15th November 2006**

**REPORT OF CORPORATE
DIRECTOR OF DEVELOPMENT
AND NEIGHBOURHOOD SERVICES.**

06/3072/FUL

**54 Bassleton Lane, Stockton on Tees, Thornaby
Erection of 2 no. dormer bungalows with integral garages and
associated means of access**

Expiry date: 7th December 2006

Summary:

The application site is comprises part of the rear garden area of 54 Bassleton Lane, Thornaby. This property is a large detached bungalow with an expansive rear garden, measuring 140 metres long by 28 metres wide.

Outline planning permission (application reference 05/1577/OUT) was granted on 24 January 2006 subject to conditions for the erection of two dwellings and their associated means of access.

Planning consent is sought for the erection of two detached dormer bungalows to be located to the rear of the site.

The application has been publicised by means of individual letters to neighbours, and the neighbour consultation exercise does not expire until the 8th November 2006. A number of consultee responses are also outstanding, and to date only one letter of objection has been received, any responses or representations received subsequently will be reported in an update.

The principle for the erection of two residential dwellings has been established under an earlier approval. It is considered that the proposed dwellings are located in a position and are of a design, which would prevent any significant detrimental impact on the amenity and privacy of surrounding properties and their associated gardens.

The development of long rear gardens does impact on the character of an area through the replacement of open green space with residential properties. However, it is considered that the character of this particular area is not of a significant value, which should preclude it from further development outright. As such, as a result of the restricted height, scale and coverage of the proposed development, it is considered the proposed development would not significantly detrimentally affect the surrounding area.

Provided that no new planning issues arise from representations or consultation responses received, it is considered that the development accords with policies GP1, H03 and H011 of the adopted Stockton-on-Tees Local Plan, Planning

Policy Guidance No. 3: -Housing and is subsequently recommended for approval.

RECOMMENDATION

It is recommended that the decision in respect of planning application number 06/3072/FUL be delegated to the Head of Planning and provided that no new planning issues arise from representations or consultations received that planning permission is granted subject to the following conditions.

Or

If there are still matters outstanding on 7 December 2006 that planning permission be refused.

- 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) :- SBC0001, 2006-22-04a, 2006-22-05a***

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. The development shall be carried out in accordance with the approved details.***

Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development.

- 03. 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 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.

04. ***Notwithstanding the provisions of classes A, B, C, D & 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.
05. ***Notwithstanding details hereby approved the precise details of the design and construction methods and materials of the access road serving the two properties shall be submitted to and approved in writing by the Local Planning Authority prior to being implemented on site. No property shall be occupied until the access road has been constructed in accordance with the approved details.***
Reason: In order to ensure adequate access is achieved.
06. ***Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.***
Reason: To achieve a satisfactory form of development.
07. ***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 the two dwellings hereby approved 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 sites location in respect to surrounding development
08. ***Notwithstanding details hereby submitted the windows within the side elevation of the properties which serve bedroom 3 as indicated on the approved plans shall be glazed with obscure glazing in accordance with a scheme to be agreed in writing with the Local Planning Authority prior to the dwellings being occupied. The windows shall remain obscurely glazed in accordance with the approved details in perpetuity unless agreed otherwise in writing by the Local Planning Authority.***
Reason: In the interests of privacy.
09. ***Notwithstanding details hereby submitted, screen fencing shall be erected between the two properties in accordance with a scheme of fencing to be agreed in writing with the Local Planning Authority prior to the dwellings being occupied. The approved fencing shall remain in place in perpetuity unless agreed otherwise in writing by the Local Planning Authority.***
Reason: In the interests of privacy.
10. ***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.

11. **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.

12. **Notwithstanding details hereby approved the precise details of the design, appearance and location of the proposed pumping station indicated on the layout plan shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall be carried out in accordance with the approved plans.**
Reason: In order to ensure the pumping station does not adversely affect amenity of surrounding properties.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Stockton on Tees Local Plan Policy/Policies GP1, HO3, and HO11 and Planning Policy Guidance No. 3: -Housing.

BACKGROUND

1. Outline planning permission (application reference number 05/1577/OUT) was granted on the 24th January 2006 for the erection of 2no. dwelling houses and their associated means of access. This approval was conditional with one specific condition requiring the dwellings to be single storey, restricted in height to a maximum height of 6.5 metres, and which specifically excluded dormer windows.

2. Detailed planning permission was sought under application reference number 06/2436/FUL for the erection of 5 dwellings on the site. This application was withdrawn following Council's Head of Integrated Transport and Environmental Policy's concerns in respect of ability for Bassleton Lane to cope with the additional capacity and demand.

SITE AND SURROUNDINGS

3. This application site can be found within a row of ten detached bungalows each set within particularly large plots. The bungalows front the highway and have both large gardens to the front of the properties and expansive garden areas to the rear, which gives the area a spacious open character. Other immediately adjacent areas of Bassleton Lane have a more modern and compact layout and design.

4. There is a belt of mature trees on the adjoining land to the rear of the site and relatively low height established hedgerows running along the sides of the plot. There is a Poplar tree adjacent to the proposed access road and within the application site, which is afforded statutory protection under a Tree Preservation Order.

5. There is a recent development of large detached houses to the south of the site: these are accessed from Chancery Rise via Bassleton Lane.

THE PROPOSAL

6. Full planning permission is sought for the erection of two dormer bungalows and associated access within the rear garden area of 54 Bassleton Lane. Access would be taken from Bassleton Lane.
7. The proposed access road would be 4.1 metres wide, with a service strip adjoining its northern the northern edge and a turning head at the end. In addition, a proposed pumping station is shown located to the rear of the existing bungalow.
8. The dwellings are located on plots measuring approximately 53m in depth and 14m in width. Each property includes two floors of habitable accommodation having dormer windows and roof lights to the front elevation, roof lights to the rear and windows within the side elevations. The dwellings also incorporate integral garages and in curtilage vehicle parking.
9. The dormer bungalows have an eaves height, which varies between 2.7m and 3.3m and an overall ridge height of 6.5m whilst their footprints cover less than 25% of the designated plot area.

PUBLICITY

10. The application has been publicised by means of individual letters to neighbours, and the neighbour consultation exercise does not expire until the 8th November 2006. To date only one letter of objection has been received from 47 Bassleton Lane and this is summarised below. Any representation received subsequently will be reported as an update.

47 Bassleton Lane

Objections raised are summarised as follows:

- Too much development will take place in this area and traffic problems will increase.

CONSULTATIONS

Northern Gas Networks

11. No objections

NEDL

12. No objections

Comments have not been received from the following consultees:

- Councillors

- Landscape Officer
- Environmental Health Unit
- Head of Integrated Transport and Environmental Policy
- Northumbrian Water Limited

PLANNING POLICY CONSIDERATIONS

8. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP)
9. The following planning policies are considered to be relevant to the consideration of this application:

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.

MATERIAL PLANNING CONSIDERATIONS

Principle of Development

10. In view of the fact that there is a valid outline planning permission for two dwellings and that there has been no material changes in circumstances since that decision was made, it is considered the principle of development has been established. In view of this, the main considerations in determining this application are the provision of adequate access and parking, the impact on neighbouring properties and on the character of the area in general, and the overall design and appearance of the properties, and these are considered below.

Access and Highway Safety

11. The proposed development is shown accessed via a new vehicular access off Bassleton Lane. The submitted plans show a roadway of 4.1m in width and associated service strip leading to the properties. Each property is shown having an integral garage and sufficient space to the front to allow up to 4 further vehicles to park.
12. The Head of Integrated Transport and Environmental Policy has *advised* that the length of the private drive (approximately 90 metres) serving the two dwellings is well in excess of the standard stipulated in the Council's Design Guide and further commented that previous memorandums in relation to the previous proposal for five units on the site highlighted transportation issues in relation to sub-standard carriageway widths, lack of pedestrian footpaths and poor forward visibility.
13. However, the Head of Integrated Transport and Environmental Policy raised no objection to the previous proposal, which provided a drive measuring 70 metre in length and 4.5 wide. In view of this, and that this is a small scale development, unlikely to generate significant volumes of vehicular traffic, it is considered that the proposed access arrangements are acceptable in this instance.

Impact on the character of the surrounding area and street scene

14. The properties are located within the open rear garden area of an existing bungalow which fronts onto Bassleton Lane. There are approximately ten other properties within this area of Bassleton Lane which have garden areas of a similar length and which together have their own unique character within the wider environment.
15. The overall height of the dwellings are generally in keeping with that of the existing property on the site whilst have a similar footprint area. The

proposed dwellings are located approximately 68 metres from the rear of the existing bungalow. In view of these factors it is considered that the provision of these two properties would not have a significant dominating impact on the host property.

16. There is a wide mix of property design and styles within this area of Bassleton Lane, being no specific common form, which any new development would need to adhere to. The design of properties is relatively subdued which is considered would be suitable for the area and its existing character.
17. A condition attached to the previous planning permission for two dwellings restricted the design of new dwellings; this precluded dormer windows and set a maximum height for the dwellings of 6.5 metres. One of the purposes of this condition is to protect the visual amenities of the area.
18. As the development is within the rear garden, a significant distance away from Bassleton Lane and is relatively low in height it is considered the street scene will not be significantly affected. Views of the proposed dwellings would be achievable from the highway, although it is considered the separation distances between existing and proposed properties are adequate to prevent visual massing of these structures and therefore, the inclusion of two dormer bungalows in this location is considered to be suitable, being subservient and suitably distanced from the frontage properties and would not have an adverse impact on local visual amenities.

Impact on neighbouring properties

19. The proposed dwellings are shown located approximately 68m from the dwelling of 54 Bassleton Lane and further from other adjoining properties. The properties main elevations are orientated facing towards the front and rear of the site. There are no windows within the side elevations, which are immediately adjacent to the adjoining gardens. The properties are shown being spaced approximately 2 metres from the boundaries with the adjoining gardens and 2 metres from each other.
20. The proposed dwellings include dormer windows and a first floor of habitable rooms. This is contrary to the requirements of the condition imposed on the earlier outline approval for the erection of two dwellings and as set out in paragraph 17. One of the purposes of the condition is to protect the privacy of neighbours, and it is considered that the layout shows a sufficient distance between existing and proposed dwellings to achieve adequate levels of privacy with the dormer windows in position.
21. In view of the spacing between the proposed dwellings and the existing dwellings and their associated curtilages, it is considered that the proposed dormer bungalows would not unduly compromise privacy or amenity associated with these surrounding properties.
22. There are habitable room windows within the internal side elevations of each property, which will in part face one another although the two properties are staggered and as such there should be no direct loss of privacy. However, in order to ensure adequate privacy is achieved for both properties, it is considered conditions are required relating to the provision of screen fencing at ground floor level and the use of obscure glazing at first floor level.

23. The access road into the site will run adjacent with the curtilage boundary of the adjoining property of 56 Bassleton Lane, distanced by 1m. This will result in traffic passing within close proximity to the gable wall of this property however, in view of the likely level of traffic entering and exiting the site; it is considered that this would not unduly compromise the privacy or amenity of the occupiers of this property or indeed the enjoyment of the associated garden.

Residual Matters

Tree Preservation Order

24. There is a protected Poplar Tree within the rear garden area of 54 Bassleton Lane, adjoining the curtilage boundary with the adjoining property. The access road leading to the proposed development lies immediately adjacent to this tree. The Council's Landscape Officer has not commented on the specific impact of the driveway on this tree although has been involved in discussions with the applicant prior to the submission of this site layout plan. In view of the importance of this tree, it is considered that the impact of the driveway's location needs to be commented upon by the Council's Landscape Officer and these will therefore be updated at Committee.

Working Period

25. The site lies within a residential area, in close proximity to other residential properties. As such, in order to prevent inappropriate site working hours, a condition has been attached restricting the hours when construction work can take place.

Pumping Station

26. The plans indicate a proposed pumping station located to the rear of the existing bungalow. This is shown measuring 1.5m x 1.5m in plan. There are no details of the height of the building or indeed of drainage details in general. As such, it is considered appropriate to condition the provision of such in order that their impacts can be adequately considered. Appropriate conditions can be attached accordingly.

CONCLUSION AND RECOMMENDATION

27. As the principle for this type of development has already been established by a previous permission, it is considered that the erection of two dwellings on the site is acceptable. The design and scale of the proposed dwellings are considered generally suitable for the area, and they would not dominate the host property of 54 Bassleton Lane. In view of distances between existing and proposed units it is considered there would be no adverse impacts on the privacy of the adjoining properties.
28. As set out in paragraphs 17 and 20 above, the current submission does not comply fully with the design limitations set by condition in the previous outline permission. However, this application is a separate submission for full planning permission, rather than reserved matters following the outline. Therefore, this application should therefore be considered on its own

merits, but account should be taken of planning purpose of the previous condition.

29. It is recommended that the decision in respect of planning application number 06/3072/FUL be delegated to the Head of Planning and provided that no new planning issues arise from representations or consultations received that planning permission is granted subject to conditions set out above

Or

If there are still matters outstanding on 7 December 2006 that planning permission be refused.

Corporate Director of Development and Neighbourhood Services

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Financial Implications

As report.

Environmental Implications

As Report

Community Safety Implications

N/A

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

Adopted Stockton on Tees Local Plan (June 1997)

Planning Application No: 05/1577/OUT & 06/2436/FUL

Planning Policy Guidance No. 3: Housing

Ward

Village

Ward Councillors

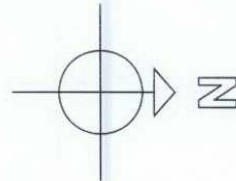
Councillor B Robinson

Councillor I J Dalgarno

06/3072/FUL

3/10/06

STOCKTON BOROUGH COUNCIL
PLANNING
- 3 OCT 2006
DATE RECEIVED



06/3072/--

SBC 0001

Appendix Ref. 2 Site Layout Plan
06/3072/FUL
54 Bassleton Lane, Thornaby



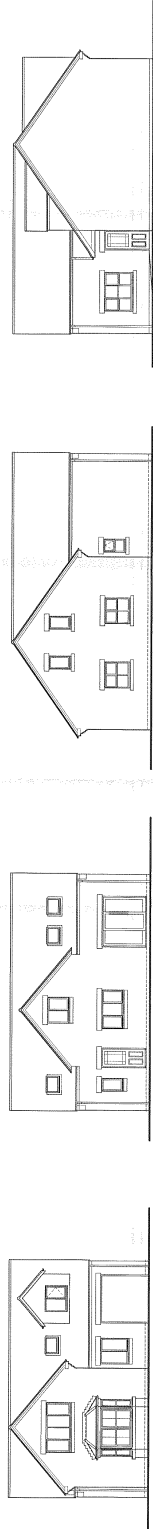
Project: PROPOSED RESIDENTIAL DEVELOPMENT		Scale: 1:200
54 BASSELTON LANE, THORNHAY, STOCKTON ON TEES		Date: Oct 2006
Client: MRS C K LAVERICK	Drawn by: DM	Checked: DI
Title: SITE PLAN	Draw No.: 2006-22-04	

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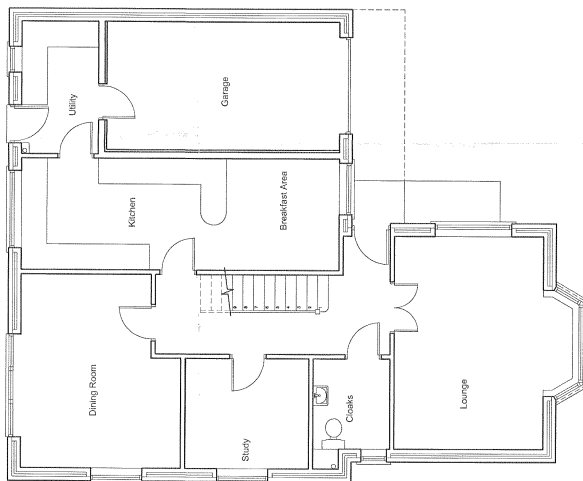
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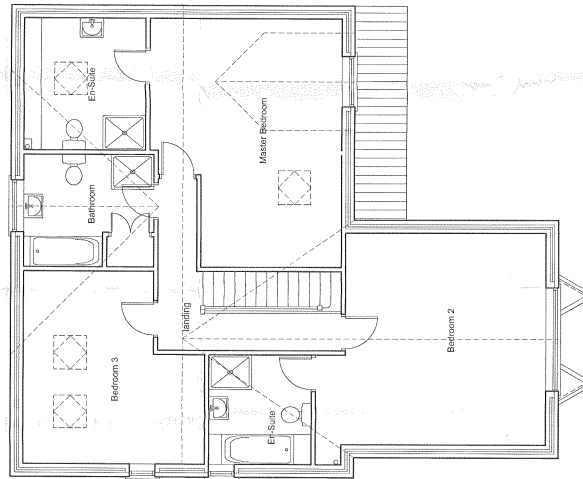

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 Planning Supervisor • Interior Design • Facilities Management Design



ELEVATIONS AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

06/3072/FUL
DATE RECEIVED

06/3072/FUL

06/3072/FUL

Project	PROPOSED RESIDENTIAL DEVELOPMENT, 54 BASSLETON LANE, THORNABY, STOCKTON ON TEES.	Scale	1:50 1:100
Client	MRS C K LAVERICK	Date	Oct 2006
Title	PLANS AND ELEVATIONS 3 BED DORMER BUNGALOW	Drawn by	DM
		Checked by	DM
		Draw No.	2006/22/05

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