

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 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

UPDATE REPORT

ADDITIONAL CONSULTATION RESPONSES

1. The Councils Landscape Officer considers that the main feature within the garden is a Lombardy poplar tree which is protected by a Tree Preservation Order and has indicated that objection is raised to the removal of other trees within the garden. Concerns have been previously expressed with regards to the proximity of the excavation works for the access to the tree and it is now indicated that a no dig construction method is required to prevent damage to the root system, whilst materials associated with the driveway should allow the passage of water and air to the ground below. It is also indicated that the remaining trees on the site and on the adjoining site should be suitably protected whilst details of planting and tree protection are required along with hard landscaping. The location of the drainage runs is accepted and it is suggested that other services should be located here.
2. The Councils Environmental Health Officer has raised no objection to the principal of the development although has indicated that conditions should be attached relating to contaminated land and construction noise.
3. A further 25 letters of objection have been submitted in respect to the proposal. Objections are raised from residents in Bassleton Lane, The Green Thornaby and White House Drive with several being submitted without address. Objections are summarised as follows;
 - The outline approval required the properties to be single storey and restricted in height to 6.5m and to not include dormer windows. This was intended to protect the visual amenities of the area and to protect the privacy of neighbours. The current application breaks these conditions and the council should reject the application.
 - Two extra dwellings plus the extended existing bungalow would lead to 6 more vehicles using the narrow bendy access roads of The Green and Bassleton Lane. These roads were not designed for such use and since the recent development of Chancery rise, road surfaces have degraded.
 - The location of the access road is dangerous due to having a blind bend within it whilst gives an unsuitable outlook to the existing dwelling.
 - Work has begun on the access road which does not follow the path of the plans.

- Parking space provision is inadequate, each dwelling having a single garage and driveway, being satisfactory for one car only as other vehicles may block the access road.
- There are environmental concerns over the impact of the access road on the Lombardy Poplar Tree within the site and for the wildlife habitats which these gardens currently offer.
- These dwellings will have a significant impact on the street scene as well as spoiling the gardens of all the houses on the same side of the road.
- The development would prevent access in an emergency to the woods were there to be a fire.
- There are no properties of a similar style within the area and they will therefore not blend with the existing street scene.
- Two extra dwellings would place a strain on the existing mains drainage, even with a new pumping station, causing potential flooding along Bassleton Lane.
- The development would set an undesirable precedent.
- Loss of privacy to surrounding properties which have habitable room windows facing the site.
- There have been some traffic accidents within the area in recent years.
- The development will detrimentally affect the tranquil character of the existing site.
- There are no pavements on The Green which makes it dangerous to use.
- The access road lies within close proximity to adjoining properties and will have an adverse impact on their privacy and amenity.
- Who will maintain the access road and what drainage is associated with it.
- The development will detrimentally affect the Green and the 12 Century church as a result of traffic.
- The site layout leaves 2 other plots which it is believed will be the subject of future applications.

MATERIAL PLANNING CONSIDERATIONS

4. As indicated within the main report, there is an outline approval on the site for two dwellings. As such, a number of principle issues such as additional traffic along Bassleton Lane and the inclusion of development generally within the rear garden area of the property are accepted.
5. The main report has considered the impact of the development on adjoining properties, their privacy and amenity, the design and appearance of the buildings within the street scene, the height of the dwellings, the inclusion of dormer windows, the passing of traffic within close proximity to the adjoining property of 56 Bassleton Lane, and the pumping station. The comments within the main report relating to these address the majority of additional comments made.

Other objections are considered as follows;

Impact on wildlife habitats

6. Although the size of the garden may offer some habitat to wildlife, it is considered there are no specific landscape features which would suggest a protected species survey would be required to support the application, particularly in view of the existing outline approval for two dwellings.

Emergency vehicles

7. The requirement to retain fire engine or other emergency vehicle access to the land to the rear of the proposed dwellings is not something which is considered to be specifically necessary through this scheme although the

provision of the access road would allow emergency vehicles to get further into the site on a surfaced track were this required.

Adequacy of mains drains

8. No objections have been submitted from Northumbrian Water with respect to the adequacy of the existing drainage system within the area and as such this is not considered to be an issue which requires resolve although a condition has been recommended which requires the submission of a drainage scheme to be agreed.

Access road maintenance and drainage

9. The landscape team consider this should have a porous surface which in itself should prevent any excessive water discharge onto the adjoining property. The access road would be a private drive and should be maintained as such, the precise construction methods of which are controlled by condition.

Additional plots

10. There is an area of additional garden area remaining to the rear of 54 Bassleton Lane which is not shown as being associated with the two proposed dwellings. This may or may not come forward in the future for further development, however, the Local Planning Authority need to assess this proposal as submitted, for the erection of two dwellings.
11. The Councils Landscape Officer and Environmental Health Officer have raised issues with respect to the access road, landscaping and control over the working hours of construction. These have generally been controlled by conditions recommended within the main report whilst additional conditions are recommended below.

Conclusion

12. Taking onto account the existing outline approval on the site and the submitted plans the development remains to be considered acceptable with regard to its impact on the adjoining properties, the character of the area, landscape, traffic and other matters discussed within the reports. The development is judged to be in accordance with policies GP1, H03 and H011 of the adopted Stockton-on-Tees Local Plan and Planning Policy Guidance No. 3 and is subsequently recommended for approval.

Recommendation

13. That the application be approved in accordance with the main report subject to the imposition of the additional conditions being attached.

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.

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.

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