

DELEGATED

AGENDA NO .

**PLANNING COMMITTEE
Date 10th January 2007**

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

06/3449/REV

**Plot 22, Riverview, Ingleby Barwick
Erection of detached dwellinghouse
Expiry date: 8th January 2007**

Summary:

The application site is a located within a self-build housing development in Ingleby Barwick. The applicant seeks permission for the erection of a detached dwelling and attached garage. The siting of the dwelling and garage and the associated access were previously approved as part of the master plan for the development, 04/2404/REM.

This application is a retrospective application. Approval was previously granted for the dwelling within application 05/3046/FUL. During construction of the proposal the applicant made several changes to the design and this application is to regularise these.

No objections have been received to the development. However, the application is to be considered at planning committee because the applicant is Councillor Patterson.

The main planning consideration in respect of this proposal is the impact on the amenity of the neighbouring residents and its compliance with the Design Strategy Document for the Riverview self build development.

It is considered that the amendments made to the previously approved dwelling would not have a significant impact upon neighbouring residents or upon the visual amenity of the area. It is considered that the proposal accords with adopted local plan policy and it is recommended that planning permission be granted.

RECOMMENDATION

It is recommended that the application (06/3449/REV) be approved subject to the following conditions:

- 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, Drgs 540-05-004 rev E, 540-05-003 rev B, 540-05-003 rev B, 540-05-005 rev G, 540-05-001 rev B, 540-05-002 rev B.

Reason: To define the consent.

- 02. The garage to which the permission relates shall be used for the parking of private motor vehicles, incidental to the enjoyment of the occupants of the dwellinghouse, and no other purpose.**

Reason: To ensure that the adjoining residential properties are not adversely affected by the development.

- 03. All means of enclosure associated with the development, hereby approved, shall be in accordance with a scheme to be agreed with the Local Planning Authority, prior to the development being occupied. Such means of enclosure, as agreed, shall be erected before the development is occupied.**

Reason: In the interests of the visual amenities of the locality.

- 04. The area of landscape scheme detailed in plan 1054/1 rev. A within the site boundary shall be implemented in the first growing season following completion of the dwelling, hereby approved. Any trees or plants which, within a period of five years from the date of the planting, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.**

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations, which indicate a decision, should be otherwise.
Stockton on Tees Local Plan Policies: GP1 and HO11

BACKGROUND

1. In 2004 a reserved matters application (04/2404/REM) for 67 dwellings within Ingleby Barwick was granted approval. Part of the application site was designated as a self-build development and the permission gave approval for the siting of the dwellings and associated access and landscaping. The design strategy document for the area was also approved.
2. In 2005, planning permission (application reference number 05/3046/FUL) was granted approval at planning committee. This application was a full application for a single detached dwelling on Plot 22 of the above development.

THE PROPOSAL

3. The application is a revised application for a detached dwelling and garage on Plot 22 on the Riverview development. The applicant has a previous approval for a dwelling. However, during the construction of the approved dwelling, the applicant made several changes and this application seeks retrospective approval for those changes.
4. The main proposed alterations are detailed below:
 - Attached garage to be brought 1.7m forward from approved location and triangular roof window in the rear elevation is to be moved to the front elevation. 3 No. velux roof windows are to be provided in the North elevation of the garage roof.
 - Due to the moving of the garage, the single storey link extension has been redesigned. The ridge height of the garage is to remain the same, however, the ridge height of the link between the garage and the dwelling has been raised from 3.9m to 5.3m, in line with the garage height.
 - The original dwelling had approval for one large roof window in the South elevation and one large and one small window in the North elevation. The applicant is now proposing to provide four smaller roof windows in the South elevation and five in the North elevation.
 - The applicant has proposed additional supports for the balconies on the front elevation and has removed two previously approved doors from the first floor onto the balcony.
 - On the rear elevation the applicant has altered the design of the first floor windows to replace the three approved windows with two slightly larger windows. The top floor triangular window has been reduced in size and the positions of a door and window on the ground floor have been altered.
5. No changes have been made to the access to the dwelling or the previously approved siting. The size of the main dwelling and the ridge heights of the dwelling and garage remain the same.

PUBLICITY

6. The neighbours have been notified individually. The neighbour consultation period expired on the 15th December. Due to problems consulting the owners of some of the neighbouring plots, the application has also been advertised by a site notice, which expired on 22nd December 2006. No objections have been received.

PLANNING POLICY CONSIDERATIONS

7. 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).
8. The following planning policies are considered to be relevant to the consideration of this application:

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 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

9. Although this planning application is indicated to be a revision of a full application, the access and siting of the dwelling was agreed as part of the master plan for the whole Riverview development. The applicant has a previous approval for a dwelling on this site and is proposing a series of minor changes to this permission. Therefore, the main planning considerations in

respect of this proposal is the impact of the changes on the amenity of neighbouring residents and the compliance of the proposal with the Riverview Design Strategy Document and Local Plan policies.

Changes to garage and link extension

10. The proposed garage has been moved 1.7m forward from its original approved position. However, the drive length to the property has not been reduced and the proposed garage does not project beyond the front wall of the main dwelling. The proposed velux roof lights will be in line with the sloping roof of the garage and will not significantly impact upon the privacy of neighbouring residents. The additional window in the front elevation of garage will face towards a bridleway and open fields and not towards any neighbouring properties.
11. Moving the garage forward has meant that the proposed link extension has had to be altered and the angle of the external wall changed so that the front wall is in line with the main dwelling. The roof height of the link extension has also been raised to allow a walk way from the main dwelling to the room above the garage. However, the link extension is separated from nearest neighbouring plots by either the main dwelling or the garage and the ridge height is no higher than that already approved for the garage.
12. It is considered that the proposed alterations to both the garage and the link extension are minor and will not have a significant impact upon the privacy or amenity of neighbouring residents. The alterations are not considered to significantly alter the appearance of the dwelling.

Changes to North and South Elevations

13. The original approval for this dwelling included a roof light in both the North and South roof elevations that measured 3.75m x 0.9m, plus an additional roof light measuring 0.6m x 0.4m in the North elevation. These are to be replaced by 4 no. windows, measuring 0.8m x 1.5m, in each elevation and an additional window measuring 0.5m x 0.8m in the North elevation.
14. The proposed roof lights will not face directly into neighbouring properties and are not located within the main front and rear elevations of the property. It is, therefore, considered that there will not be a significant impact upon the privacy of neighbouring residents or upon the main street scene.

Changes to Front and Rear elevations

15. Application 05/3046/FUL included first and second floor balconies in the front elevation. The applicant is proposing to add four external supports for the first floor balcony and remove two external doors leading onto this balcony.
16. The front elevation of the proposed dwelling faces onto a bridleway and open fields and an approved landscaping strip is to be located along this right of way. The elevations will not be visible from within the Riverview development

and will not face towards any neighbouring dwellings. It is considered that these alterations are minor and will not significantly impact upon the area.

17. The original approval for the dwelling showed three first floor windows in the rear elevation, measuring 1.7m x 2.3m. The applicant has removed the centre window and increased the size of the remaining windows to 3m x 2.3m. The top window located in this elevation was originally intended to be 2m deep and this is now 1.8m deep.
18. As these changes are within the rear elevation, they will be visible from within the Riverview development. However, the area has been designated as a self-build development where there will be a variety of housing styles. The Design Strategy Document states that contemporary design can be acceptable and it is considered that the proposed changes will not significantly alter the design of the main dwelling.

CONCLUSION

19. In conclusion, it is considered that the proposed changes are of a relatively minor nature. They will not involve a significant loss of privacy and amenity for neighbouring residents and will not significantly impact upon the appearance of the dwelling and the character of the Riverview development.
20. No objections have been received and it is considered that the proposed development accords with adopted Stockton on Tees Local Plan policies GP1 and HO11, and the approved Design Strategy Document and is recommended for approval.

Corporate Director of Development & 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

Stockton-on-Tees Local Plan

Planning Applications 04/2404/REM, 05/3046/FUL and 06/3449/REV

Ward	Ingleby Barwick West
Ward Councillors	Councillor K Dixon Councillor L Narroway Councillor R Patterson