

DELEGATED

AGENDA NO.

**PLANNING COMMITTEE
31st JANUARY 2007**

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

06/3591/FUL

The Rookery South View Eaglescliffe

Revised application for extension and conversion of existing house into 8 no apartments and construction of new building to form 5 no. Apartments.

Expiry date: 23rd February 2007

Summary:

The application site lies within an area of land known as 'The Hole of Paradise' and is bounded on three sides by Urray Nook Road (A67), Yarm Road (A135) and South View and forms part of the Egglecliffe Conservation Area.

Planning permission is sought for the extension and conversion of the existing dwelling house to provide 8no. apartments and for a new apartment block to the rear of the existing dwelling to provide a further 5no. apartments. The car parking will be split into 2 areas, both with access served from South View.

The existing building will be extended and will reflect the existing 'art deco' style. The new apartment block to the rear of the Rookery will be subservient to the main building and reflect and utilise elements of the main buildings overall style and design.

Several objections have been received in relation to the proposed development, the main concerns raised are in relation to the impact the development would have on existing traffic congestion and parking arrangements.

Recommendations:

Planning application 06/3591/FUL 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): - 1505/3/5B, 1505/3/6B, 1505/3/7D, 105/3/8A and 1505/3/9

Reason: To define the consent.

02. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the proposed development.

03. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To achieve a satisfactory form of development.

04. Before any building for which permission is hereby granted is occupied, the sewage disposal works required shall be completed in accordance with the plans submitted with the application for the planning permission, to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory means of sewage disposal.

05. 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 before the development commences. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.

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

06. 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. Such a scheme shall be implemented in accordance with these agreed details

Reason: To protect the amenity of residents from excessive noise from adjacent dwellings.

07. No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 8.30am on Saturdays nor after 6.00pm on weekdays and 1.00pm on Saturdays (nor at any time on Sundays or Bank Holidays).

Reason: To avoid excessive noise and disturbance to the occupiers of nearby premises.

08. Details of all external lighting of the buildings and car-parking areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area.

09. Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (e.g. incidental buildings and street furniture).

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

10. A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of 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.

11. Notwithstanding the submitted information provided in this application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority

Reason: To define the consent

12. The proposed parking bays in the northeast corner of the site shall be constructed using 'no-dig' construction methods. Full details of the construction materials and methods to be employed shall be submitted to and be agreed in writing with the Local Planning Authority prior to commencement of the development. Such an agreed scheme shall be implemented in accordance with these details.

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

13. Details of a scheme in accordance with BS5837, 2005 to protect the existing trees and vegetation shall be provided to the satisfaction of the Local Planning Authority. Such a scheme shall include details of a protective fence of appropriate specification extending three metres beyond the perimeter of the canopy, the fence as approved shall be erected before construction commences and shall be maintained to the satisfaction of the Local Planning Authority throughout the entire building period.

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

14. No storage of building materials shall take place underneath the crown spread of the tree(s) to be retained on site.

Reason: To preserve the said trees in the interests of the amenities of the area.

15. The commencement of the development authorised by this permission shall not begin until:

a. The Local Planning Authority has approved in writing a full scheme of works of improvement to:

(i) Realign the kerb line on the southern approach along South View

(ii) Provision of pedestrian access/crossing point along South View

(iii) A revised kerb line and the western entrance to the site

and

b. The approved works have been completed in accordance with the local planning authority's written approval and have been certified in writing as complete on behalf of the Local Planning Authority, unless alternative arrangements to secure the specified works have been approved in writing by the Local Planning Authority.

Policy GP1, HO3, HO6, HO11, HO12, EN24 and EN28 of the adopted Stockton-on-Tees Local, Planning Policy Guidance No.3: Housing and Planning Policy Guidance No.15: Planning and the historic environment are considered to be relevant to this decision.

Background:

1. The application site was subject to an earlier planning application during 2004 for the redevelopment of both the Rookery and Sunnymount sites (04/2711/FUL). This proposal sought residential development of 3No. 4 bedroom terrace houses and 21 No. 2 and 3 bed apartments and included the demolition of The Rookery and Sunnymount. The application was refused by members of the planning committee for the reasons shown below, following comments made by English Heritage.

01. In the opinion of the local planning authority the proposed development by virtue of its scale and massing would be an inappropriate development within the conservation area adversely impacting on the character and appearance of the conservation area contrary to policies GP1 and EN24 of the Stockton-on-Tees Local Plan and PPG15.

02. In the opinion of the local planning authority the proposed development would be an over development of the site out of keeping with the general character of the area and conservation area contrary to policies GP1 and EN 24 of the Stockton-on-Tees Local Plan and PPG3.

2. A further application was received during 2006 for extensions and conversion of the existing house into 8 no. apartments and construction of a new building to form 5 no. apartments (06/2209/FUL). This application was withdrawn by the applicants following some concerns in relation to highway safety and also over the internal arrangements of the site.

The Proposal:

3. The application site lies within an area of land known as 'The Hole of Paradise' and is bounded on three sides by Urlay Nook Road (A67), Yarm Road (A135) and South View and forms part of the Eggescliffe Conservation Area. The Rookery occupies the north and centre area of the 'Hole of Paradise' and currently has a previously extended 1930's built dwelling house upon it.
4. Planning permission is again sought for the extension and conversion of the existing dwelling house to provide 8no. apartments and for a new apartment block to the rear of the existing dwelling to provide a further 5no. apartments. The car parking will be split into 2 areas, both with access served from South View.
5. The existing building will be extended to build on, and reflect the existing 'art deco' style. The redevelopment of the building will result in a more prominent entrance and extensions to the front, side and rear in order to accommodate 8no. apartments. The extensions to the property will result in the property measuring 22.5m (wide) x 21m(long) and reaching a maximum height of 8.5 metres.
6. The new apartment block to the rear of the Rookery will be subservient to the main building and reflect and utilise elements of the main buildings overall style and design. The building is too measure 19m (wide) x 14m (long) and reach a maximum height of 8.5m.

Consultations

7. The following Consultees were notified and any comments they made are below

Councillor John Fletcher Ward Councillor

My comments are based on the information currently available and may be revised in the light of what I hear subsequently.

2 questions occur to me:

1. Will the proposed changes to the existing house ("Block 1") enhance it as an important feature of Eggescliffe Conservation Area? This is the only house of its genre locally. It is said that the original footprint was intended to mimic the plan of an aeroplane. The architect's proposals will increase the house, while keeping features of the art deco style & concentrating on symmetry. I welcome the proposal to change the fenestration - an unfortunate aesthetic mistake of the last 2 decades, over which there was no Planning control (outside the area of the Article 4 direction).

2. What will be the effect on road safety of the increased traffic generated by the increased number of dwellings on the Application Site & the changes to

vehicular access? South View is a 1-way street E to W; the only way that S-bound traffic from the A135 can go NW-bound along the A67. It is v. busy in the morning rush hour, especially in school terms, as all traffic leaving S View has to give way to that on Urray Nook Rd. The S side of S View is often parked up by residents of nearby Headlam Terrace, who have no in-curtilage parking. Are SBC engineers satisfied? The exit for 1 dwelling at the NW corner of the site would become both entrance & exit for 9 parking spaces, only a few metres from the stop line at the Urray Nook Rd junction. When traffic is queuing at the stop line, manoeuvres for vehicles exiting the site to turn right at the stop line would be difficult.

Parish Council

The application for converting the Rookery, South View into 8 apartments and new build of a further 5 apartments was considered at a recent meeting of my Council and I am instructed to inform you of their comments as follows:

There are serious concerns about the additional traffic, which would be generated by this development, particularly as the main access is onto South View where the road is frequently blocked by queuing vehicles.

The visibility splays indicated on the plan are not thought to be achievable and it is likely that visibility will be obstructed by vehicles parked on South View.

In relation to the building itself, it is welcomed that the existing building is to be retained and restored. However, there may be visual impact concerns with the new block because of its size and height though it is difficult to assess this with the cross sections provided.

We note the proposed chimney heights are reduced from the original application but do not feel that these are in keeping.

In addition, we are concerned about the junction with Urray Nook Road - because of parked vehicles it is sometimes affecting sight lines for drivers trying to exist South View. We would suggest that perhaps traffic regulations are needed for ten metres up to the junction.

If this application is to be approved it should be made a condition that a footway is provided to the frontage of the site

Yarm Town Council

Object to the revised application on the following grounds:

- i) Over development of the area.
- ii) The development would increase traffic in what is already an extremely congested area.
- iii) Insufficient car parking which potentially could lead to vehicles parking on the main road.
- iv) The visual amenity of the local area will be impaired by the proposed development.

Council For The Protection Of Rural England

I have studied the plans for the proposed revised development kindly sent to our Chair Jan Arger at 5 Belle Vue Eggleston, who has asked me to comment on her behalf.

You will recall that we were vehemently opposed to the proposed demolition of The Rookery a fine Art Deco building in a prominent position in the Egglecliffe Conservation Area, in the original application.

We are encouraged therefore to see that on this occasion, it is proposed that the building should be retained and converted into apartments. This appears to have been done with some appreciation of the strengths of the original design.

Our concerns relate principally to the scale of the development and the impact it will have on the privacy of the surrounding properties, either existing or already approved and in particular on the traffic and related parking on a key junction in Egglecliffe. An increase from one dwelling to thirteen in two blocks is in our view unacceptable.

To carry out a traffic assessment during August when the Comprehensive and Primary schools are closed is a waste of everybody's time and we would request that a new assessment is carried out during term time before any recommendation is made by yourself. You will be aware that Egglecliffe Comprehensive School is the designated local senior school for the area and that Tesco's is the sole supermarket and that the only access from traditional Egglecliffe to both is via this junction. You will also be aware that the trebling in size of Durham Tees Valley Airport has now been approved and this will inevitably increase traffic pressure at this point. The increase in local traffic generated by the various new developments, both adjacent to, and throughout greater Egglecliffe, which are in the process of being constructed or are in the pipeline, must also be taken into account by your engineers.

Were it proposed to significantly limit the scale of the development then it would be likely to have our support, however

Environmental Health Unit

Further to your memorandum regarding the above, I have no objection in principle to the development, however, I do have concerns regarding the following environmental issues and would recommend the conditions as detailed be imposed on the development should it be approved.

- Noise disturbance between living accommodation
- Construction Noise

Tees Archaeology Section

I therefore have no objection to the works and no further comments to make

Northern Gas Networks

No objection but requires the promoter of the works to contact them to discuss their requirements.

NEDL

No objections but refer the developer to the Health and Safety Executives publications on working with and in and around electricity.

Landscape Officer

I refer to your memo dated the 28 November 2006 and comment as follows:

The site is in a prominent location with views southwards towards Yarm. There are many trees within the site all of which are indicated within the Existing Site Plan drawing.

Two trees are located adjacent to the entrance into the site (ash and elm). The elm is dying and should be removed. The ash is a mature specimen and as a result any excavations within the canopy spread of the tree would not be acceptable. I note that a new parking area is to be constructed adjacent to the ash and I am concerned about the close proximity of the most northern parking bay, being located within nearly 3.0m of the tree. This is not acceptable and a minimum of a 6.0m radius no dig zone should be provided.

A copper beech tree is situated along the frontage of the site with South View. This tree is significant within the street scene and should be retained and protected during the construction of the project. Additional tree and shrub planting should also be provided along the frontage of the site.

A secondary access is indicated at the northwest corner of the site. This will result in the removal of the existing fruit trees along the boundary with the adjacent housing. I have no objection to the removal of the trees however additional tree and shrub planting should be provided alongside the boundary fence to create a visual buffer.

Views into the site are reasonably limited. Properties along the north side of South View have views of the frontage of the existing property. This view is unlikely to change. The new properties to the west of the site have views directly northwards, however these are restricted by the 1.8m high boundary fencing. The gable of one of these properties faces eastwards towards the new apartment block. Views are again restricted by the boundary fence and the obscure glazing to the first floor windows.

A mature privet hedge is located along the far south boundary of the site. This is approximately 3.0m high and provides a strong evergreen screen and should be retained and protected. Equally the two trees in the far southeast corner (sycamore and cherry) should be retained and protected.

I note that the existing trees along the east boundary are to be retained. Again, these trees should be protected during the construction period.

All retained trees should be protected during the construction period, in accordance with BS 5837:2005 Tress in relation to Construction:

- Changes in levels near the branch spread of the trees must be avoided.
- Where tree roots are encountered, only hand digging will be allowed and these are likely to be encountered within the branch spread of the trees
- Compaction to root spread of the tree should be avoided and a protective fence should be erected around the branch spread of the trees as shown in BS 5837:2005
- No storage of materials will be permitted within the branch spread of the tree.

Full hard and soft landscape details should be provided to the following minimum standard:

- A. A detailed landscape plan for hard construction indicating materials and construction methods.
- B. Detailed treatments of the enclosure to all boundaries.
- C. A detailed planting plan indicating soil depths, plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.
- D. Protection measures for retained trees to ensure that no damage occurs during the demolition and construction periods. The protection area must exceed that of the individual tree canopies and be in accordance with BS5837: 2007 (recommendations) Trees in relation to Construction. Full details of the tree protection measures should be submitted for approval and should be erected, to the satisfaction of the council, prior to any works commencing on site.

Overall I have no objection to the development as long as the 6.0m radius no dig zone is to be provided in respect of the ash tree in the northeast corner of the site.

English Heritage

Thank you for your letter of 11 December 2006 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail but offer the following observations.

The proposal is much improved from the previous proposal on the site back in October 2004. The form of the two buildings within landscaped grounds reflects the grain of this part of the conservation area and the scale of development is appropriate. The application is however, lacking in detail and we recommend that you require further information in order to enable you to make a full assessment of the proposal and its impact upon the character and appearance of the conservation area.

Photomontages would be helpful in assessing the impact of the new development on the character and appearance of the conservation area. Whilst the application form states the materials there are no annotations on the elevations to suggest the disposition of materials nor is there any detailed information on the landscaping design. A tree survey should also be requested in order to ensure that there is minimal damage to existing trees on the site.

Recommendation

We urge you to address the above issues and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Head of Integrated Transport and Environmental Policy

The development should be designed and constructed in accordance with the Councils Design Guide and Specification (Residential and Industrial Estates Development) current edition, and to that end I comment as follows: -

The amended access to the east is now acceptable as shown in drawing number 1505/3/7D.

The build-out and footway provision to be funded via the developer via a section 278 agreement.

Condition to be placed on application in order to keep requisite visibility splays unobstructed.

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

The substitution of house types may affect the agreed house naming and numbering on the site therefore the applicant will need to discuss any changes with the council.

Following receipt of revised plans and associated Transport Statement I have no adverse comments to make in relation to this application.

Historic Buildings Officer

The current proposal looks to extend the existing Art Deco house, The Rookery to create 8 flats and the creation of a new building in the rear garden area for 5 apartments.

The site lies within the Eggescliffe Conservation area although is somewhat removed from the historic core of Eggescliffe village.

This section of the conservation area has no specific architectural character and varies from large dwellings in spacious plots to neighbouring semi-detached dwellings, bungalows and apartments currently under construction at the neighbouring former Parklands garage site.

The Rookery sits in a prominent position within the Eggescliffe Conservation area and although significantly altered, is unusual in its Art Deco style within the conservation area.

The proposed extension to the existing property fits well with the existing form and scale of the dwelling with clean lines and simple form. The introduction of balconies is not unusual for this build period, and will maximise views towards Yarm. The central tower feature and stepping of upper floors emphasises the architectural form at the same time minimising the risk of making the building appear bulky.

Due to levels on the site the proposed new built will be at a lower level than the Rookery itself. This building picks up on the architectural form and style of the rookery and its scale and massing is appropriate in comparison with other buildings within the conservation area and the host dwelling, which as previously stated there is no generic form. The new build will remain subservient to the main dwelling, which is favourable in visual terms.

The existing property has a large area of hard standing to the front and the current proposal has been designed to minimise large areas of parking on site. The existing mature landscaping on the site will somewhat screen the new development and help to unify the site in design terms. This further helps to break up any hard landscaped areas.

Materials are not specified however I do not consider that this creates sufficient concern to warrant refusal of the application as this can be

conditioned. In addition there are a wide variety of build materials within this part of the conservation area and surrounding properties.

I therefore consider that the development is line with PPG 15 and have no adverse comments subject to conditioning of proposed building and landscaping materials.

8. The application has been advertised on site and in the Local Press as well as individual letters being sent to neighbouring residents. The neighbour consultation period expired on the 29th December 2006. 28 letters of object, 1 letter of representation and 11 letters of support have been received to the proposed development. The issues/comments raised are as follows (in summary)

Support

- Will improve the area
- Bring in more revenue for Yarm High Street
- Traffic problems only occur during school times
- Improves the appearance of the building
- Proposal reflects original style of the house

Representation

- No objections provided no habitable windows over their property.

Objection

- Design is not in keeping with the area
- Over development of the area
- Impact on existing traffic problems
- Loss of privacy
- Loss of daylight to neighbouring properties
- New building close to boundary with existing properties
- New buildings balconies overlook neighbouring properties
- Issues with bin store/health implications
- Visibility splays unlikely to be achieved
- Reduced Chimney heights not in keeping with the building
- Pollution from lighting and motor vehicles will be increased
- Loss of trees
- Development would be overbearing
- Increase in noise and disturbance
- Additional traffic will cause danger to school children
- Exacerbate current parking problems inn the area
- Additional building will detract from general area and spoil view of Yarm
- Present environment should be preserved
- Letter of support are from applicants family and others outline of the immediate area.
- Very little of original building appears to have been retained
- Density indicated as part of the document is inaccurate
- Impact of road improvements of larger vehicles
- Highway safety/access concerns
- Contrary to Local Plan policies HO3, HO6, HO11, HO12, EN24 and EN25
- Drainage issues

Planning Policy Considerations

9. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, 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).
10. The following planning policies are considered to be relevant to the consideration of this application:

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 HO6

Within built up areas proposals for the conversion of large residential properties to flats and bed sits will normally be permitted provided that:

- (i.) There would be no adverse effect on the amenity of neighbours; and
- (ii.) Conversion would not have a detrimental effect on the character and appearance of the building or area; and
- (iii.) Adequate provision can be made for access and the parking of vehicles in a manner which safeguards the visual amenity of the area. In certain cases, normal parking standards may be relaxed to take account of the likely rate of car ownership amongst occupants.

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 HO12

Where planning permission is required, all extensions to dwellings should be in keeping with the property and the street scene in terms of style, proportion and materials and should avoid significant loss of privacy and amenity for the residents of neighbouring properties.

Permission for two-storey rear extensions close to a common boundary will not normally be granted if the extension would overshadow or dominate neighbouring property to a substantial degree.

Permission for two-storey side extensions close to a common boundary will not normally be granted unless they are set back from the boundary or set back from the front wall of the dwelling.

Policy EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

Policy EN28

Development which is likely to detract from the setting of a listed building will not be permitted.

Planning Policy Guidance No.3, Planning Policy Statement 3 – Housing and Planning Policy Guidance 15: Planning and the historic environment are also considered to be relevant to this decision.

Material Planning Considerations

11. The main planning considerations of this application are the impacts on the character of the area, amenity of neighbouring occupiers and access and highway safety.

Principle of development.

12. The application site lies within the limits to development and is a previously developed site. The site has no specific allocation although it lies within the Eggescliffe Conservation Area.

13. Both Planning Policy Guidance No. 3 and the recently produced Planning Policy Statement 3 outline that priority should be given to re-using previously developed land within urban areas and create more sustainable patterns of development near to public transport and local services.
14. The site also meets the criteria for high density development as outlined in the Council's Supplementary Planning Guidance for high density/flatted developments (SPG no.4) and is within approximately 400 metres from Yarm High Street, therefore the site is considered to be suitable and sustainable enough for accommodating flatted development.
15. Given the above and the previous approval the principle of residential development on the site is still considered to be acceptable subject to policies GP1, HO3, HO6, HO11, HO12 and EN24 of the adopted Stockton on Tees Local Plan.

Site sustainability

16. The site lies within short walking distance of Yarm Town Centre, which provides a range of services, goods and facilities to meet the every day needs of future residents. The area also has good access to public transport modes that covers links to the Teesside Area and North East/Yorkshire regions through bus service provision and the existing rail network.
17. When assessed against the Council's Supplementary Planning Guidance No.4: High density development on flatted development the proposal meets all necessary criteria and the overall density level of approximately 56 dwellings per hectare (dph) accords with the overall density of 60dph suggested in the Council's SPG on high density/flatted development (SPG no.4).
18. The site therefore fully accords with the sustainability guidance laid out in SPG no.4 considered to be an appropriate and sustainable enough site to accommodate residential development at the density proposed.

Impact on the character of the area

19. Within the immediate locality there are a range of building styles and sizes, some of which are currently under construction at the former Parklands Garage Site to the east and south. The design of the two units follows the outcome of several discussions with the case officer, historic buildings officer and planning policy officer. The applicants have also been involved with correspondence with English Heritage to ensure that they are satisfied with the overall design of the scheme.
20. As the application site lies within the Egglecliffe conservation area therefore planning policy guidance No.15 (PPG15) has particular relevance. PPG15 sets out that new/replacement buildings should be imaginative, of a high quality design and seen as an opportunity to enhance the area. It is also stated that new buildings should not directly imitate earlier styles, but that they should be designed with respect for their context. PPG15 also highlights that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves the character and appearance of an area unharmed.

21. The existing 1930's building acts as a local landmark and is characterised by its setting within landscaped gardens. The design of the alterations and conversion of the existing building seeks to build upon its 'art deco' style. The second apartment block takes and draws upon design elements from the conversion/extension of the original dwelling and art deco style albeit in a slightly more contemporary nature in order to create a development that is in sync and harmony with one another.
22. The scale and massing of the building is considered to be appropriate within the immediate locality and would ensure that the development retains its status as a local landmark. English Heritage are satisfied that the development is of an appropriate scale and that the form of the development maintains a landscaped setting that reflects the grain of this part of the conservation area. English Heritage have suggested that further information regarding materials should be submitted. The importance of high quality materials to achieving a successful design is recognised but it is felt that this could be controlled through a planning condition.
23. It is considered that the development would have a positive impact on this part of the Eggescliffe conservation area and would not be detrimental to the visual amenities of the locality so as to justify a reason for refusal of the application.
24. Given the above it is considered that the proposed development is visually acceptable and would not be in direct conflict with PPG15 or local plan policies GP1 or EN24.

Setting of Listed buildings

25. The site lies in close proximity to the grade II listed Leyfield House to the northwest of the site, the building lies approximately 40 metres from the location of the front apartment block. Given that the design, scale and massing of the units are considered to be appropriate, the proposed development is not considered to have a detrimental impact on the setting of this listed building and is in accordance with policy EN28 of the adopted local plan

Impact on residential amenity.

26. The front apartment block will be situated an adequate distance from the neighbouring properties on the opposite side of South View so as not to cause any significant loss of privacy or amenity to these residents. The relationship between the buildings and the previously approved bungalows on Sunnymount meets the required minimum 21 metre separation distance and the angle between the habitable rooms of the buildings and the dining room windows of the property are such that any future occupiers will not suffer any significant loss of privacy. The relationship between the two apartment blocks is considered to be satisfactory given that there are no habitable rooms on the front elevation of the second apartment block.
27. The second apartment block would be situated approximately 3.5 metres from the boundary with No. 15 South View. As that there are no habitable room windows in the elevation nearest the second apartment block it is not considered that the development will pose any significant loss of amenity to residents of No. 15 South View. Given the separation distances between the development and neighbouring properties it is not considered that the

development would be overbearing on these residents and would therefore not result in a significant loss of amenity.

28. Equally give the change in levels between the application site and the Parklands garage and the orientation of window positions it is not considered that the proposed development will result in a significant loss of privacy or amenity to the future residents of either development.
29. Concerns from objectors over a loss of privacy, daylight and overlooking issues are appreciated. However, the distances from the neighbouring properties and relationship between windows is such that the development causes no significant loss of privacy/amenity. The overlooking of any garden areas does not provide sufficient justification for a refusal of the application.
30. The design and layout of the proposed development results in a landscaped setting for the two units and it is considered that sufficient amenity space is provided within the site of future residents. Given the amount of available space within the site the proposed development is not considered to represent an over development of the site.
31. Concerns have been raised in relation to issues with the refuse/bin store located in the north-west corner of the site, this would be covered and is considered to be a sufficient enough distance from neighbouring properties so as not to cause any significant loss of amenity or health issues.
32. It is accepted that if the application were to be approved that there could potentially be some issues with noise and disturbance during construction, however, this would only be a temporary issue and the hours of construction could be restricted via a planning condition to provide a reasonable level amenity during this time and would therefore not warrant a reason for refusal.

Archaeological Interest

33. Tees Archaeology has commented that they have a basic record of the existing building and do not have any objection to its demolition. As there are no objections it is considered that there is no basis for a refusal on archaeological grounds.

Impact of Traffic and Highway safety

34. The Head of Integrated Transport and Environmental Policy have commented that transport statement submitted and the access and parking arrangements within the development are considered to be acceptable; the requirement for improvements to the highway can be addressed via a Grampian style planning condition. It is therefore considered that there are no significant highway safety issues that remain and that the development is acceptable in this aspect.
35. The majority of the objections that have been received raise concerns over the impact on existing traffic and on-street parking problems within the area and along South View. The submitted transport statement has been accepted by the Head of Integrated Transport and Environmental Policy as indicating that the development will not have a detrimental impact existing traffic flows. The access and on-site parking numbers and arrangements are also considered to be acceptable. On balance it is therefore considered that there are no significant issues of access and highway safety to justify a refusal of the application

Landscaping features

36. Concerns have been raised by some objectors in relation to a loss of trees on the site. However, many of the existing trees on the site are to be retained and a scheme for further landscaping and tree protection measures have been conditioned as part of any approval given.

Residual issues

37. Objections have also been raised over a potential loss of views; whilst the development may mean that certain views towards Yarm may be lost from some properties this is not a material planning consideration.

38. Concerns over the origin of the letters of support have been received from some residents. It is acknowledged that whilst these may be from the applicant's family and others outside of the immediate area they have however, been treated as valid letters of support.

39. One objector has also raised concerns over existing drainage from the site. This would be addressed by building regulation controls during construction although a planning condition could be imposed for the developer to provide details for approval by the Local Planning Authority.

Conclusion.

40. In conclusion it is considered that the proposed development is visually acceptable and would not detrimentally impact on this part of the conservation area, would not have a detrimental impact on the privacy or amenity of the neighbouring properties or highway safety. The development is viewed to be in accordance with policies GP1, HO3, HO6, HO11, HO12, EN24 and EN28 of the adopted Stockton on Tees Local Plan and is subsequently recommended for approval.

Corporate Director of Development & Neighbourhood Services

Contact Officer: Simon Grundy

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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

Regional Spatial Strategy

Tees Valley Structure Plan

Planning Policy Guidance No. 3: Housing

Planning Policy Guidance No. 15: Planning and the Historic Environment

Planning Policy Statement 3: Housing

Ward and Ward Councillors

Eaglescliffe Ward

Councillors M. F. Cherrett, J. A. Fletcher and Mrs M. Rigg