

DELEGATED

AGENDA NO

**PLANNING COMMITTEE
21st February 2007**

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

06/3612/FUL

69 - 71 Greens Lane, Hartburn, Stockton On Tees

Revised application for residential development of 15 no. apartments in two blocks and 3 no. dormer bungalows, associated new access road and demolition of the two existing buildings.

Expiry Date: 2 March 2007

UPDATE REPORT

A further 56 letters of objection have been received as a result of the neighbour reconsultation in respect to the amended information submitted to address the Planning Inspectorates decision. The majority of comments have already been raised and considered within the main report. New objections are as follows;

- The traffic survey is not specific in its descriptions and statements.
- For safe traffic access to the development, double yellow lines for a distance of 180m either side of the new entrance at No.71 means that at school times, parents will not be able to park in these areas to drop off their children and will look for other areas to park, the surrounding roads are narrow and an increase in parking in these areas will be likely to result in an accident. Accidents have previously occurred within this area as parking is already a problem. This will exacerbate other parking issues in the area, in particular the residential streets, which are already used when events take place at the church such as weddings, funerals, brownies, cubs, guides, fetes, car boot sales etc. It is considered that there is just not enough space within the vicinity to accommodate all of this demand.
- It is indicated that the offset parking is likely to cause problems for residents of the surrounding streets, as parents dropping off their children are often thoughtless and park across peoples driveways.
- The revised changes to the two smaller blocks of development and to the main apartment block has resulted in the main block being disproportionately larger than the other two blocks of properties which will result in an overbearing impact and loss of privacy for these properties.
- It is considered that the proposed development as revised will remain to result in a loss of privacy for the adjoining property of 5 Levisham Close, its associated garden area and the conservatory attached to the rear of this property which is not indicated on the revised plans.

In addition to the above, Northumbrian Water have also commented on the proposed development. They have submitted general comments relating to the need to ensure foul and surface water are on separate systems, that surface water should be prevented from entering public surface water sewer unless this is the only possible means of discharge. Northumbrian Water has raised no objection to the scheme in their consultation response received on the 12th February 2007.

MATERIAL PLANNING CONSIDERATIONS

The Traffic Statement has been considered by the Head of Technical Services who has accepted the traffic implications of the proposed scheme.

The parking element has been considered within the main report to the application whilst the Planning Inspector commented on highways matters within the appeal decision. Both the Councils Highways Officer and the Planning Inspector consider the access and associated protection of the visibility splay to be both necessary and acceptable. In view of these considerations, although the proposed scheme and the associated Traffic Regulation Order may impact on parking on Greens Lane, it is considered that this element would not unduly compromise Highway safety in its own right, therefore according with policies HO3 and HO11 of the Local Plan.

Additional comments made in respect to the scale of the main block to the adjoining block and the loss of privacy to 5 Levisham Close have been considered in the main report, which indicates that the distance between properties is adequate to prevent any undue impacts on privacy and amenity whilst the change in the type of properties adjacent to 5 Levisham Close should prevent any significant detrimental impact on privacy to this property.

Northumbrian Water had advised in respect to the previous application on this site that the sewer system had reached its design capacity and may not be able to accept additional flows. In view of this, although Northumbrian Water have raised no objection to this scheme, it is considered appropriate to condition the precise details of drainage associated with the development in order to ensure adequate drainage is achieved.

In addition to the above, in view of the reduction in numbers of proposed units to 18, the overall site density would reduce to average 53 dwellings per hectare.

RECOMMENDATION

That the application be determined in accordance with the recommendation of the main report subject to the addition of the drainage condition as listed below;

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.

Human Rights Implications

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

Corporate Director of Development and Neighbourhood Services

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Financial Implications,

None

Environmental Implications,

As Report

Legal Implications

As Report

Community Safety Implications

None

Ward

Grangefield

Ward Councillors

Councillor Mrs J. Wade, Councillor E Johnson