

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

19 September 2007

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

07/2341/FUL

1 South View, Eaglescliffe, Stockton-on-Tees

Revised application for residential development for the erection of apartment building containing 7 no. units of accommodation and associated car parking (demolition of existing dwelling house)

Expiry Date 1 October 2007

UPDATE

Following concern being raised from a local resident as to the precise position of the corner of the site and on site measuring works being undertaken by the case officer it was established that the front corner of the site was inaccurately represented. This has resulted in a revised layout plan being submitted on the 17th September 2007. This amendment has resulted in several parking bays requiring marginal realignment.

An addendum to previous objections has been received by the occupier of the adjoining property. The objector has forwarded a photograph of a car parked near the access to the proposed site which is parked partially on the pavement facing the wrong way down the one way street.

Northumbrian Water have responded to the consultation exercise advising that they have no objections to the proposed scheme.

An indicative street scene plan was submitted which indicates the height of the proposed development alongside the height of the adjoining property Wooton Cottage. The ground levels around Wooton Cottage vary, however, it appears that the illustrative plan is inaccurate, showing a ridge height of approximately 10.5m when it is actually closer to 9m in height. This is considered against the proposed height of the apartment block which varies from 9.5m to 10m across the site.

MATERIAL PLANNING CONSIDERATIONS

The marginal realignment of several parking bays has reduced the amount of landscaping achievable along the northern boundary with the adjoining property, with part of one parking bay being positioned tight against the boundary. The boundary treatment in this location would therefore not be able to include landscaping. Although the provision of landscaping along boundaries is preferable this amendment is considered to have a limited impact on the remainder of the scheme. Furthermore, in view of its position at the front of the site away from the adjoining dwelling it is considered that there would be limited impact on the adjoining properties amenity.

Although the proposed apartment block is indicated as being higher than the immediately adjoining properties, it is not considered to be significantly beyond the height of these adjoining properties. Furthermore, it is considered that the scale of the building is generally respectful of other blocks of development within the area as indicated within the main report. Regardless of the illustrative street scene plan it is considered that the proposed development would not be excessive in height within the street scene. Furthermore, planning permission was previously granted for a single dwelling on the site which had a relatively large front elevation as well as a similar roof height to the building being proposed.

The additional information in respect to inappropriate parking within the highway is considered to be a highway matter and not one which can be controlled through the determination of this application.

Recommendation

As per the main report subject to the revised site layout plan superseding the earlier plans submitted.

6294/D102 rev F