

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

10th October 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

SUMMARY

Planning permission is sought for the erection of a three storey 7 unit apartment block and associated access, parking and ancillary development on the site of an existing dwelling which would require demolition for the development to go ahead.

A total of 15 letters of objection have been received in respect to the proposal with main objections based on the scale and mass of development, its prominence, its impact on the privacy and amenity of surrounding properties and highway safety issues, in particular, with regard to the nature of the adjoining highway and the speed of traffic.

The proposed development is considered to be of a suitable design, position and scale for the area and its immediate surroundings whilst is of a scale which is generally in keeping with surrounding blocks of development. It is considered that the building would be a well-detailed prominent building and that the site and its surroundings are of a nature and character that can accept such a building.

Adequate access and parking has been provided to the satisfaction of the Head of Technical Services whilst provision is made for both external cycle and bin store facilities. Furthermore, the scheme provides a small amount of amenity space, which should be adequate as a basic requirement for the future users of the site, being supplemented by a contribution towards further off site provision of open space and amenity.

It is considered that the proposed development, although being larger and more prominent than the existing building on site would not unduly compromise the amenity or privacy of surrounding properties as a result of the precise relationship of elevations and windows within the building and its external layout.

In view of the above it is considered that the proposed development accords with the principles of Policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan as well as the guidance contained within Governments Planning Policy Statement No. 3.

This application was deferred at last committee following concern raised over the actual size of the site and the ability to fit the development within it. Following initial concerns being raised the site has been rechecked. This brought to light a small discrepancy with the plot width at the front of the site, although the remainder of the site is as detailed on the submitted plans. The discrepancy at the front of the site has been detailed on amended plans and the scheme remains to be achievable within the site.

RECOMMENDATION

Planning application 07/2341/FUL be Approved subject to the applicant entering into a section 106 agreement to provide monies in lieu of adequate on site provision of open space and subject to the following conditions.

- 01** *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>6291/S1 rev B</i>	<i>06.08.2007</i>
<i>6294/D102 rev F</i>	<i>18.09.2007</i>
<i>6294/D101 rev B</i>	<i>06.09.2007</i>

Reason: To define the consent.

- 02.** *Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, a scheme of ground levels and finished floor levels for the approved scheme and the adjoining properties shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.*

Reason: To take into account the properties position and impact on adjoining properties and their associated gardens in accordance with Policy HO11 of the Stockton on Tees Local Plan.

- 03.** *No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme. Such a scheme shall detail the following;*
- a) Areas of soft landscaping including plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.*
 - b) Hard landscaping throughout the site,*
 - c) Areas of landscaping to be retained and a scheme for their protection.*
 - d) Precise locations of protective fencing,*
 - e) Areas of level change,*
 - f) Areas of material storage within the site, and*
 - g) Excavations required for service runs.*
 - h) Details of no dig construction methods where appropriate*

The development shall be carried out in accordance with the approved details. Planting works shall be carried out during the first planting and seeding season following the substantial completion of the development, and any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and in order to adequately protect the landscape features of the site in accordance with Policy GP1 of the Stockton on Tees Local Plan.

- 04.** *No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority precise details of the proposed means of boundary enclosure for the site. The development shall be carried out in strict accordance with the approved details.*

Reason: In order to ensure a satisfactory form of development is carried out and to achieve adequate levels of privacy and amenity for surrounding properties in accordance with Policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan.

- 05. Notwithstanding any description of the materials in the application, no above ground construction of the buildings shall be commenced until precise details of the brick, stone and slate to be used in the construction of the external walls and roof of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development and to comply with Policy GP1 of the Stockton on Tees Local Plan.

- 06. Full details of the proposed means of disposal of surface water 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 in accordance with Policy GP1 of the Stockton on Tees Local Plan.

- 07. Notwithstanding details hereby approved, the precise details and design of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for the bin store and the cycle stores as detailed on plan reference 6294/D102 shall be implemented on site prior to the occupation of any part of the development.**

Reason: In order to adequately provide for the future occupiers of the development in accordance with Policy HO11 of the Stockton on Tees Local Plan.

- 08. Notwithstanding the details hereby approved the following details shall be submitted to and approved in writing with the Local Planning Authority prior to commencement on site;**

- a) Paint colour for windows and other external timberwork throughout the scheme;**
- b) Colour of rainwater goods throughout the scheme.**

Following approval in writing by the Local Planning Authority to the above details, the approved scheme shall be implemented on site.

Reason: In order to adequately control the appearance of the building and its impact of the surrounding area, in accordance with Policies GP1 and HO11 of the Stockton on Tees Local Plan.

- 9. All windows located within the North East and South West side elevations of the building which are located at first floor and second floor levels shall be obscurely glazed using type 4 opacity glass unless otherwise agreed in writing with the Local Planning Authority and shall remain as such unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In the interests of the privacy and amenity of the occupiers of the adjoining property, and to comply with Policy HO11 of the Stockton on Tees Local Plan.

10. ***Notwithstanding details hereby approved, there shall be no external lighting at the site other than that included within a scheme to be submitted to and approved in writing by the Local Planning Authority.***

Reason: In order to protect the amenity of adjoining properties in accordance with policy GP1 of the Stockton on Tees Local Plan.

INFORMATIVES

The proposed development is of a suitable design for the area whilst is of a scale which is generally in keeping with surrounding blocks of development. The property will project beyond the frontage of the existing property on site although as a result of its design and the staggered nature of properties within the immediate locality this is not considered to be a significant issue. It is considered that the building would be a well-detailed prominent building and that the site and its surroundings are of a nature and character that can accept such a building.

Adequate access and parking has been provided to the satisfaction of the Head of Technical Services whilst provision is made for both external cycle and bin store facilities. Furthermore, the scheme provides a small amount of amenity space which should be adequate as a basic requirement for the future users of the site.

It is considered that the proposed development, although being larger and more prominent than the existing building on site would not unduly compromise the amenity or privacy of surrounding properties as a result of the precise relationship of elevations and windows within the building and its external layout.

In view of the above it is considered that the proposed development accords with the principles of Policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan as well as the guidance contained within Governments Planning Policy Statement No. 3 and that there is no other material considerations which suggest the application should be determined otherwise.

HEADS OF TERMS

1. A commuted lump sum of £3500 is required in lieu of the provision of informal and formal recreation space. This would be used towards the provision of off site recreation within the locality.

BACKGROUND

The recent planning history for the site is as follows: -

2. Application reference 06/1747/OUT - Outline application approved on 8th August 2007 for the erection of 2 no. detached dwelling houses and associated means of access involving the demolition of the existing house.
3. Application reference 04/2240/FUL - Application approved for one detached dwelling house and associated garage.

4. Application reference 04/2237/FUL - Reserved matters application approved for 4 no. Residential properties to the rear of the site.
5. Application reference 03/0092/P - Application for the erection of 24no flats in 2 no. three storey block. Application withdrawn.
6. Effectively, the site has outline approval for the erection of two detached dwellings and a separate detailed approval for one detached dwelling.

PROPOSAL

7. Planning permission is sought for the erection of a single block of development to provide 7 no. units of residential accommodation over three floors.
8. The block of development measures 17.5m in width and 12.5m in depth having eaves and ridge heights of 5.5m and 9.7m respectively.
9. Access is achieved off South View, at the location of an existing access into the site. The access track is indicated within the revised plans, as being formed by porous block paving whilst the car park areas have been indicated as being formed from GOLPLA fastlay no dig grass reinforcement system.
10. A total of 12 no. parking spaces are provided for the 7 units (1.71 spaces per unit) with external cycle and bin store and a small area of informal amenity space. The cycle stores are indicated as being Bike Away secure cycle parking lockers.
11. 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.

CONSULTATIONS

The following Consultations were notified and any comments received are set out below: -

Cllr J Fletcher

12. My main concern is that the front of the proposed block is forward of the existing house & of the neighbouring properties. Furthermore, there are inaccuracies in the Design Access Statement:
All references to "Stockton Road" (Para's 2.01, 3.01, 8.22, 8.26, 9.51, 9.71 & 9.02 (after 9.80)) should read "Yarm Road".
Para. 8.26 - There are no direct public transport links with Teesside Airport & Darlington railway stations.
Para. 9.06 (under heading 9.80) - Yorkshire Water have no jurisdiction here - this is a matter for Northumbrian Water.

Egglescliffe Parish Council

13. My Council objects to the development of this site for 8 flats on the following grounds: This would have an adverse effect on the street scene, especially having three storeys and not in keeping with surrounding properties.

Road safety issues - very difficult access which would intensify the use of a junction with poor visibility.

Traffic impact - South View is a short one-way street and in recent years has had a lot of additional dwellings built. Add to this the application recently approved for The Rookery (further 13 dwellings) Sunnymount (further 2 dwellings) - individually not huge applications however, collectively it will lead to further traffic congestion especially at peak traffic times.

Cleveland Archaeologist Section

14. There are no known archaeological sites in the area indicated. The building appears to date to the second half of the 20th century and as such is outside our area of expertise. I therefore have no objection to the works and no further comments to make.

Northern Gas Networks

15. No Objections

NEDL

16. No Objections

Northumbrian Water

17. No objections

Urban Design - does not object to this application.

Highways Comments

18. The minimum car parking provision for apartments within Western Transport Strategy Area is 1.75 car parking spaces per unit. The applicant has indicated 12no. spaces for 7no. apartments, which meets the Stockton-on-Tees Borough Council's Parking Standards for the Eaglescliffe area. The access to the proposed development should be a minimum of 4.1metres wide in order that 2 vehicles can pass each other when leaving or entering the site. This has been indicated on plan 6294/D102. clear visibility splay of 2.4m x 45m metres needs to be achieved from the new access this has been indicated by the applicant.

Landscape & Visual Comments

19. Due to the prominent location of the site, these trees around the site are a valuable asset within the street scene and as a result should be fully protected at the outset of any construction works through the submission of an adequate landscape protection scheme. All new areas of surfacing within the site should be constructed along the same alignment as the existing driveway to ensure that the existing trees are not damaged due to new excavations. Any changes to the existing alignments will be required to be constructed using 'no-dig' construction methods, particularly along the east boundary of the site adjacent to Wootton Cottage where the residents and visitor parking appear to extend past the existing driveway surface. I note that a porous block paving is specified in order to protect the tree roots. The details of this paving are required in order to establish they comply with the principles of no-dig construction methods.
20. The site benefits from the presence of mature planting along the frontage. I understand this planting is to be removed as part of the development. The proposed planting along the new frontage will be required to provide a visual softening of the development. A large hedge is also present along the east boundary of the site. This restricts views into the site from Wootton Cottage. There are some views into the site from the first floor windows from the property to the north of the site and also from the property to the west. These views though are restricted by a combination of fences, brick walls and hedges. Details of the proposed

planting and tree protection are required, along with hard landscaping proposals and boundary treatment details.

21. A commuted lump sum of £3500 per 0.1 hectare is required for off site contribution to open space. Overall, I have no objection to the application.

Natural England

22. Consider there is insufficient information for them to comment.

PUBLICITY

A total of 15 letters of objection have been received in respect to the application from the following addresses:

7 Langdale Close
657 Yarm Road
25 Newlands Road
1a, b, d South View
6, 10 The Crescent
8 Emsworth Drive
Wooton Cottage South View
698 Yarm Road
The Grange Coach House Great Ayton (owners of 2 South View)

Objections are summarised as follows:

Previous proposals for flatted development on the site led to four houses being built to the rear of the site plus the two approved on this site.

Object to developers revisiting a site which already has permission to push the limit of development for the site.

Already too many overdeveloped sites in locality such as 1a, b, c, d South View and Parklands Garage.

No need for any more apartments in the area.

Replacement of an interesting house with bland faceless flats,

Insufficient parking

Excessive parking

Insufficient internal turning area for vehicles

Insufficient sightlines for leaving site

Noise and air pollution from vehicles at night.

Traffic already travels at speed off Yarm Road onto South View and makes it dangerous to use this access and for pedestrians in the area

It could cause a tail back onto Yarm Road

Significant number of accesses and pedestrian areas in locality of access and therefore complex traffic impacts

Traffic congestion is already a problem particularly at peak times,

There will be 22 windows looking onto the adjoining garden area,

Out of keeping in both size and position with the surrounding development.

Loss of light to adjacent properties,

The bulk of development extends beyond the building line, towering over Yarm Road, a prominence which will affect the conservation area,

Impacts on flooding of the area,

No play area for children

Security lighting could impinge on amenity

Reduction in amount of greenery in areas as a result of development on back land sites.

The existing fence to the northern boundary should be retained.

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.

PLANNING POLICY

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

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)*.

The following planning policies are considered to be relevant to the consideration of this application: -

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 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.

SITE AND SURROUNDINGS

23. The site is located to the southern end of Yarm Road, accessed directly off South View. The immediately surrounding area is in part characterised by large properties set in mature grounds and plots, having trees along the road edge as well as more dense semi detached development. Yarm Road is a major highway route between Stockton and Yarm and this transport route also contributes to the character of the area.
24. There are a pair of large period properties to the north which have large front and rear garden areas within which are mature landscaping and trees. To the west lies four recently developed residential properties. To the south of the site lies the access to 1a - d South View, beyond which lies further residential properties.
25. The site itself is currently occupied by a dilapidated two storey detached residential property with partial demolition to the rear of the site already having taken place. The site has two apparent vehicle accesses at either side of the property whilst there is some landscaping within the site although this is generally overgrown and apparently un maintained.

MATERIAL PLANNING CONSIDERATIONS

Principle of flatted residential development

26. The site falls within the limits of development as defined within the Borough Local Plan whilst the land is not allocated for another use, used for recreational purposes or located under electricity lines. As such, the proposed development is considered to generally accord with Policy H03 of the Borough Local Plan.
27. Supplementary Planning Guidance Note no. 4 relates to the locating of flatted developments, to ensure flatted development is located within close proximity to the relevant services and provisions which would be required by the occupants of such a development. The site is within the limits of development, is brownfield, is located within 500m of a regularly serviced bus stop and within 650m of the shopping parade at Sunningdale Drive to the north east of the site, within 500m of Tesco to the west and within 500m of Yarm Centre. As such, the development of this site is considered to accord with the locational criteria for flatted development and generally considered to be a sustainable location.
28. The application site measures approximately 0.1ha, therefore achieving a density of 70 dwellings per hectare. The indicative minimum guideline density of 30 dwellings per hectare within Governments Planning Policy Statement No.3 Housing, is a minimum guideline whilst there is no specific maximum guideline. However, this planning guidance document indicates that

'the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the environment' (Para. 50 PPS 3).
29. In view of the sites sustainable location it is considered that a density of 70 dwellings per hectare is generally acceptable, although it is actually the scale, mass and provision of a

proposal and its ability to be fitted onto a site without significant compromise of the surrounding properties or environment, which dictates whether or not, its density is acceptable. Further considerations are as follows: -

Design and appearance

30. The proposed development generally has the appearance of a large period house, incorporating projecting gables to the front, steeply pitched gable roofs, vertically proportioned timber sliding sash windows, conservation roof lights, a natural slate roof and an art stone plinth. It is considered that these details and use of materials achieve a high degree of consistency with the more historic properties within the surrounding area whilst would not adversely affect the nearby conservation area. The buildings frontage will be particularly visible in the street scene and these details and materials should allow it to be a positively imposing building within the area whilst the projecting bays and roof detail assist in breaking up the mass of the building preventing its frontage being a monolithic block of development.
31. The building projects beyond the building line of the adjoining two properties, however, properties in South View are already staggered and this projection will in part continue this stagger with the direction of the highway. Furthermore, in view of the spacing of the proposed building from the adjoining properties, the general openness of the area to the front of the site and its design, the prominence of the building would not be unduly oppressive within the street scene, taking into account that the adjoining properties to the north and south are semi detached and their frontages are approximately 22m and 20m respectively, thereby being in excess of the 17.5m wide frontage of the proposed development.
32. A plan has been submitted indicating the street scene elevation of the proposed building in respect to the adjoining premises. Furthermore, it indicates the height of the dwelling already approved on the site under application reference 04/2240/FUL, which exceeds the height of this proposal being considered. This plan is indicative only although shows that the building would not be unduly out of scale with surrounding properties. However, the impact of the proposed building being set in front of the building lines of the adjoining two properties will act to give the proposed building a greater prominence and dominance as viewed from the front. (See appendix reference 4)

Impact on surrounding properties and their occupiers

33. The proposed development will impact existing properties to the north, south and west. The property to the north (Wooton Cottage) is a large semi detached period property, which has habitable room windows within its side elevation. The proposed layout achieves a limited overlap with this property whilst the building would be located slightly further away from this property than the existing dwelling. The side elevation of the proposed building is larger than that of the existing property on site. However, in view of there being an intervening distance of approximately 13m between buildings, and habitable rooms of the proposed development being located at right angles to those of the adjoining property to the north, it is considered that the overall impacts on amenity and privacy would not be unduly significant.
34. The property to the south (No. 2 South View) is a semi detached property the main elevations of which are orientated the same as those of the proposed development. However, there is a large habitable room window within the northern side elevation of 2 South View. The proposed development will affect this window as a result of its position;

however, there is approximately 9.5m between this window and the side elevation of the proposed apartment block. In view of this distance and the proposed building not entirely overlapping the window it is considered to not have an unduly significant impact.

35. The properties to the west are four modern detached properties. The proposed rear elevation of the apartment block is 17.5m away from the side elevation of the nearest dwelling on this adjoining site and although there are a large number of windows within the rear elevation of the apartment block it is considered that there is adequate distance to retain adequate levels of privacy and amenity associated with the property and those beyond.
36. There are a number of small secondary windows within the side elevations of the apartment block on all three floors, which serve habitable rooms. In order to prevent a loss of privacy to adjoining properties through overlooking a condition has been recommended that these be obscurely glazed.
37. Objection has been raised with respect to the movement of vehicles within the car park of the apartment block and the impact of noise pollution on surrounding properties. Clearly noise levels from vehicles would increase as a result of this development, however, it is considered that as a result of the size of this scheme this should not be excessive.

Access, parking and highway related matters

38. A total of 12 no. parking spaces is provided for the 7 no. units which equates to 1.71 spaces per apartment. Although this falls marginally below the 1.75 spaces required by the Supplementary Design Guide this is only a short fall of 0.25 of a space across the development and as such this is not considered to be a significant under provision.
39. Objection has been received from surrounding residents with respect to the nature and position of the access in respect to traffic leaving Yarm Road and the speeds at which this occurs. However, the Head of Technical Services considers the access its size and associated clear visibility is adequate as is the level of parking provided and as such it is considered that the proposed access accords with the requirements of Policies HO3 and HO11 of the Stockton on Tees Local Plan.
40. 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.

Other matters

41. A bin and cycle store are provided for the future residents of the site. It is considered that their provision is adequate in size and layout and should not unduly compromise the amenity of adjoining properties, which are located several meters away from both.
42. Objection has been raised with respect to potential flooding of the site. Clearly the previous development to the rear of the site will have some impact on reducing the available area for surface water run off, as will the hard standing areas of this proposed development. In view of these factors it is therefore considered important to achieve adequate surface water

drainage for both the building and the larger areas of hard surfacing. Amended details indicating the car park areas will be constructed using a reinforced grass system, which should continue to allow water penetration. Furthermore, the access driveway indicates the use of porous block paving which should do the same. The use of the reinforced grass system to the parking areas should assist in retaining a green aspect to the site and reducing the impact of hard surfacing. A suitable condition has been recommended to achieve adequate surface water drainage from the building.

43. The scheme has been amended to increase the amount of informal amenity space associated with the development although this remains limited. There is adequate space to allow outdoor seating etc to take place for the future residents, however, in view of the provision being particularly limited a contribution towards off site provision in lieu of the on site provision is required. The applicant has agreed to making such a contribution as detailed within the Heads of Terms.
44. Natural England have commented that there is insufficient information submitted in order for them to consider, however, in view of the site having limited landscaping or considered habitat areas and there being no watercourses or ponds apparent within the immediate vicinity it is considered that there is a low risk to protected species. In such circumstances it is not considered necessary to seek further information in this regard although should any protected species be found at site during demolition or construction works then appropriate work and care methods should be used in accordance with the appropriate legislation.

CONCLUSION

45. The proposed development is of a suitable design for the area whilst is of a scale which is generally in keeping with surrounding blocks of development. The property will project beyond the frontage of the existing property on site although as a result of its design and the staggered nature of properties within the immediate locality this is not considered to be a significant issue. It is considered that the building would be a well-detailed prominent building and that the site and its surroundings are of a nature and character that can accept such a building.
46. Adequate access and parking has been provided to the satisfaction of the Head of Technical Services whilst provision is made for both external cycle and bin store facilities. Furthermore, the scheme provides a small amount of amenity space, which should be adequate as a basic requirement for the future users of the site.
47. It is considered that the proposed development, although being larger and more prominent than the existing building on site would not unduly compromise the amenity or privacy of surrounding properties as a result of the precise relationship of elevations and windows within the building and its external layout.
48. In view of the above it is considered that the proposed development accords with the principles of Policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan as well as the guidance contained within Supplementary Planning Guidance Note no. 4 (flatted development) and Governments Planning Policy Statement No. 3.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Glossop Telephone No 01642 527796

Human Rights Implications

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

Environmental Implications

As Report

Financial Implications

As Report

WARD AND WARD COUNCILLORS

Ward	Eaglescliffe
Ward Councillor	Councillor A L Lewis
Ward Councillor	Councillor J. A. Fletcher
Ward Councillor	Councillor Mrs M. Rigg