

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

10th OCTOBER 2007

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

07/2442/FUL

Wainstones, 18 Leven Road, Yarm

Erection of 5 no. detached dwellings (demolition of existing dwelling)

Expiry Date: 11 October 2007

SUMMARY

Since the previous report to members of the planning committee the planning conditions which were briefly detailed are now outlined in full in the report below.

Further issues and information are also detailed within this update report following on from the requests made at the site visit by members of the planning committee.

An additional 4 letters of objection have been received from neighbouring residents although no new issues have been raised.

RECOMMENDATION

Planning application 07/2442/FUL be approved 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. Drawing numbers

0621/LP

0760/02 A

0760/03

0760/PL1/FP

0760/PL1/EL

0760/PL2/FP

0760/PL2/EL

0760/PL2/GAR

0760/PL3/FP

0760/PL3/EL

0760/PL4/FP

0760/PL4/EL

0760/PL5/FP

0760/PL5/EL

Reason: To define the consent.

- 02. Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the building(s).**

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

- 03. The development shall not be occupied 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 the occupation of the development hereby permitted, works for the disposal of sewage shall be provided on the site to serve the development. Details of such drainage works shall first be submitted to, and approved by, the Local Planning Authority, the sewage disposal shall be completed in accordance with these approved details.**

Reason: To ensure satisfactory means of sewage disposal.

- 05. Notwithstanding the information submitted as part of the application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.**

Reason: To define the consent

- 06. A detailed scheme for landscaping including tree and 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. 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.

- 07. 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; service excavation routes; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction method.**

Reason: In the interests of visual amenity.

08. No construction activity shall take place on the site outside the hours of 8.00am - 6.00pm Monday to Friday, 8.00am - 1pm Saturday and nor at any time on Sunday's or Bank Holiday's.

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

09. 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, unless otherwise agreed in writing.

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

10. The proposed development shall fully adherence to the mitigation recommendations as contained within the submitted Bat Survey and copies of the contractors' method statement (referred to in the mitigation strategy) are submitted to the local planning authority prior to any demolition works commencing on the site.

Reason: In the interest of protected species

CONSULTATIONS

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

Northumbrian Water Limited

Verbal agreement has given following the site visit there they was unlikely to be any significant drainage issues give the level of development. Following checks on surface water and the mains drains they have subsequently confirmed that they have no objection to the development

PUBLICITY

Neighbours were notified and comments received are summarised below: -

An additional 4 objections have been received in relation to the proposed development, No new issues have been raised and the material planning considerations are as outlined in the original report to members of the planning committee.

MATERIAL PLANNING CONSIDERATIONS

At the site visit member requested that the following information be provided in terms of the heights the dwellings of certain plots and the existing garage adjacent to no 20 Leven Road.

- ❑ The height of the dwelling on plot 2 to eaves is 5.4m with a ridge height of 9.2 metres.
- ❑ The Height of No 20 Leven Road is 6m to eaves and 8.5 metres to the ridge
- ❑ Exiting garage of Wainstones is 5.7m to the ridge and No. 20 Leven Road is set lower by approximately 200mm. The maximum height of the existing dwelling is 11 metres.
- ❑ The Height of plot 5 to the eaves is 5.4m and to the ridge is 10.3m

- The separation distance between the rear of plot 5 and the rear No. 22 Hemingford Gardens is approximately 40 metres (130 feet), and is at nearest (from single storey sun room) 38 metres (125 feet) to the rear of No. 22 Hemingford Gardens.

CONCLUSION

In conclusion it is considered that no new issues have been raised since the original report to members of the planning committee. The recommendation therefore remains for approval as previously outlined in the original report to members subject to the detailed conditions laid out in this updated report.

**Corporate Director of Development and Neighbourhood Services
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