

DELEGATED

AGENDA NO 9
PLANNING COMMITTEE

DATE 12th DECEMBER 2007

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

07/2746/FUL

7 Station Road, Billingham,

Construction of single apartment block with six flats across three levels with adjacent ground level car parking for six vehicles

Expiry Date 28 December 2007

SUMMARY

Since the original report to members of the planning committee one further letter of objection has been received in relation to the development. The recommendation has also been amended to reflect the situation with regards to the appeal to the planning inspectorate on non-determination.

RECOMMENDATION

Planning application 07/2746/FUL to be refused on the following basis and in the event of the appeal being registered by the Planning Inspectorate then the recommendation should be that the Local Authority are minded to refuse the application for the following reasons.

01. In the opinion of the Local Planning Authority the design of the proposed development is considered to be unacceptable and fails to make a positive contribution to the character of the surrounding area or to preserve or enhance the character of the Conservation Area contrary to Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 3: Housing, Planning Policy Guidance 15; Planning and the Historic Environment and Policies GP1, HO3, HO11 and EN24 of the adopted Stockton on Tees Local Plan.

02. The proposed development by virtue of its lack of in-curtilage parking provision will result in on-street parking along station road and the surrounding area to the detriment of highway safety and the free flow of traffic, contrary to policy GP1 of the adopted Stockton on Tees Local Plan and Supplementary Planning Document 3: Parking Provision for new developments.

03. In the opinion of the Local Planning Authority the application site is of inadequate size to satisfactorily accommodate the proposed apartments resulting in a cramped form of development, contrary to policy GP1 and HO11 of the adopted Stockton on Tees Local Plan.

04. The proposed development will result in the intensification of a substandard access by virtue of its narrow width which would not enable vehicles to pass one another and in

the opinion of the Local Planning Authority would be detrimental to the free-flow of traffic and highway safety and for which the applicant has no control over to carry out the required improvements, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

05. In the opinion of the Local Planning Authority the proposed arrangement of the proposed dwellings would result in amenity standards below that which could reasonably be expected for the existing and future residents, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

PUBLICITY

One additional letter of objection has also been received, the following comments have been made (in summary).

- ❑ The development will overlook the social club flat and changing room
- ❑ Will result in loss of view
- ❑ Will give rise to noise complaints
- ❑ The letter of support received from the social club was by a temporary occupant who has no authority to use the social clubs name under any circumstance.

MATERIAL PLANNING CONSIDERATIONS

No new material planning considerations have been raised since the original report to members of the planning committee.

CONCLUSION

The proposed development is considered to have a detrimental impact on the character of the area and that of the conservation area. Concerns remain over the level of amenity for the future residents of the scheme and impact of the development on highway safety. The proposed development is considered to be contrary to Planning Policy Statement 1, Planning Policy Statement 3, Planning Policy Guidance No.15 Local Planning Policies GP1, HO3, HO11, EN24 and the Supplementary Planning Document 3: Parking Provision for new developments. The proposed development is therefore recommended for refusal.

**Corporate Director of Development and Neighbourhood Services
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