

DELEGATED

**AGENDA NO 4
PLANNING COMMITTEE**

20TH FEBRUARY 2008

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

07/2525/FUL

5 Darlington Road, Stockton-on-Tees, TS18 5BG

Revised application for residential development comprising erection of 2 no. blocks of apartments (6 no. units in total) and associated access (demolition of 1 no. double garage)

Expiry Date 5 November 2007

SUMMARY

Since the original report to members of the planning committee and since the site visit one objector has raised concerns in relation to the overall size of the development and whether this can be physically be accommodated within the site.

A planning enforcement officer has been out to the site to measure the top of the site and due to levels of existing vegetation on the site and accuracy of the measurement cannot be guaranteed.

RECOMMENDATION

Planning application 07/2525/FUL be deferred to allow for an accurate site survey to take place in order to confirm that the site boundaries are accurately reflected in the OS plan.

MATERIAL PLANNING CONSIDERATIONS

Residual issues;

1. One objector has stated that they have measured the site and that the width of the site in relation to the location of block two is of insufficient size to accommodate the development and the distances shown on the plan from the development. It has been stated that the width of the site at the top of the site is only 15.5m and cannot accommodate the 4m spacing from the boundary with No.2 Briar Walk, the 11.5 metre wall of block 2 of the development and the 3.2m spacing to the embankment.
2. The Ordinance Survey (OS) plan demonstrates that the building can be accommodated within the site. However, although a planning enforcement officer has been out site and measured the distance from the top of the site (in accordance with the approved plans), because of existing vegetation on the site it is difficult to ascertain whether the OS plan is accurate.

CONCLUSION

3. It is therefore recommended that the application be deferred to allow an accurate site survey to take place to confirm whether the development and separation distances from the boundaries can be accommodated within the site.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

WARD AND WARD COUNCILLORS

**Ward Grangefield
Ward Councillor Councillors P Broughton and A Cockrill**