

DELEGATED

**AGENDA NO5
PLANNING COMMITTEE**

DATE 2nd JULY 2008

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

08/0801/FUL

542 Thornaby Road, Thornaby, Stockton on Tees

Conversion of Existing Dormer Bungalow into Two-Storey Dwelling and the Erection of a Single Detached Garage.

Expiry Date: 5 June 2008

SUMMARY

This report updates agenda item 5 and is to correct a typing error within the report and to include reference to a second Tree Preservation Order on the property.

A further objection has also been received from the residents at Ithaca, The Drive. The reasons for objection are the same as other objections to the proposals and are confined to the loss of privacy from a balcony.

It is not considered that there is any alteration to the material planning considerations and, as such, the recommendation remains as set out in the main report.

RECOMMENDATION

Planning application 08/0801/FUL be Approved subject to the conditions outlined in the main report.

MATERIAL PLANNING CONSIDERATIONS

1. The typing error is located within paragraph 23 of the original report, which states, "The proposed detached garage will be located adjacent to the boundary with 544 Thornaby Road. There is one window within the side of No.554, however, this already faces onto the existing dwelling at the application site and it is not considered that there will be any

additional shading impact from the proposed garage". The report should read; there is one window within the side of No.544.

2. Paragraph 28 of the original report refers to a Tree Preservation Order covering a hawthorn tree at the front of the property. This is correct, however, there is a further TPO covering 2no. poplar trees along the boundary of 540 and 542 Thornaby Road. These trees are located approximately 14m from the rear of the dwelling. The Landscape Architects have commented on the application and a condition has been placed requiring tree protection measures.
3. The latest objection does not raise any further concerns than have previously been addressed within the main report. The proposed balcony has been removed from the scheme and it is considered that the residents concerns have been addressed.

CONCLUSION

3. It is not considered that there are any changes in material considerations, which indicate that a decision should be otherwise than to approve planning permission. It is considered that the proposed development accords with guidance found in the Supplementary Planning Guidance Number 2: Householder Extension Design Guide, and would be in line with policies GP1 and HO12 of the Adopted Stockton on Tees Local Plan.

Corporate Director of Development and Neighbourhood Services

Contact Officer Miss Rebecca Wren Telephone No 01642 526065

Ward

Village

Ward Councillor

Councillor I Dalgarno

Ward Councillor

Councillor M Eddy