

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 15 OCTOBER 2008

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

08/2706/FUL

Plot 53, Riverside View, Ingleby Barwick

New build of a 5 bedroom detached residential property with detached double garage.

Expiry Date: 24th October 2008

SUMMARY

The application site is Plot 53, Riverside View. It is a building plot located within a self-build development in Ingleby Barwick. The applicant is seeking permission for the erection of a detached dwelling with detached double garage.

The site is located within the centre of the development area, where the plots are under various stages of construction, with some dwellings under construction and others completed.

The planning application has been publicised by means of individual letters and no objections have been received from the owners of neighbouring plots or properties. The application is to be determined by the Planning Committee as the applicant is employed by the Council. The main planning considerations relate to the visual impact upon the street scene and any impacts upon the privacy and amenity of the occupants of neighbouring properties and highway safety.

It is considered that overall the proposed development will not have a significant detrimental impact on the amenities of the area and is in accordance with policies GP1 and HO12 of the Stockton on Tees Local Plan. It is accordingly recommended for approval with conditions.

RECOMMENDATION

Planning application 08/2706/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.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>28 August 2008</i>
<i>014/08/01</i>	<i>28 August 2008</i>

Reason: To define the consent.

02. Construction of the external walls and roof shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

03. Notwithstanding the submitted details, all means of boundary enclosure shall be submitted to and approved in writing by the Local Planning. The approved boundary treatments shall be erected prior to the development, hereby approved, being occupied and shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development

04. The garage to which the permission relates shall be used for the parking of private motor vehicles, incidental to the enjoyment of the occupants of the dwellinghouse, and no other purpose.

Reason: To ensure that the adjoining residential properties are not adversely affected by the development.

05. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme showing existing ground levels, finished ground levels and finished floor levels. Thereafter the development shall be completed in accordance with the approved details.

Reason: In order that the Local Planning Authority may exercise further control in the interests of the visual amenity of the area and amenity of adjoining and future residents.

06. No development shall commence on site until full details of hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: To ensure a satisfactory form of development.

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the development is considered to be in keeping with the surrounding area does not involve any significant loss of privacy and amenity for the residents of the neighbouring properties and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan
GP1 General Principles and HO11 Residential Development.

BACKGROUND

1. The application site is a building plot located within a self-build development. The siting of and access to the plots was approved as part of application 04/2404/REM.

SITE AND SURROUNDINGS

2. The application site is a building plot located within a self-build development. There are other development plots located to the east and west of the proposal and the dwelling to the north has been completed.

PROPOSAL

3. Approval is sought for the erection of a detached dwelling and detached double garage. The siting and access to the property was previously approved as part of 04/2404/REM, and the proposal is to be in line with this approval.
4. The dwelling will measure 13.1m x 9.6m x 9.2m in height. The proposal includes 0.7m, two-storey projections to the front and rear. The proposed detached garage will measure 5.9m x 6.075m x 5m high, with a pyramid style roof.
5. The dwelling is designed with a gable roof and will provide 5no. Bedrooms, French doors and Juliette style railings will be provided to the rear at first floor level.

CONSULTATIONS

6. Northern Gas Networks
According to our records NGN has no gas mains in the area of your enquiry. However, our records indicate that gas pipes owned by other Gas Transporters may be present in this area.
7. CE Electric
The enclosed mains records only give the approximate location of known Northern Electric apparatus in the area. Great care is therefore needed and all cables and overhead lines must be assumed to be live.
8. Northumbrian Water
The application has been examined and Northumbrian Water has no objections to the proposed development.
9. Ingleby Barwick Town Council
No comments
10. Environmental Health
I have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development, should it be approved.

Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of works.

11. Urban Design

General Summary

We have no objections to this application.

Highways Comments

I have reviewed the information submitted by the applicant. The proposed site is located in the Eastern Transport Strategy Area, as identified in SPD3: Parking Provision for New Developments, A 5-bedroom property in this location must provide 4 incurtilage parking spaces. A double garage and driveway have been assigned to the property, meeting to parking requirements of this property, and I therefore have no objection to the development.

The use of unbound material for surfacing of private driveways is not acceptable as this causes damage to the adopted footway and carriageway leading to a requirement for premature maintenance.

Landscape and Visual Comments

No objection from a landscape point of view.

PUBLICITY

12. Neighbours of the application site were notified of the application by letter. The first consultation period expired on 24th September 2008 and no objections were received. However, additional neighbour consults were required and this period expires on 14th Oct 2008. Any comments that are received as a result of this consultation will be detailed in an update report at the Committee.

PLANNING POLICY CONSIDERATIONS

13. 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)*.
14. 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 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.

MATERIAL PLANNING CONSIDERATIONS

- 15. The main considerations in respect of the proposed development relate to the impacts upon the visual amenity of the street scene, the impacts upon the privacy and amenity of neighbouring residents and highway safety.

Impact on the character of the surrounding area and street scene

- 16. The application site is a building development of self-build houses. The dwellings on the site are all individually designed and are large, detached properties. The proposal is considered to be inline with the previous approvals for siting and access and in keeping with the character of the surrounding development.
- 17. Given the varying styles of other properties approved within the development, it is not considered that the proposal will have a significant impact upon the character of the area or the street scene.

Impact on Privacy and Amenity of Neighbouring Residents

18. The proposed dwelling is to be sited in line with the previous approval for the site. The approved separation distance with the dwelling to the rear is maintained and the only windows installed in the side elevations of the dwelling are to serve non-habitable bathroom and utility rooms.
19. The French doors proposed in the rear elevation are to be combined with railings that will prevent any significant sideways views. It is not considered that the application will result in a significant loss of privacy and amenity for neighbouring residents.

Highway Safety Issues

20. The siting and access for the proposal is in line with the previous approval under 04/2404/REM.
21. There is a detached double garage proposed for the site and a double width drive. The Head of Technical Services has been consulted on the application and had no objections to make. It is not, therefore, considered that the proposal will result in a significant impact upon highway safety.

Other Matters

22. The Environment Health Unit has been consulted on the application and had no objections to make. They did, however, request a condition relating to contaminated land. This condition has not been placed on the approvals for other dwellings within the development and is, therefore, considered unreasonable in this case.

CONCLUSION

23. It is considered that the proposed development, accords with the Council's adopted standards and Adopted Stockton on Tees Local Plan Policies GP1 and HO11 and is therefore acceptable.

Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Rebecca Wren Telephone No 01642 526065

Financial Implications – None

Environmental Implications - As Report

Community Safety Implications - N/A

Human Rights Implications

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

Background Papers - Stockton-on-Tees Local Plan, SPG3: Parking Provision for New Developments

Ward	Ingleby Barwick West
Ward Councillor	Councillor K Dixon
Ward Councillor	Councillor L Narroway
Ward Councillor	Councillor R Patterson