

**DELEGATED**

**AGENDA NO 13  
PLANNING COMMITTEE**

**DATE 15 OCTOBER 2008**

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

**08/1499/FUL**

**7 Stapleton Street, Norton, Stockton-on-Tees**

**Conversion of existing dwelling into 3 no. dwellings including raising of roof, erection of 2 no. dormer windows to front and velux windows to rear**

**Expiry Date 26 August 2008**

### **UPDATE REPORT**

A further revised plan (Drawing No.2008.06.03.03/B) was received on 14 October 2008 showing "Proposed Site Delineation". This plan shows amendments to the proposed garden boundaries on the Stapleton Street side of No.7. This replacement plan has required a change to the reference numbers of the plans recommended to be approved and therefore a change to Condition No.01 of the Recommendation as set out below.

### **PUBLICITY**

A further letter of objection from a previous correspondent has been received is summarised below:

**Mr S Thompson**

4 Stapleton Street, Norton

I would just like to reiterate my grave concern regarding the impact of the planning application on the already parking problem in Stapleton Street.

Talking to the other residents it seems to be a universal concern."

### **FURTHER INFORMATION FROM THE APPLICANT**

A letter from the applicant providing further information in support of the application has been received as follows:

"We have applied for planning permission to split our 5 bed detached bungalow into a terrace of 3 houses. We are landlords and rent several properties to private and DSS tenants. The house is now too big for us now our children have left home. The house has to be heated so we feel it would be more environmentally friendly divided into 3 separate dwellings and would also provide affordable houses for another 2 families. We would stay in the 3<sup>rd</sup> one.

With this development we have tried really to please our neighbours, we have down sized the houses to lessen the impact of traffic.

As for bungalow at the rear, 25 Mark Ave, we use and have used rear access for 17 years our cars and van is parked under her kitchen window. So the proposed plans should be of great advantage to her as the area under her windows will be made into garden. Cars and vans will be parked in

front of garage doors. Our house will stand in the same footprint. Our 2 closest neighbours that will be affected the most; do not have any objections at all.”

## **MATERIAL CONSIDERATIONS**

### **Paragraph 29**

Further to the consideration of the insertion of roof light windows in the eastern elevation. The submitted plans show that the roof light opposite the rear of No25 Mark Avenue is proposed to be obscurely glazed. This window is no nearer to the neighbouring bungalow than the existing clear glazed kitchen window in the wall below belonging to the existing house. If approved the development would have to be implemented in accordance with the detailed drawings. It is not considered necessary that a specific condition be imposed requiring that this window be formed and retained with obscure glazing.

### **Conclusion**

It is considered that the additional information does not raise any new issues and they have been appropriately addressed in the main report. Therefore the recommendation of approval remains as set out in the original report with the amendment to Condition No. 01.

## **RECOMMENDATION**

**Planning application 08/1499/FUL be Approved subject to the following condition and condition numbers 2- 5 in the original report**

**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>1 July 2008</i>
<i>2008 06 03 01</i>	<i>8 August 2008</i>
<i>2008 6 03 02 REV A</i>	<i>8 August 2008</i>
<i>2008 06 03 03 REV B</i>	<i>14 October 2008</i>

***Reason: To define the consent.***

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mr Andrew Bishop Telephone No 01642 527310**

### **Financial Implications**

**As report.**

### **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  
Regional Spatial strategy  
Tees Valley Structure Plan**

**WARD AND WARD COUNCILLORS**

**Ward Norton West  
Ward Councillor Councillor Mrs P. A. Cains,**

**Ward Norton West  
Ward Councillor Councillor R Gains**