

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 15th October 2008

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

07/2319/ARC

**Bishopsgarth Cottages, Darlington Back Lane, Stockton-on-Tees
Application under section 73 to amend condition no.2 (approved plans) of planning
approval 06/0461/REV**

Expiry Date: 7th November 2008

UPDATE REPORT

Additional correspondence has been received from Cllr S Fletcher in connection with the application.

Cllr Fletcher

Dwelling 2 was originally approved having an arched window with arched brick header above on the ground floor within its east elevation. This has been built as a square opening.

It is considered that the proposal to have brick slips effectively stuck onto the existing brickwork in an arch shape and retain the square edged opening beneath this along with a square topped window within the opening, will look the same as the existing as viewed from the road.

I would like to reiterate a need for an appropriate boundary treatment facing the highway which would include a hedgerow and a rural type 5 barred gate to match the existing field gates erected to the front and rear of dwelling 1.

Material Planning Considerations

Cllr Fletchers comments with regard to the proposed changes to the window are noted. (See drawing extracts below). This change in the design of the window is considered to be a detraction from the design concept of the originally approved scheme, however, it is considered that its impacts are not so significant that would justify refusal of the application. This, along with other design related issues have been taken into account within the main report, although were members to have a specific concern in this regard an additional condition could be imposed to agree a different detail.

Image of the approved east ground floor window of dwelling 2.

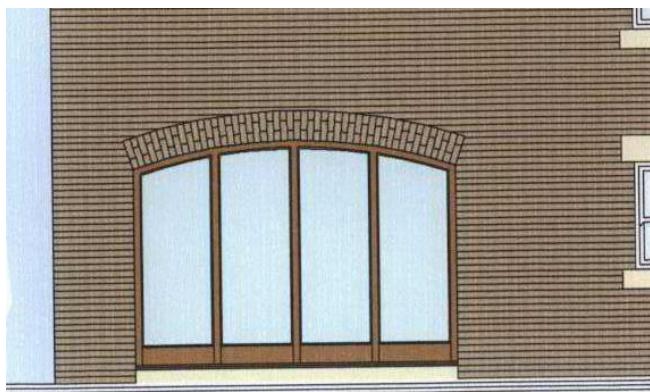
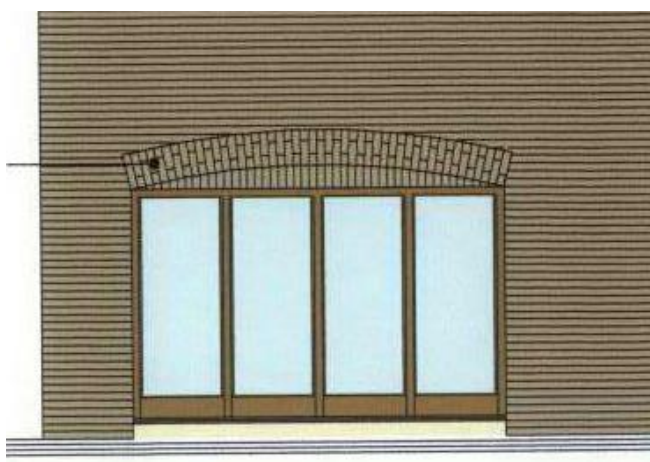


Image of the proposed east ground floor window of dwelling 2.



Cllr Fletcher's comments in respect to the boundary treatment of the site adjacent to the highway are noted. The conditions recommended within the main report include the requirement to landscape the site and its boundaries in accordance with a scheme to be agreed with the Local Planning Authority, and for this to be carried out during the first planting season following the substantial completion of the site. In addition, a condition has also been recommended which requires all means of enclosure to be agreed with the Local Planning Authority and installed prior to occupation of the site. It is considered that these should allow the Local Planning Authority adequate control over the development.

CONCLUSION

That the application be determined in accordance with the recommendation within the main report.