

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE 17<sup>th</sup> December 2008**

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

**08/3181/FUL**

**6 and 7 Lufton Close, Riverside View, Ingleby Barwick  
Erection of 2no. detached dwellinghouses with integral garages.**

**Expiry Date: 26<sup>th</sup> December 2008**

### **SUMMARY**

The application site is 6 and 7 Lufton Close, Riverside View. These are building plots located within a self-build development in Ingleby Barwick. Planning permission is sought for the erection of 2no. detached dwellings with attached garages.

The site is located within a 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 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 HO11 of the Stockton on Tees Local Plan. It is accordingly recommended for approval with conditions.

The application is to be determined at Planning Committee as the agent is a relative of an employee of the Council.

### **RECOMMENDATION**

**Planning application 08/3181/FUL be Approved with Conditions subject to**

**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.***

<b><i>Plan Reference Number</i></b>	<b><i>Date on Plan</i></b>
<b><i>SBC0001</i></b>	<b><i>22 October 2008</i></b>

015/08/02  
016/08/02

28 November 2008  
28 November 2008

*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 garages to which the permission relates shall be used for the parking of private motor vehicles, incidental to the enjoyment of the occupants of the dwellinghouses, 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 or access and highway safety and there are no other material considerations which indicate a decision should be otherwise.

Adopted Stockton on Tees Local Plan (June 1997)  
GP1 General Principles and HO11 Residential Development.

## **SITE AND SURROUNDINGS**

2. The application site is 2 building plots located within a self-build development. There are other development plots located to either side and a separate housing development located to the rear.

## **PROPOSAL**

3. Approval is sought for the erection of 2no. detached dwellings with attached garages. The siting and access to the properties were previously approved as part of 04/2404/REM, and the proposals generally accord with the approved details.
4. The dwellings are the same design but handed, and will measure 12m x 9.4m x 9.1m in height. The original approval for the site indicated detached single storey garages to the front of the properties. The applicant is proposing to link these garages to the main dwellings by 4.5m x 4.5m, 2-storey projections.
5. The attached garages will measure 6m x 6.4m and will have a single storey hipped roof at 4.8m in height.
5. The dwellings are designed with hipped roofs and will provide 4no. bedrooms. French doors and Juliet style railings will be provided to the rear at first floor level.
6. Due to concerns over the design of the original proposal, the applicant submitted revised plans. The revised details show a reduction in the size of the 2-storey front projection and a lowering of the roof over the proposed garage. The revised plans have also reduced the size of the dwelling from 5no. bedrooms to the currently proposed 4.

## **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  
Unfortunately we have been unable to identify appropriate records from the information you have provided.
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. (Requested conditions relate to open burning, construction hours and

unexpected land contamination).

11. Urban Design

General Summary

We have no objections to this application.

*Highways Comments*

In accordance with Supplementary Planning Document 3: Parking Provision for New Developments, November 2006, a 5 bedroom property in this location must provide 4 incurtilage parking spaces.

A double garage and driveway have each been assigned to both properties, meeting the parking requirements of these properties, and I therefore have no objection to the development.

*Landscape and Visual Comments*

We have no objections to this development.

## **PUBLICITY**

12. Neighbours of the application site were notified of the application by letter. The first consultation period expired on 25<sup>th</sup> November 2008 and no objections were received. However, due to the receipt of revised plans, neighbours were re-consulted and this period expires on 13<sup>th</sup> December 2008. Any comments that are received as a result of this consultation will be detailed in an update report at 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 proposals are considered to be largely in line with the previous approvals for siting and access and in keeping with the character of the surrounding development.
17. The original approval indicated that the garages were to be detached from the main dwelling. The current proposal has linked the garage to the main dwelling with a 2-storey projection. However, there are other examples within the development where garages have been attached to or linked with the main dwelling.
18. Given the varying styles of other properties approved within the development, it is not considered that the proposals will have a significant impact upon the character of the area or the street scene.

### **Impact on Privacy and Amenity of Neighbouring Residents**

19. 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 side facing habitable room windows will face onto the highway at Lufton Close or will be over 30 from the rear of the nearest dwelling.
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 and, so far, no objections have been received.

### **Highway Safety Issues**

20. A double garage and double width drive is proposed for each dwelling. 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 have an adverse impact upon highway safety.

### **Other Matters**

22. The Environment Health Unit has been consulted on the application and had no objections to make, but requests conditions relating to contaminated land, construction hours and open burning. These conditions have not been attached to any previous permission for development of the wider site. In the circumstances and given that the development of the rest of the estate is well advanced, it is considered unreasonable in this case to impose these additional conditions.

### **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**  
**Email Address: rebecca.wren@stockton.gov.uk**

### **Financial Implications**

None

### **Environmental Implications**

As report

### **Community Safety Implications**

None

### **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 –**

Adopted Stockton-on-Tees Local Plan (June 1997)  
04/2404/REM Reserved Matter application for the erection of 67 no. dwellinghouses (Zone A 12 units and Zone B 55 units) Village 6, River View, Ingleby Barwick  
Supplementary Planning Guidance 3: Parking Provision for New Developments

<b>Ward</b>	<b>Ingleby Barwick West</b>
<b>Ward Councillor</b>	<b>Councillor K Dixon</b>
<b>Ward Councillor</b>	<b>Councillor L Narroway</b>
<b>Ward Councillor</b>	<b>Councillor R Patterson</b>