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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 07/2700/FUL

Applicant:

Mr S M S Panahi
51 Worsall Road
Yarm
TS15 9DG

Agent:

This Council of Stockton on Tees as the Local Planning Authority **HEREBY REFUSE TO PERMIT** the development proposed by you in your application registered on 3 October 2007 **namely**

Erection of 1 no. bungalow
at

Land At The Rear Of 2 Beckwith Road, Yarm, TS15 9TG,
and shown on the accompanying plan(s)

The reason(s) for the Council's decision to refuse permission for development are specified hereunder:

01. In the opinion of the Local Planning Authority the dwelling proposed by virtue of its siting and location would have an unacceptable overbearing impact on the host property, 4 Beckwith Road and neighbouring properties in Darcy Close, contrary to the provisions of policies GP1, HO3 and HO11 of the adopted Stockton on Tees local plan.
02. In the opinion of the Local Planning Authority the application site is of inadequate size to satisfactorily accommodate the dwelling house, thereby resulting in a cramped form of development close to the boundaries of neighbouring properties, contrary to policy GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.
03. In the opinion of the local planning authority, the proposed development would result in the loss of car parking for the host property for which the applicant has failed to demonstrate that adequate replacement car parking can be provided to the Councils Parking standards. Accordingly the development is contrary to SPD3: Car Parking Provisions for new development and the implementation of the proposal would have an adverse effect on pedestrian and highway safety, contrary to policies GP1, HO3 and HO11 of the Stockton on Tees Local Plan.

R Dated: 28 November 2007

Head of Planning

This decision relates to planning consent only. Any other statutory decision e.g. Building Regulation and Improvement Grant must be obtained from the appropriate authority