

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE 4<sup>th</sup> February 2009**

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

**08/3661/REV**

**12 Lufton Close, Riverside View, Ingleby Barwick**

**Revised application for erection of 1no. detached dwellinghouse with garage.**

**Expiry Date: 18<sup>th</sup> February 2009**

## **SUMMARY**

The application site is 12 Lufton Close, Riverside View. This is a building plots located within a self-build development in Ingleby Barwick. The applicants are seeking permission for the erection of a 1no. detached dwelling with a garage.

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 application is to be determined at planning committee as the agent is a relative of an employee of 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 HO11 of the Stockton on Tees Local Plan. It is accordingly recommended for approval with conditions.

## **RECOMMENDATION**

**Planning application 08/3181/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.***

<b><i>Plan Reference Number</i></b>	<b><i>Date on Plan</i></b>
<b><i>SBC0001</i></b>	<b><i>24 December 2008</i></b>

*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. Such materials shall either be permeable or provision shall be made to direct run off to a permeable or porous area or surface within the curtilage of the dwelling and these works shall be carried out as approved.**

*Reason: To ensure a satisfactory form of development for surface water disposal.*

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.
2. A previous application for a dwelling on the site (08/1654/FUL) was approved in August 2008. The current application is a revision of this approval.

### **SITE AND SURROUNDINGS**

3. The application site is a building plot 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**

4. Approval is sought for the erection of 1no. detached dwelling with an attached garage. The siting and access to the properties were previously approved as part of 04/2404/REM, and the proposals are to be largely in line with this approval.
5. The proposed dwelling will measure 12.6m x 10m x 10.25m in height with gable roof. The garage will measure 5.5m x 6.075m x 8.6m in height with a gable roof. The proposed dwelling will also have 2no. dormers within the front elevation and a two-storey projection to the front, measuring 1.7m x 3.6m x 7.7m.
6. The main change from the previously approved application is height and design of the attached garage. This was previously to be 6.8m in height with 2no. dormer windows in the front elevation.

### **CONSULTATIONS**

7. 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.
8. CE Electric  
Please note my company has no objections to this application providing our rights are not affected and that they will continue to enjoy rights of access for any maintenance, replacement or renewal works necessary.
9. Northumbrian Water  
The application has been examined and Northumbrian Water has no objections to the

proposed development.

10. Ingleby Barwick Town Council  
No comments

11. 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 construction hours and unexpected land contamination).

12. Urban Design  
General Summary  
We have no objections subject to the comments below.

#### Highways Comments

The proposed site is located in the Eastern Transport Strategy Area as identified in Supplementary Planning Document 3: Parking Provision for New Developments, November 2006. A 6-bedroom property in this location must provide 4 incurtilage parking spaces. A double garage and driveway have been assigned to the property, meeting the parking requirements of this property, and I therefore have no objection to the development. Unbound materials, such as gravel, may only be used if a 1.5m hard surfaced buffer strip is provided adjacent to the highway for the full width of the access in order to prevent materials being carried onto the highway.

#### Landscape and Visual Comments

We have no further comments to make regarding this application.

### **PUBLICITY**

13. Neighbours of the application site were notified of the application by letter. The consultation period will expire on 28<sup>th</sup> January 2009 . No objections have yet been received and any comments that are received after the writing of this report will be detailed in an update report at committee.

### **PLANNING POLICY CONSIDERATIONS**

14. 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)*.
15. 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**

16. 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**

17. The application site is within 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 inline with the previous approvals for siting and access and in keeping with the character of the surrounding development.
18. The current proposal has raised the height of the garage by 1.8m over the previously approved design. However, there are other examples within the development of similar scaled dwellings and garages.

19. 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**

20. 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 windows will serve non-habitable rooms.
21. 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**

22. The siting and access for the proposal is in line with the previous approval under 04/2404/REM.
23. There is a double garage and a double width drive proposed for the 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 result in a significant impact upon highway safety.

### **Other Matters**

24. The Environment Health Unit has been consulted on the application and had no objections to make. They did, however, request conditions relating to contaminated land and construction hours. These conditions have not been placed on the approvals for other dwellings within the development and are, therefore, considered unreasonable in this case.

### **CONCLUSION**

25. 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

<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>