

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 25th FEBRUARY 2009

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

09/0124/FUL

14 Lufton Close, Riverside View, Ingleby Barwick

Erection of 1no. detached dwellinghouse with detached double garage.

Expiry Date: 17th March 2009

SUMMARY

The application site is 14 Lufton Close, Riverside View. This is a building plot located within a self-build development in Ingleby Barwick. The applicants are seeking permission for the erection of a 1no. detached dwelling with a detached 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 09/0124/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.***

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>20 January 2009</i>

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 for the overall development.

SITE AND SURROUNDINGS

3. The application site is a building plot located within a self-build development. There is another development plot located to the south and already constructed dwellings within the same development are located to the north and the rear.

PROPOSAL

4. Approval is sought for the erection of 1no. detached dwelling with a detached garage and this is the first submission of details for this plot. 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 9.6m x 13.1m x 9.2m in height with a hipped roof. The garage will measure 6.605m x 5.91m x 5m in height with a pyramid style roof. The proposed dwelling will also have two-storey projections to the front and rear. These will project 0.7m from the main dwelling and will have a gable style roof. The dwelling will also have a Juliet style balcony at the rear of the property.

CONSULTATIONS

7. Northern Gas Networks
United Utilities has no objections to the proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail.
8. CE Electric
The enclosed mains records only give the approximate location of known Northern Electric apparatus in the area. Great care is therefore needed and all cables and overhead lines must be assumed to be live.
9. Northumbrian Water
The application has been examined and Northumbrian Water has no objections to the proposed development.

PUBLICITY

13. Neighbours of the application site were notified of the application by letter. The consultation period expired on 12th February 2009. No objections have 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. 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 windows will serve non-habitable rooms.
20. The proposed French doors in the rear of the dwelling and at first floor level will face to the rear of the property and it is considered that the Juliet railings will prevent any significant sideways views.
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 of 13m in length proposed for the dwelling. The car parking provision on this site will be 6 no. spaces, which is above the required 4 spaces for dwellings within this development. It is not considered that the proposal will have any significant impact upon highway safety.

Other Matters

24. A landscaping scheme for the whole development was approved within application 04/2404/REM. The master landscaping scheme did not require any landscaping to be provided on the application site.

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 526056

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

Ward	Ingleby Barwick West
Ward Councillor	Councillor K Dixon
Ward Councillor	Councillor R Patterson