

**DELEGATED**

**AGENDA NO 5  
PLANNING COMMITTEE**

**24 February 2010**

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

**10/0040/REV**

**25 St Davids Grove, Ingleby Barwick, Stockton-on-Tees**

**Revised application for erection of single storey rear extension, part conversion of integral garage into utility room, raising of roof height and installation of velux windows to the front and rear for provision of 2 no. bedrooms in roof space and single storey hall/porch extension to front**

**Expiry Date 8 March 2010**

**UPDATE REPORT**

Since the publication of the original report, 1 additional letter of representation has been received from Ingleby Barwick Town Council, who does not support the conversion of integral garages into habitable rooms as it is considered that this will result in more on street parking within Ingleby Barwick. The Town Council has also questioned whether the raising of the existing roof height with the installation of velux roof lights, will be in keeping with the surrounding area.

**MATERIAL CONSIDERATIONS**

1. With regard to the proposed part garage conversion leading to a potential increase in on street parking within the area, the impact of the proposed scheme on highway safety, access and parking provision has been addressed within paragraphs 42 and 43 of the Committee Report, in which the Acting Head of Technical Services has confirmed that the submitted proposed parking plan is acceptable and has raised no objection to this application.
2. With regard to the proposed increase in the existing roof height/installation of velux roof lights in the roof, the impact of the proposed scheme on the existing street scene and surrounding area has been addressed within paragraphs 29-33 of the Committee Report.

**CONCLUSION**

3. It is considered that the additional comments raised do not alter the conclusions within the main report and it is recommended that the application be determined in accordance with the recommendation within the main report.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mr Daniel James Telephone No 01642 528551**

**IMPLICATIONS**

**Financial Implications:** As Report

**Environmental Implications:** As Report

**Human Rights Implications:**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

**Community Safety Implications:**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

**WARD AND WARD COUNCILLORS**

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