

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

Date: 14 July 2010

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

10/0775/REV

1 Butts Lane, Egglecliffe, Stockton-on-Tees

**Revised application for erection of two storey detached dwelling and integral garage
(demolition of existing bungalow).**

Expiry Date 21 June 2010

UPDATE REPORT

SUMMARY

Some factual errors have been noted in the report and these are acknowledged as follows. The recommendation remains as set out in the original report.

1. Where references in the report are made to 'Yarm Lane' please read as 'Yarm Road' (e.g. under **SITE AND SURROUNDINGS** paragraphs 22 and 25).
2. Under **PROPOSAL** at paragraph 5 delete two and substitute three. The proposed house would have a ground and first floor and the staircase continuing upwards to rooms in the roof space with no windows.
3. Please note that No. 7 Langdale Close is not a dormer bungalow and any references to that being the case are to be deleted in paragraphs 25 and 36. For clarity No.7 Langdale Close is a bungalow and on an estate composed primarily of bungalows. The notable exception is the building at No.s 1, 3A, 3B & 3C Langdale Close which is three stories with dormer windows in the roof slope.
4. At paragraph 36 it is stated that "Due to the difference in ground levels the proposed house would stand at about the same height as the dormer bungalow at No.7 Langdale Close and still below that of the taller house at No.3 Butts Lane." Whereas in fact the proposed house would stand with a roof height above that of the bungalow No.7 Langdale Close and the house 657 Yarm Road. The roof height would still be below the height of the taller three storey dwellings at No.s 1, 3A, 3B & 3C Langdale Close and No. 3 Butts Lane.

CONCLUSION

The factual corrections do not alter the planning considerations and the application is recommended for conditional approval.