

DELEGATED

AGENDA NO
PLANNING COMMITTEE

25 August 2010

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

10/1396/FUL
25 Tunstall Road, Stockton-on-Tees,
New bungalow to the rear of 23 and 25 Tunstall Road

Expiry Date 27 July 2010

SUMMARY

Approval is sought for a bungalow in the rear gardens of number 23 and 25 Tunstall Road, Stockton. The proposed dwelling will consist of two bedrooms and access will be gained from Masterton Drive. Sixteen letters of objection have been received from neighbouring residents and a letter of objection has been received from the one of the Ward Councillors.

The application site is of sufficient size to accommodate a bungalow and maintain the separation distances normally sought for new residential developments with existing dwellings. It is considered that the proposed bungalow will not significantly impact upon the amenity of neighbouring properties, highway safety or appear out of keeping with the character of the surrounding area. As such the proposed bungalow is considered to be acceptable.

RECOMMENDATION

Planning application 10/1396/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>
SBC0001	28 May 2010
01	28 May 2010
03	28 May 2010
02B	2 August 2010

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. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

04. No construction activity shall take place on the site outside the hours of 8.00 am - 6.00 pm Monday to Friday, 9.00 am – 1.00 pm Saturday and not at any time on Sundays or Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby premises.

05. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

Reason: To ensure proper restoration of the site

06. The window in the side elevation serving the bathroom hereby approved; shall be fixed and glazed with obscure glass, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved glazing shall be installed before the building hereby permitted is brought into use and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the occupiers of the adjacent property

07. Prior to the development, hereby approved, being brought into use, two parking spaces in accordance with details shown on plan number 02B shall be provided within the curtilage of the property the surface of which shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences. Such details shall provide for the use of permeable materials or make provision to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The approved car parking spaces shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason; To provide sufficient car parking to serve this dwelling and to prevent increase risk of flooding from surface water run off.

08. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans

No development shall commence until a scheme for the protection of trees (Section 7BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-on-Tees Borough Council in relation to the British

Standard are summarised in the technical note ref INFLS 1 (Tree Protection) which is available upon request.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment machinery or materials being brought to site for use in the development and be maintained until all the equipment machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be appropriately maintained and protected.

09. Notwithstanding the proposals detailed in the submitted plans, no development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the Local Planning Authority in writing in the first planting season following:

- a) commencement of the development**
- b) or agreed phases**
- c) or prior to the occupation of any part of the development**

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality-planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

INFORMATIVES

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 visually acceptable and will not be to the detriment of the amenity of the neighbouring properties or highway safety and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan
HO3 Housing development on unallocated sites

Adopted Core Strategy

CS3 Sustainable Living and Climate Change

For information

RETAINED TREES PROHIBITED WORKS

The following works are not allowed under any circumstances:

No work shall commence until the approved Tree Protection Barriers are erected.

No equipment signage structures barriers materials components vehicles or machinery shall be attached to or supported by a retained tree.

No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree or within the Root Protection Zone.

No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.

No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.

No unauthorised trenches shall be dug within the Root Protection Zone.

No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

1. PROPOSAL

Permission is sought for the erection of a bungalow within the rear gardens of 23 and 25 Tunstall Road to measure approximately 7 metres in width with a length of approximately 7.8 metres. The proposed bungalow will consist of a pitched roof with a maximum height of approximately 4.7 metres. The dwelling will include two bedrooms. Access will be gained from Masterton Drive and two parking spaces will be provided on hard standing to the front of the property.

2. CONSULTATIONS

The following Consultations were notified and any comments received are set out below:-

Councillors

3. Councillor Laing

I have been asked by Mrs Smith of 12 Masterton Drive to support her objection to the above planning application.

I do so for the following reasons:

In my opinion to intrude on the two gardens of the adjoining bungalows destroys the symmetry of the estate.

The new dwelling will impinge on the views of 12 Masterton Drive and more so 21 Tunstall Road

There could be a potential traffic problem on Masterton Drive (entry point into property) as cars often park along this road and it is also an access point for Tunstall and Marrick.

4. Acting Head of Technical Services

General Summary

Urban Design has no objections to the application subject to the comments below.

Highways Comments

The development should be designed and constructed in accordance with the Councils Design Guide and Specification (Residential and Industrial Estates Development) current edition and Supplementary Planning Document 3: Parking Provision for New Developments November 2006.

The driveway will accommodate the requisite 2 spaces required for a 2 bedroom house in accordance with SPD3. The access is 2.5 wide which accords with the Councils Design Guide & Specification.

The applicant should contact Direct Services regarding the construction of the dropped vehicle crossing.

There are no objections to this application on Highway grounds.

Landscape & Visual Comments

We have no objections to this development the tree planting provided is acceptable but some more screen planting in the form of small trees or large shrubs should be provided on the boundary with no 12 Masterton Road where the existing bungalow and proposed bungalow face each other to help to soften views of the development when viewed from no. 12 Masterton Road.

The trees retained on the site must be protected during any site works as detailed in the condition wording in the informative section at the end of this memo.

Boundary types should match those existing in the local area.

5. Environmental Health Unit

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.

Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

6. Northumbrian Water Limited
No objections

7. Northern Gas Networks
No Objections

8. PUBLICITY

Neighbours were notified and comments received are summarised below:-

W Harrison
10 Bellerby Road Stockton-on-Tees
Objects as it may effect my view and create additional traffic.

Mr Robinson
48 Tunstall Avenue Billingham
I think the proposal will be intrusive to the occupants of the adjacent bungalows.

Mrs M Hoar
50 Tunstall Road Stockton-on-Tees
I object as building should not take place on garden sites. green areas need protection which are the habitats of small animals and birds. I also feel that the access is most unsuitable as it will give limited view of pedestrians and drivers using the road.

B Calam

6 Bellerby Road Stockton-on-Tees

The main worry is congestion that it will cause in Masterton Drive. There are already parked cars and cars use the road as a cut through to go to shops on Tunstall Road. My other worry is loss of view from the back of my bungalow.

R Smith and J A Smith

12 Masterton Drive Stockton-on-Tees

Objects on the following grounds;

New government guidance no longer classes gardens as previously developed land and this should be resisted.

Inaccuracies in the plans indicate it will be a dormer bungalow whereas application for and elevations state bungalow.

Concerns regarding drainage and impermeable materials to be used.

The proposed bungalow will project past the main building line in the street.

Is it possible to see the environmental impact plans, concerns regarding impact upon wildlife and trees will be removed and replaced by immature trees. However these will reduce light to windows at 12 Masterton Drive

Traffic congestion problems as there is already on street parking.

Mr F Warrick

10 Masterton Drive Stockton-on-Tees

Objects as the road is too small for further traffic.

Mr and Mrs Grieff

7 Masterton Drive Stockton-on-Tees

Masterton road is used as a major connection between Tunstall Rd and Dunedin Ave and for overspill parking which is where the drive for the proposed development will be. It will form a hazard to pedestrians going to the shops on the corner of Dunedin/Lyttleton drive and the high boundary closed boarded fence restricts the sight line on to the corner of Tunstall/Masterton.

Barbara Readle

4 Masterton Drive Stockton-on-Tees

The new build will cause much distress to the near neighbours. It is unnecessary as there are bungalows for sale in the area. It is not environmentally desirable to use gardens in this way.

S Phillips

21 Tunstall Road Stockton-on-Tees

Objects as the living room and conservatory to the rear of my property and the proposal will intrude on privacy. These are gardens and not building sites as such garden grabbing is wrong. devaluation of the surrounding properties. It will create an obstruction to traffic and pedestrians and a narrow road which is already a problem.

Mrs Trotter

27 Tunstall Road Stockton-on-Tees

Concerns regarding extra vehicles and parking in Masterton Drive/Tunstall Road causing potential accidents.

Terry and Anne Daly

8 Bellerby Road Stockton-on-Tees
Objects on the grounds that

It is setting a precedent there could be many more applications for a similar nature and traffic generation as Masterton Drive is a short road and a bottle neck. There is almost always cars parked on both sides of the road.

Sarah and Carl Atkinson

11 Masterton Drive Stockton-on-Tees

Objects as I feel the new development will cause problems to the already large volume of cars parked within the area. The privacy of existing properties will be compromised. There is limited space on the plot. It will hinder access to my own driveway.

Mrs D Davey

8 Masterton Drive Stockton-on-Tees

Objects as it will cause a lot of traffic problems. There are a lot of properties with large gardens within the estate and this may set a precedent for this kind of development. It will overshadow adjacent properties.

J J Smith

12 Masterton Drive Stockton-on-Tees

Objects on the following grounds;

Inaccurate plans state that it will be dormer bungalow however elevations clearly show no dormer element.

Garden grabbing should be resisted in line with new government guidance as per July 2010. Environmental impacts as a result of a loss of green space and trees to be removed which will impact upon wildlife in the area.

Loss of light and privacy to 12 Masterton Drive. owing to alteration in ground level (of approximately 1 metre) the proposal will be 5.7 metres above the ground level of 12 Masterton Drive as such the view will be a 1 metre wall, 3 metre fence then 1.7 metres of roof structure causing a loss of light to kitchen, bathroom and one bedroom.

Concerns are also raised regarding traffic generation and highway safety as the road cannot support any further cars.

Mr McNeil

52 Tunstall Road Stockton-on-Tees

Objects on the grounds that there is already parking problems in the area which will make the access dangerous. Also it will set a precedent for similar forms of development.

9. PLANNING POLICY

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 Plan is the Core Strategy Development Plan Document and Stockton on Tees Local Plan (STLP)

The following planning policies are considered to be relevant to the consideration of this application:-

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

1. All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.
2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.
3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.
4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.
5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.
6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.
7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.
8. Additionally, in designing new development, proposals will:
 10. _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
 11. _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
 12. _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
 13. _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.
9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and

- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.
2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.
3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide.
Further guidance will be set out in a new Supplementary Planning Document.
4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:
 - i) The Tees Valley Metro;
 - ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
 - iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
 - iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.
5. Improvements to the road network will be required, as follows:
 - i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
 - ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
 - iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
 - iii) To support sustainable development in Ingleby Barwick.
6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.
7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.

8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

14. SITE AND SURROUNDINGS

The application site consists of the part of the rear gardens serving 23 and 25 Tunstall Road; as such the proposed site will front on to Masterton Drive. The surrounding properties largely consist of semi detached bungalows and houses. The site is currently enclosed by a dwarf wall with a fence above providing an overall height of approximately 1.8 metres.

15. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations of this application are planning policy considerations, the impacts on the visual amenity of the area, access and highway safety and the amenity of the neighbouring properties.

Sixteen letters of objection have been received from neighbours and a letter of objection has been received from one of the Ward Councillors regarding the proposed bungalow. The objections are primarily on the grounds of, Character of the surrounding area, impact upon the amenity of surrounding neighbouring properties, in particular 12 Masterton Drive and 21 Tunstall Road, traffic congestion, highway safety, drainage, impact upon wildlife, over development of the plot.

Objectors also raised concerns regarding garden grabbing and recent alterations to planning policy, inaccuracies on the original plan which stated that the proposal would be a dormer bungalow on one of the submitted plans, setting an undesirable precedent and devaluation of property.

Principle of development;

The proposal relates to a site within the defined limits of development within close proximity to public transport routes, therefore being in a sustainable location for residential development.

Government's Planning Policy Statement 3 on housing has been revised (June 2010) and now excludes domestic gardens in built up areas from the definition of brown field or previously developed land. The implications of this is that the site of the proposed development is now classed as greenfield and whilst there is a presumption in favour of redeveloping brownfield sites, the principle of developing green field sites remains to be acceptable. Stockton on Tees Core strategy Policy CS7 (Housing Distribution and Phasing) seeks to achieve 75% of dwelling completions on previously developed land. The rate of brownfield completions for the year ending April 2010 was 70% and although lower than the policy target, as the proposal relates to a single dwelling it is considered to have a negligible impact of the overall delivery of dwellings on previously developed land.

In view of the above the principle of the development is therefore considered to accord with the requirements of saved Stockton on Tees Local Plan Policy HO3: development of unallocated sites.

Character of the surrounding area

Concerns have been raised regarding the impact upon the character of the surrounding area. However the proposed dwelling will be set back from the main highway to the front by

approximately 12 metres. As such although there is a largely uniform building line within the street scene it is not considered that the proposal will result in an incongruous feature within the surrounding area. Furthermore there is sufficient amenity space to serve this two bedroom dwelling. As such it is not considered that the proposal will result in overdevelopment of the plot or a detrimental impact upon the character of the surrounding area.

Developments with a similar amount of amenity space have recently been allowed at appeal such as Bishopton Road West (appeal reference number APP/H0738/A/09/21155283/WF).

The Councils Landscape Architects raise no objections to the proposal, as the tree planting on site is considered to be acceptable. However conditions are recommended to ensure further planting is provided to provide screening for the development and soften its impact within the street scene and details of the means of enclosure to ensure they will match those existing in the area.

Highway safety

Concerns regarding congestions and on street parking raised by residents are noted. The Acting Head of Technical Services raises no objections to the proposal as the required parking spaces, in line with the Councils guidance within SPD3: Parking for New Developments is demonstrated to standard on the submitted plans. Concerns have been raised regarding the materials to be used for hardstanding and the impact upon adjacent neighbouring properties in terms of surface run off. As such a condition is recommended regarding the use of permeable materials.

Amenity of neighbouring properties

12 Masterton Drive

Owing to the asymmetric boundary line with 12 Masterton Drive the proximity of the proposed dwelling varies from between 6.2 metres at its closest point to approximately 12 metres at its furthest away point. There is a 1.8 metre high closed boarded fence with a screening of mature trees adjacent to the shared boundary. As such given that the proposed bungalow includes a bathroom window in this side elevation which will be obscurely glazed, it is not considered that the proposal will result in a detrimental impact upon the amenity of this neighbouring property in terms of loss of privacy. The side elevation of this neighbouring property contains a kitchen window, a bedroom window and an obscurely glazed bathroom window. The kitchen has another window which faces towards the rear of the site and the bedroom window is located towards the rear of the side elevation which projects further back than the proposed dwelling. As such it is not considered that the proposed extension will result in a detrimental impact upon the amenity of this neighbouring property in terms of appearing overbearing or overshadowing.

23 and 25 Tunstall Road

The proposed bungalow will be situated upon a different aspect to the neighbouring properties which front on to Tunstall Road, including the host properties, 23 and 25 Tunstall Road. As such the rear elevation of these properties will face on to the side of the proposed bungalow. However there will be a separation distance of approximately 20.5 metres from these neighbouring properties. Given that the proposed side elevation does not contain any habitable room windows this complies with guidance within SPG2: Householder extension Design Guide and as such is considered to be acceptable.

21 Tunstall Road

The proposed dwelling will also be located approximately 10.2 metres from the rear boundary of the site with the rear garden serving number 21 Tunstall Road. Details of the means of enclosure are required by a planning condition, it is considered that the means of enclosure will provide screening for the development. Furthermore given the distance from the rear boundary of the site it is not considered that the proposal will result in a detrimental impact upon the amenity of this neighbouring property in terms of overlooking or appearing overbearing.

27 Tunstall Road

The proposed dwelling will be set back from the highway to the front; furthermore it will face on to the side boundary of the rear garden serving 27 Tunstall road. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of the neighbouring properties opposite.

Residual Issues

The devaluation of properties in the area is not a material planning consideration and as such cannot be considered when assessing this application. Furthermore drainage is an issue for consideration under any subsequent Building Control application.

One resident raised concerns that the proposed layout plan indicated that the proposal would be a 'dormer window' whereas the application forms and elevation plans showed the proposal as a bungalow. The applicant submitted a revised layout plan to rectify this inaccuracy and the proposed layout now shows that the proposed dwelling will be a bungalow in line with other submitted plans.

Although concerns are raised regarding the proposal setting an undesirable precedent each application is considered on its own merit. As such approval of this proposed dwelling will not set a precedent for development.

It is noted that there may be wildlife there is no evidence of protected species on the site. As such it is not considered that this would warrant refusal of the application.

Objectors have raised concerns regarding the impact upon the views from the surrounding properties. The right to a view is not a material planning consideration and as such cannot be considered when assessing this proposal.

16. CONCLUSION

The proposal is considered to be visually acceptable and will not be detrimental to the amenity of the neighbouring properties or highway safety. The scheme is considered to be in accordance with policies CS2 and CS3 of the adopted Core Strategy and HO3 of the adopted Local Plan and is recommended for approval.

Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Helen Turnbull Telephone No 01642 526063

17. IMPLICATIONS

Financial Implications:

None

Environmental Implications:

None

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.

Background Papers:

Stockton on Tees Local Plan

HO3 Housing development on unallocated sites

Adopted Core Strategy

CS3 Sustainable Living and Climate Change

WARD AND WARD COUNCILLORS

Ward	Hartburn
Ward Councillor	Councillor Laing

Ward	Hartburn
Ward Councillor	Councillor K.A. Lupton