

DELEGATED

AGENDA NO  
PLANNING COMMITTEE

2 FEBRUARY 2011

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

10/3094/FUL  
2 Swinton Road, Stockton-on-Tees, TS18 5NL  
Replacement of porch

Expiry Date: 10 February 2011

**SUMMARY**

Approval is sought for the erection of a replacement porch at No. 2 Swinton Road, Stockton on Tees. No objections have been received as a result of publicising the application.

The application is being reported to the Planning Committee for determination as the application has been submitted by a spouse of an employee of the council who works within the Planning Department.

**RECOMMENDATION**

**Planning application 10/3094/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>
<b>SBC0001</b>	<b>8 December 2010</b>
<b>SBC0002</b>	<b>8 December 2010</b>
<b>SBC0003</b>	<b>8 December 2010</b>
<b>SBC0004</b>	<b>8 December 2010</b>
<b>SBC0005</b>	<b>16 December 2010</b>

***Reason: To define the consent.***

- 02.** *The external finishing materials shall match with those of the existing building*

***Reason: In the interests of visual amenity and to ensure a satisfactory form of development***

**INFORMATIVES**

The proposal has been considered against the policies and documents identified below. It is considered that the scheme accords with these documents as the proposal does not lead to an unacceptable loss of amenity for neighbouring residents in terms of overlooking, overbearing and overshadowing. It is also considered that the proposal does not have an adverse impact on the existing dwelling or the character of the area and will not create an incongruous feature within the surrounding area. There are no material planning considerations, which indicate that a decision should be otherwise.

The following policies of the Adopted Core Strategy Development Plan Document (March 2010), the Saved Policies from the Adopted Stockton on Tees Local Plan (1997) and associated documents are considered to be relevant to the determination of this application

Core Strategy Policy 3 (CS3) – Sustainable Living  
Local Plan Saved Policy HO12 – Domestic Development

### **BACKGROUND**

1. Planning application no. 04/0969/FUL was granted permission on 17th May 2004 for the erection of a double garage to side and bedroom above.
2. A revised application (05/1362/REV) was refused permission for a revised scheme for a two-storey extension to the side, due to its size and location creating a prominent and obtrusive feature in the street scene.

### **PROPOSAL**

3. This application seeks permission for the replacement of an existing porch at 2 Swinton Road, Stockton on Tees. The proposed porch will measure 1.4m by 3.2m. There is an existing porch that is to be removed and replaced by the proposed new porch. There is an existing canopy at the property and the proposed porch will be erected under this existing canopy. The applicant also proposes to install a new brickwork column to support the existing canopy.
4. The materials to be used in the construction are to match those existing at the property.

### **CONSULTATIONS**

5. It was not deemed necessary to carry out any consultations given the minor nature of the application

### **PUBLICITY**

6. Neighbours were notified by letter and no comments have been received

### **PLANNING POLICY**

7. 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)
8. The following planning policies are considered to be relevant to the consideration of this application:-

#### **Policy HO12**

Where planning permission is required, all extensions to dwellings should be in keeping with the property and the street scene in terms of style, proportion and materials and should avoid significant loss of privacy and amenity for the residents of neighbouring properties.

Permission for two-storey rear extensions close to a common boundary will not normally be granted if the extension would shadow or dominate neighbouring property to a substantial degree.

Permission for two-storey side extensions close to a common boundary will not normally be granted unless they are set back from the boundary or set back from the front wall of the dwelling

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

Point 8:

Additionally, in designing new development, proposals will:

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;

Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;

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;

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.

### **SITE AND SURROUNDINGS**

9. The host dwelling is a semi-detached property located on a corner plot within a residential area. The property is bounded to the north by the adjoining property No.4 Swinton Road, to the south is an electricity sub station and the highway of Ellerton Road, to the east is the rear garden of No. 16 Ellerton Road and to the west is the highway of Swinton Road.

### **MATERIAL PLANNING CONSIDERATIONS**

10. The main planning considerations of this application are the impact on the street scene and character of the area and the impact on the amenity of neighbouring occupiers.

#### **Impact on the street scene and character of the area**

11. Due to the location of the replacement porch it will be visible from the surrounding street area. There are a number of porches of different sizes and styles within the area. It is considered that the size and design of the proposed porch is acceptable and it is not considered there will be a detrimental impact on the street scene or the character of the area.

#### **Impact on the amenity of neighbouring occupiers**

12. There will be a window located in the side elevation facing No.4 Swinton Road; however this will replace a window within the existing porch. It is not considered there will be a detrimental impact on the amenity of neighbouring occupiers in terms of overlooking.
13. It is also considered that due to the size and location of the proposed porch there will not be a detrimental impact on the amenity of neighbouring occupiers in terms of overshadowing or overbearing.

### **CONCLUSION**

14. Overall it is considered that due to the size, design and location of the replacement porch there will not be a detrimental impact on the street scene, the character of the area or the amenity of neighbouring occupiers and it is therefore recommended the application be approved subject to the conditions outlined earlier in the report.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Miss Ruth Hindmarch Telephone No 01642 526080**

## **WARD AND WARD COUNCILLORS**

**Ward** Hartburn  
**Ward Councillor** Councillor Laing

**Ward** Hartburn  
**Ward Councillor** Councillor K. A. Lupton

## **IMPLICATIONS**

Financial Implications: as per report

Environmental Implications: as per 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.

Background Papers:

Adopted Core Strategy Development Plan Document (March 2010)

Saved Policies from the Adopted Stockton on Tees Local Plan (1997)