

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

20th MARCH 2013

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

13/0231/OUT

**Land West of 365 to 371 Norton Road, Wesley Place, Norton
Revised Application for Outline consent for 2 no. Semi-detached properties with incurtilage
car parking and enclosed gardens to the rear**

Expiry Date 27 March 2013

SUMMARY

The application site is situated within the residential area of Norton and is accessed via Bolsover Road. At present the site is an area of open space that is predominately laid to grass with some hard surfacing abutting the eastern and southern boundaries to provide vehicular access to the neighbouring properties. The residential properties of Dorlcote Place are situated to the immediate south of the site, while the residential properties 365-373 Norton Road lie to the east. A small terrace of properties (No.'s 25-30 Bolsover Road) also lies to the west with the orientation of these properties facing north/south.

Outline planning permission is sought by the Head of Technical Services on behalf of the Council for the erection of 2 no. semi-detached properties with all matters reserved for future consideration. The design and access statement sets out the dwellings will be two storeys in height and have a maximum ridge height of approximately 7.5m.

The principle of residential development on the site is considered to be acceptable and although the final details over the layout and appearance of the proposed dwellings would be assessed at the reserved matters stage, it is considered that the proposed housing scheme can satisfactorily be accommodated on the site.

The application comes to the Planning Committee for determination due to the number of objections that have been received and the nature of the proposal in accordance with the scheme of delegation.

RECOMMENDATION

That planning application 13/0231/OUT be approved subject to the following conditions and informatives;

Approved Plans;

01 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
WP/SK030 REV P1	30 January 2013
WP/SK031 REV P1	1 February 2013

Reason: To define the consent.

02. Reserved matters - Period for submission of details;

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

03. **Reserved Matters - Period for commencement;**

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later

By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

04. **Reserved matters - Details**

Approval of the details of the layout, scale, appearance, landscaping and means of access to the site (the reserved matters), shall be in accordance with the details of a scheme to be submitted to, and approved by the Local Planning Authority before development commences.

By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

05. **Materials**

Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the building(s).

Reason: To enable the Local Planning Authority to control details of the proposed development.

06. **Existing and proposed site levels;**

Notwithstanding the information submitted as part of the application details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: To define the consent

Minimise energy consumption

07. Any part of the development which is to be used for residential purposes shall achieve a minimum of Code Level 4 or any other equivalent Building Regulation rating at the time of the submission of the application for reserved matters and shall be agreed in writing with the Local Planning Authority before development commences and implemented in accordance with the approved details.

Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3

Means of enclosure;

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

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

Construction Activity;

- 09 No construction activity or deliveries shall take place on the site outside the hours of 8.00 am - 6.00 pm Monday to Friday, 8.00 am - 1 pm Saturday and nor at any time on Sunday's or Bank Holiday's.

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

Unexpected land contamination;

- 10 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.

Site Waste management Plans;

- 11 No development shall commence within any phase until a site waste management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The site waste management plan shall be prepared in accordance with Non-statutory guidance for site waste management plans April 2008 [DEFRA]. Thereafter, the site waste management plan shall be updated and implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable form of development and to accord with guidance contained within Stockton on Tees Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

Manoeuvring Space – Dorlcote Place;

- 12 Notwithstanding the details submitted as part of this application, a minimum of 6 metres shall be provided for between the proposed development and the properties on Dorlcote Place to allow to these properties to manoeuvre into their garages and car ports.

Reason: In the interests of highway safety and to prevent on street parking

Car parking provision;

- 13 The development hereby approved, shall be carried out in full accordance with the Council's Supplementary Planning Document 3: Parking Provision for Developments 2011.

Reason: In the interests of highway safety and to prevent on street parking

Cycle parking

- 14 Prior to commencement of the development hereby permitted, details of all cycle parking provision shall be submitted in writing to the Local Planning Authority for consideration and approval. The approved scheme shall be implemented in full and those facilities available for use of the hereby approved extension.

Reason: To ensure the provision of facilities to enable the use of sustainable forms of transport.

INFORMATIVES

General Policy Conformity:

The proposed development has been considered against the policies below and it is considered that the site is a suitable for residential development and will not have an adverse impact on the character of the area, the amenity of the neighbouring occupiers or pose any significant dangers to highway safety and there are no other material considerations that indicate a decision should be otherwise.

Core strategy policies;

CS2 - Sustainable Transport and Travel

CS3 - Sustainable Living and Climate Change

CS11 - Planning Obligations

Saved Local plan policies;

HO3 – Development on unallocated sites

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework

Northumbrian Water – Presence of a water main

The developer is made aware that Northumbrian Water has a water main that crosses the site and Northumbrian Water will not permit a building over or close to its apparatus. Diversion or relocation of the apparatus may be possible at the applicant's full cost and the developer should contact Peter Heppell of Northumbrian Water on 0191 4196650 to discuss the matter further.

SITE AND SURROUNDINGS

1. The application site is situated within the residential area of Norton and is accessed via Bolsover Road. At present the site is an area of open space that is predominately laid to grass with some hard surfacing abutting the eastern and southern boundaries to provide vehicular access to the neighbouring properties. As a result there are areas where bare soil is visible, as vehicles have used the site to manoeuvre. A public walkway lies within a cutting to the north (formerly a disused railway line) and runs roughly west to east.
2. The residential properties of Dorlcote Place are situated to the immediate south of the site while the residential properties 365-373 Norton Road lie to the east. The rear elevations of these dwellings face onto the application site. A small terrace of properties (No.'s 25-30 Bolsover Road) lies to the west with the orientation of these properties facing north/south.

PROPOSAL

3. Outline planning permission is sought by the Head of Technical Services on behalf of the Council for the erection of 2 no. semi-detached properties with all matters reserved for future consideration. Within the submission, indicative plans have been provided to demonstrate that two dwellings could be accommodated on the site, although the final positioning would be considered at a later stage. The design and access statement also sets out the dwellings will be two storey in height and will have a maximum ridge height of approximately 7.5m.

4. The application site measures 381 sq.m. in area and vehicular access is indicated as being from Bolsover Road.

CONSULTATIONS

5. The following Consultation responses were received and are set out below;

Councillor R Cook

No comments received

Councillor Eileen Johnson

No comments received

Head of Technical Services

I refer to your memo dated: 05/02/13

General Summary

Subject to the comments and conditions below the Head of Technical Services has no objections.

Highways Comments

This is an outline application with all matters reserved however indicative plans have been submitted and comments are based on these.

The following should be conditioned:

- A minimum of 6m should be left clear to the rear of the properties on Dorlcote Place which will allow cars to manoeuvre and access parking areas. Maintenance arrangements for this area should be clarified.
- There is a telegraph pole within this site at the corner of Wesley Place; details of how this is to be dealt with should be provided.
- Details of refuse and recycling storage should be provided.
- Car parking and cycle storage must be provided in accordance with SPD3: Parking Provision for Developments 2011; 2 spaces would be suitable for up to 3 bedrooms.
- Any boundary enclosures should be designed so as not to adversely affect visibility for drivers using the surrounding area.

Landscape & Visual Comments

There are no landscape and visual objections to this development. Boundary details should also be provided.

Northern Gas Networks

No objections

Northumbrian Water Limited

Thank you for consulting Northumbrian Water on the above proposed development(s).

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have the following comments to make:

I note the original application, 12/0585/OUT, NWL responded to inform the developer that a water main is close to the development and must not be built over. Although application 13/0231/OUT is for one less dwelling, I am not satisfied the developer has taken steps to accurately locate the water main and to protect the main. Therefore I ask NWLs previous comments on application 12/0585/OUT dated 05/11/2012 to still stand on application 13/0231/OUT and have no further comments to make.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Previous comments (dated 5/11/2012):

Thank you for consulting Northumbrian Water on the above proposed development. We have the following comments to make:

Development shall not commence until a detailed scheme for the diversion of its apparatus or redesign of the proposal to avoid building over by the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

A water main crosses the site and is shown built over on the application. Northumbrian Water will not permit a building over or close to its apparatus. Diversion or relocation of the apparatus may be possible at the applicant's full cost. A plan showing the location of the water main is enclosed. The developer should contact Peter Heppell (tel 0191 419 6650) to discuss the matter further.

It is important that Northumbrian Water is informed of the local planning authority's decision on this application. Please send a copy of the decision notice.

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
- Unexpected land contamination
- Waste Management

Private Sector Housing

The Private Sector Housing Division has no comments to make on this application

PUBLICITY

6. Neighbourhood consultation was carried out were notified and any comments received are below (in summary):

Miss Heidi Lawson - 4 Dorlcote Place Norton

Object to this proposal as it is not considered that there is enough room to manoeuvre their car in and out of the rear yard. This has been a feature of this property for many years and its loss will put added pressure on the parking situation in Dorlcote Place. The loss of visibility as a result of the development is also considered to lead to an accident black spot on the Wesley Place/Bolsover Road junction. Concerns are also raised with respect to an increase in anti-social behaviour, increased pressure on fragile grounds and loss of loss of privacy.

John Stephenson - 3 Dorlcote Place Norton

Objects as the main concerns are that there is insufficient space remaining to manoeuvre a vehicle in and out of the existing carport.

R Gater - 1 Dorlcote Place Norton

Objects to the proposal on the grounds that if implemented it will lead to 'displaced' vehicles having to street park thereby adding to the difficulties experienced by properties which have no opportunity for rear access parking.

R Gater - 2 Dorlcote Place Norton

Objects to the proposed development as it fails to consider those older properties not built to minimal parking standards. This has been reflected in the necessity for a significantly larger manoeuvring area to enable car port access. If approved the development would result in very limited street parking being placed under further pressure, result in blocked access or the need to make 'blind' turns into Bolsover Road.

Concerns are also raised with respect to an existing sewer which has been prone to collapse with heavier vehicles using it or through greater useage. Comments are also made with reference to street lighting that has afforded a degree of extra security across the area and the proposed development would deprive this degree of security and create a rat run. It is also stated that alternative arrangements would also need to be made for the collection of wheelie bins.

Ben Plant-McGowan - 369 Norton Road Norton

Strongly objects to the proposed development as used to play on the area and when family are visiting their children also play here as do his own. Visitors also use the area to park in as there is nowhere to park on Norton Road.

Concerns are also raised with regards to a loss of sunlight, restriction to garage access, increase in anti-social behaviour and whether there is a need for additional housing given existing developments in the area.

Michael Plant and Petitioners - 367 Norton Road Norton

Objects to the proposed development as there is insufficient space for him and his neighbours to access their homes/car ports with own vehicles, which would be made much worse in winter. Proposal will also add to congestion in the area and mean that family and friends would have nowhere to park.

Concerns are also raised with regards to emergency vehicles being able to gain access to these roads and the danger to pedestrians.

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 saved policies of the Stockton on Tees Local Plan

8. Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations
9. The following planning policies are considered to be relevant to the consideration of this application:-

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.

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.

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.

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.

Core Strategy Policy 11 (CS11) - Planning Obligations

1. All new development will be required to contribute towards the cost of providing additional infrastructure and meeting social and environmental requirements.

2. When seeking contributions, the priorities for the Borough are the provision of:

- _ highways and transport infrastructure;
- _ affordable housing;
- _ open space, sport and recreation facilities, with particular emphasis on the needs of young people.

Saved Policy HO3 of the adopted Stockton on Tees Local Plan

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.

National Planning Policy Framework (NPPF)

10. Paragraph 14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.
11. For decision-taking this means; approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or-
 - specific policies in this Framework indicate development should be restricted.
12. The sections of the NPPF that are relevant to the determination of this application are considered to be;

Section 1. Building a strong, competitive economy

Section 4. Promoting sustainable transport

Section 6. Delivering a wide choice of high quality homes

Section 7. Requiring good design

Section 10. Meeting the challenge of climate change, flooding and coastal change

MATERIAL PLANNING CONSIDERATIONS

13. The main planning considerations of this application are compliance with planning policy and the impacts of the proposed development on the character of the area; the amenity of neighbouring residents; access and highway safety; and other issues arising from consultation. These are discussed below;

Principle of development;

14. The general ethos of the National Planning Policy Framework (NPPF) is to promote and encourage development that accords with the definition of sustainable development which is made up of three components; social; economic; and environmental. The NPPF places a strong emphasis on promoting economic development and delivering housing and infrastructure that the country needs. Members will be aware that the Council has recently produced a report that demonstrates it is unable to provide a 5-year supply of deliverable housing land as required by the National Planning Policy Framework (NPPF). As a consequence housing proposals must be assessed against the NPPF and in particular paragraph 14 which clearly sets out that planning applications should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
15. In terms of the local development plan, the application site lies within the limits to development and the core area. The site is not allocated under the 1997 Local Plan for any designations and the redevelopment of the site for residential purposes is therefore consistent with the strategic policies of the development plan. Whilst the Council's Open Space Audit identifies the application site as amenity green space, the site has no formal designation as open space and therefore there is no presumption against development on the site. However, it is noted within the Open Space Audit that Stockton East meets the quantity standard required for this typology

of open space and furthermore, it is considered that the site has limited potential as open space given its small size, general quality and overall functionality.

16. A range of services lies within easy walking distance of the site and a frequent and regular bus service operates along Norton Road, with bus stops in either direction less than approximately 300 metres away. As such the site is considered to be a sustainable location and accords with the principle aims of policy CS2 of the Core Strategy.
17. The principle for the redevelopment of the site for housing is therefore considered to be acceptable, subject to other material planning considerations outlined below.

Character of the area;

18. The application site is at present a vacant piece of land and although classed as open space, is relatively featureless and of limited quality. Whilst it is recognised that the site provides a visual break between Dorlcote Place and Wesley Place its lack of quality and use to access carports and garages further harms its appearance and open space purpose. The loss of this open site to one of build form is therefore not considered to be so harmful to the visual amenity of the area to justify a refusal of the proposal.
19. The character of the area can be split into two distinct categories, those historic Victorian properties and buildings to the east and south (Norton Road and Dorlcote Place) and the more modern terraced properties to the west. The indicative site plan demonstrates that sufficient spacing would be provided around the buildings and although the final details of the scheme (including its visual appearance) will be a matter for future consideration, it is considered that with an appropriate design approach two dwellings of modern construction could be integrated into the area and add further variety to the street scene. It is therefore not considered that two new properties would result in any significant harm to the character and visual amenity of the locality and the proposal accords with policy CS3(8) in this respect.

Amenity of neighbouring occupiers;

20. The indicative site plan shows a separation distance of 15 metres from the gable of the proposed southern most dwelling to the rear elevation and windows of the properties on Dorlcote Place, similarly there would be a distance in excess of 14 metres from the front of the dwellings to numbers 25 & 26 Bolsover Road. In both these instances, such distances are in excess of the Council's minimum 11 metres gable-to-habitable room distance.
21. To the immediate west of the site are situated a series of garages which serve the properties fronting onto Norton Road and they will provide a degree of screening at ground floor. The majority of windows fronting towards the application site are contained within the principle rear elevations, although there is a property with windows in the rear elevation of the rear offshoot. The nearest of these windows is approximately 23 metres from the indicative position of the dwellings whilst the principle rear elevation of the properties on Norton Road are approximately 27 metres away. In both instances these are in excess of the Council's minimum 21 metre habitable room to habitable room distance. Although the final position of the dwellings and the nature of the proposed rooms would be established at the reserved matters stage. It is considered that sufficient space remains within the site to ensure that some flexibility can be applied to the siting of the proposed dwellings, in order to provide the separation distances required in line with the Council's minimum standards.
22. As a result it is considered that a development of 2 no. properties could satisfactorily be accommodated on the site without any significant harm to the existing levels of residential amenity of the neighbouring properties, in terms of loss of privacy, loss of light or appearing unduly overbearing.

23. The indicative site plan details that private amenity space will be provided to the rear of the properties and whilst lacking in depth, it is compensated to some degree by the width of these areas. Furthermore a degree of open space would be available to the front of the dwellings and as such it is considered that the proposed development would not represent an over-development of the site.

Access and Highway safety;

24. The Head of Technical Services has considered the information, notes the outline nature of the application and raises no objections to the proposed development on highway grounds subject to a number of planning conditions.

25. Several residents have raised objections with regards to manoeuvrability in and out of their carports and garages and the implications this may have on parking along Dorlcote Place. The Head of Technical Services is satisfied that sufficient space for manoeuvrability can be provided and that this should be at a minimum of 6 metres. A planning condition is recommended to ensure that this requirement is made clear. Matters such as the provision of car/cycle parking and details of boundary enclosures can also satisfactorily be addressed through planning conditions.

26. In view of the above and despite the concerns of local residents, in the absence of any objection from the Head of Technical Services there are insufficient grounds to justify a refusal of the application on highway safety.

Planning obligations;

27. It is noted that Policy CS11 and the Council's Supplementary Planning Documents (SPD) on Planning Obligations and Open space, Landscaping and Recreation often require section 106 agreements to be provided toward the provision of infrastructure as a result of the impacts developments may have. In this particular instance using the calculations set out in the Open space, Landscaping and Recreation SPD a sum of £4,605.28 would be required. However, consideration must also be given the fact that the proposed development must remain viable and meet the tests set out within the Community Infrastructure levy (CIL) Regulations 2010.

28. Within the Open space, Landscaping and Recreation SPD Stockton East has been identified as having a deficiency in natural green space, play areas and allotments. However, the open space audit also identifies that the site lies in very close proximity to parks, several amenity green space areas, natural/semi natural green spaces, sports pitch provision and allotments. Having considered the nature and scale of the proposed development, the provision of open space in the area, there is considered to be no satisfactory evidence at this point in time to link the proposal to an impact on the infrastructure requirements and thereby justify the need for a planning obligation. As a result, it is difficult to identify the harm that would result from the absence of a section 106 agreement and in this particular instance the tests under Regulation 122 of the Community Infrastructure Regulations 2010, have not been met.

Crime and disorder;

29. Section 17 of the Crime and Disorder Act 1998 places a duty on the Council to deliver safer, more secure communities and places a duty on them to do all they can to reasonably prevent crime, disorder and anti-social behaviour in their area. Secured by Design principles also requires that community safety is a central part of the design process the guiding principles encourage well designed, attractive, clearly defined and well maintained developments so that a sense of shared ownership and responsibility is created.

30. Although many of the objections received have raised concerns in relation to anti-social behaviour, there is no strong evidence to suggest that approval of the development will automatically give rise to an increase in anti-social behaviour and the proposed dwellings would in themselves offer some natural surveillance of the surrounding area. The final details

of the scheme will be considered at the reserved matters stage and as a result it is not considered that there is any significant conflict with Section 17 of the Crime and Disorder Act at this stage.

Residual issues;

31. Northumbrian Water has drawn attention to the fact that they have a water main that crosses the site and must not be built over. The Head of Technical Services has investigated the situation and is satisfied that a 3 metre easement for the water main, can be achieved based on a plan indicating the position of the water main supplied by Northumbrian Water. Precise details of the location of the water main would be investigated further and included in any reserved matters application. In the event that the water main was in a slightly different position the Head of Technical Services is also satisfied that there is sufficient scope to move the building to maintain the easement. In view of the fact that the application is in outline the final position of the proposed dwellings is currently unknown and therefore an informative is recommended to draw the developer's attention to this issue.

CONCLUSION

32. The application site is considered to be in a sustainable and suitable location for new housing provision and it is not considered that the proposal would have any significant impacts on the character of the area. Although the final details of the layout and appearance of the proposed dwellings would be judged at a future date, it is considered that the proposed housing scheme can satisfactorily accommodate the proposed dwellings on the site.

33. It is recommended that the application be Approved with Conditions for the reasons specified above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

WARD AND WARD COUNCILLORS

Ward	Norton South
Ward Councillor	Councillors R. Cook & Eileen Johnson

IMPLICATIONS

Financial Implications.

Section 143 of the Localism Act and planning obligations as set out in the report. The Council may also receive monies from the sale of the site.

Environmental Implications.

As report.

Community Safety Implications.

Section 17 of the Crime and Disorder Act 1998 has been taken into account in preparing this report and it is not considered the proposed development would not be in conflict with this legislation.

Human Rights Implications.

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the proposed development will not contravene these human rights.

Background Papers.

National Planning Policy Framework (NPPF)
Regional Spatial Strategy

Stockton on Tees Core Strategy
Stockton on Tees Local Plan