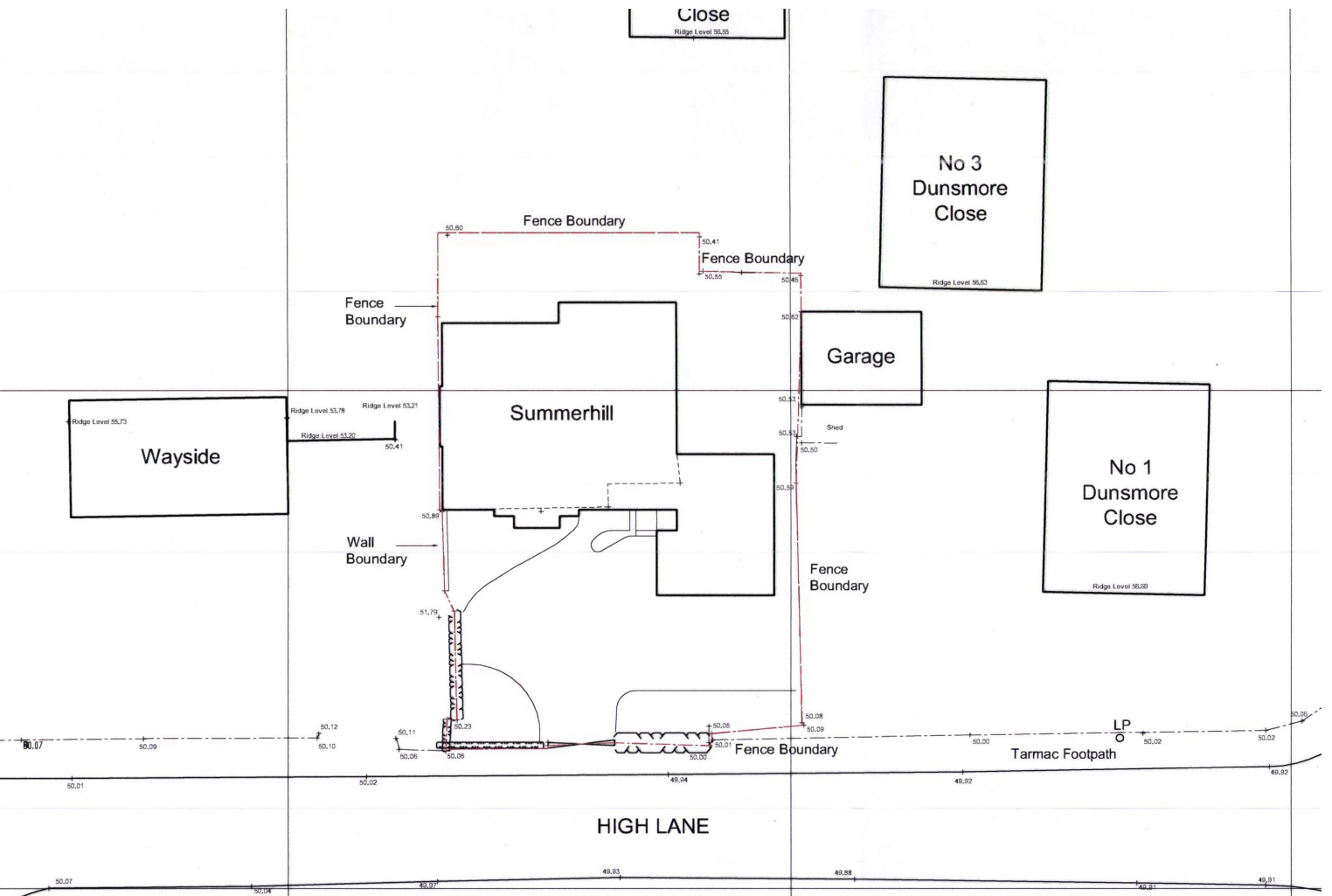


Appendix 1: Location Plan

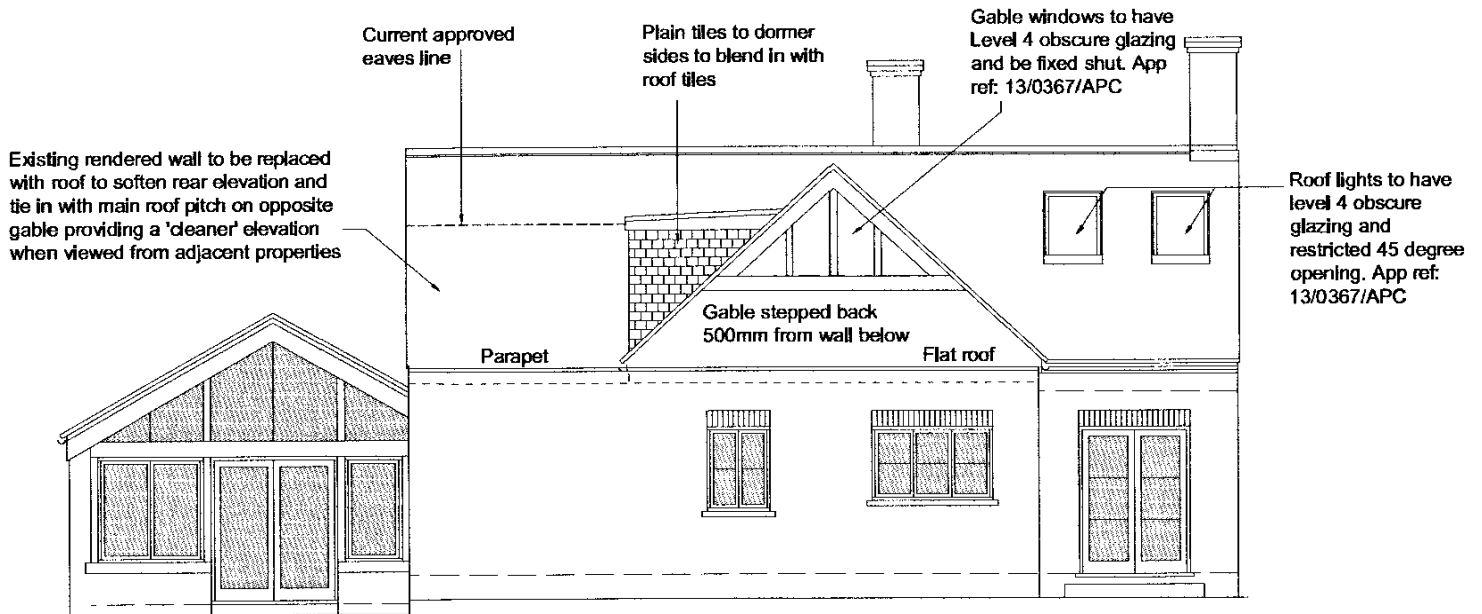


Appendix 2: Proposed Front elevation



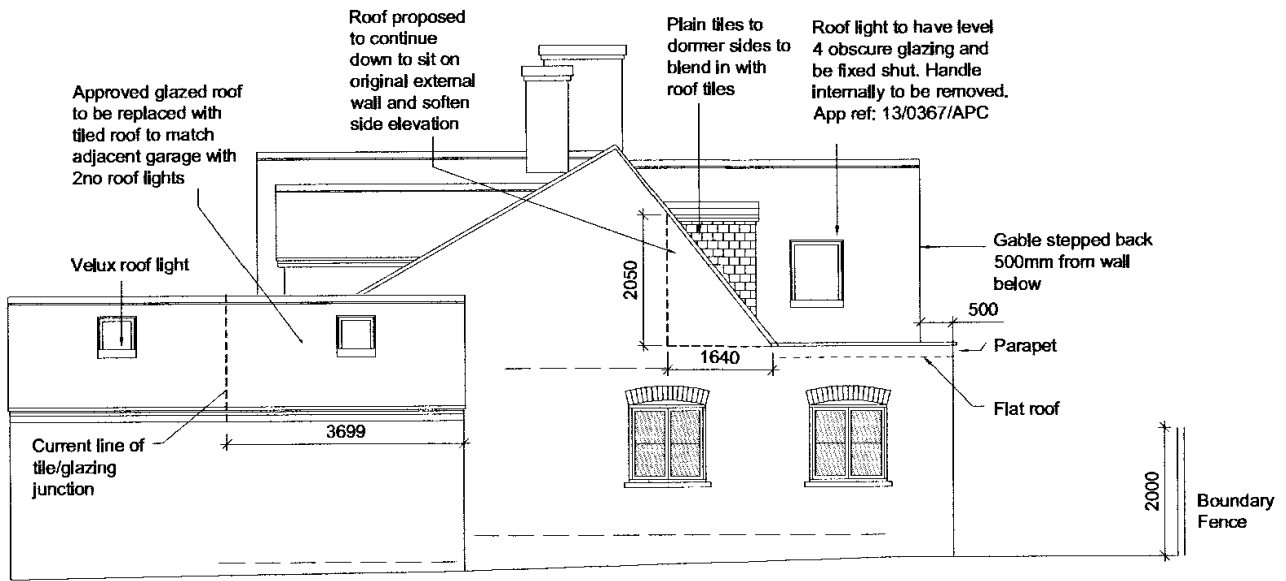
SOUTH EAST ELEVATION
Scale 1:100 @ A1

Appendix 3: Proposed rear elevation



NORTH WEST ELEVATION
Scale 1:100 @ A1

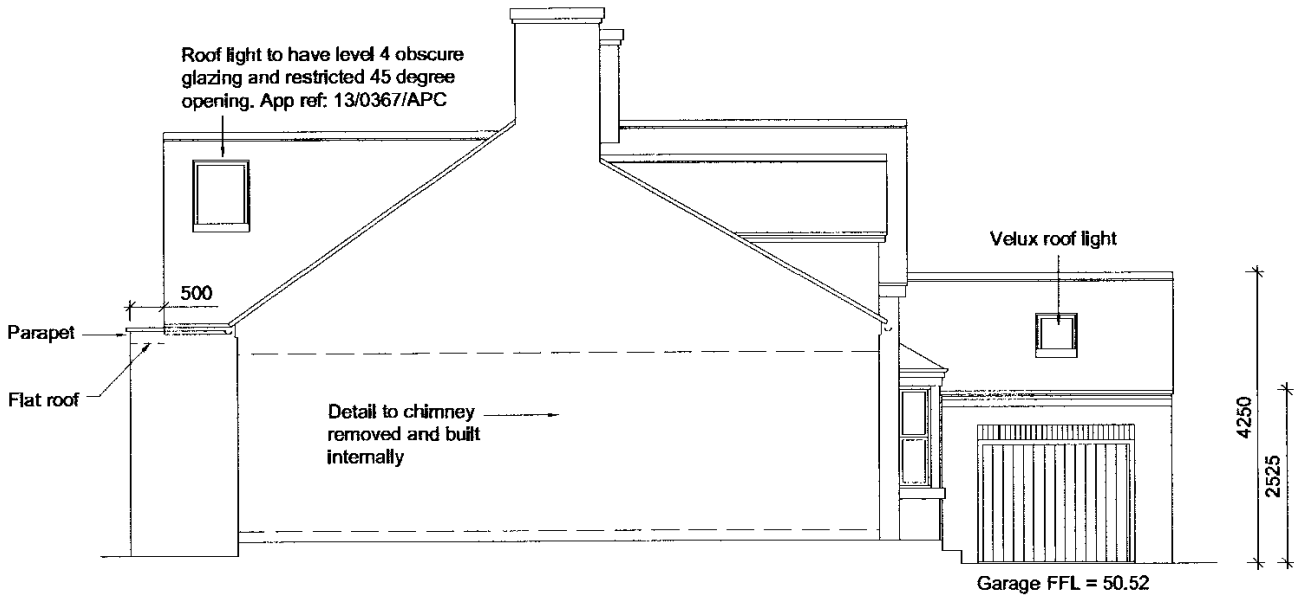
Appendix 4: Proposed North East Elevation



NORTH EAST ELEVATION

Scale 1:100 @ A1

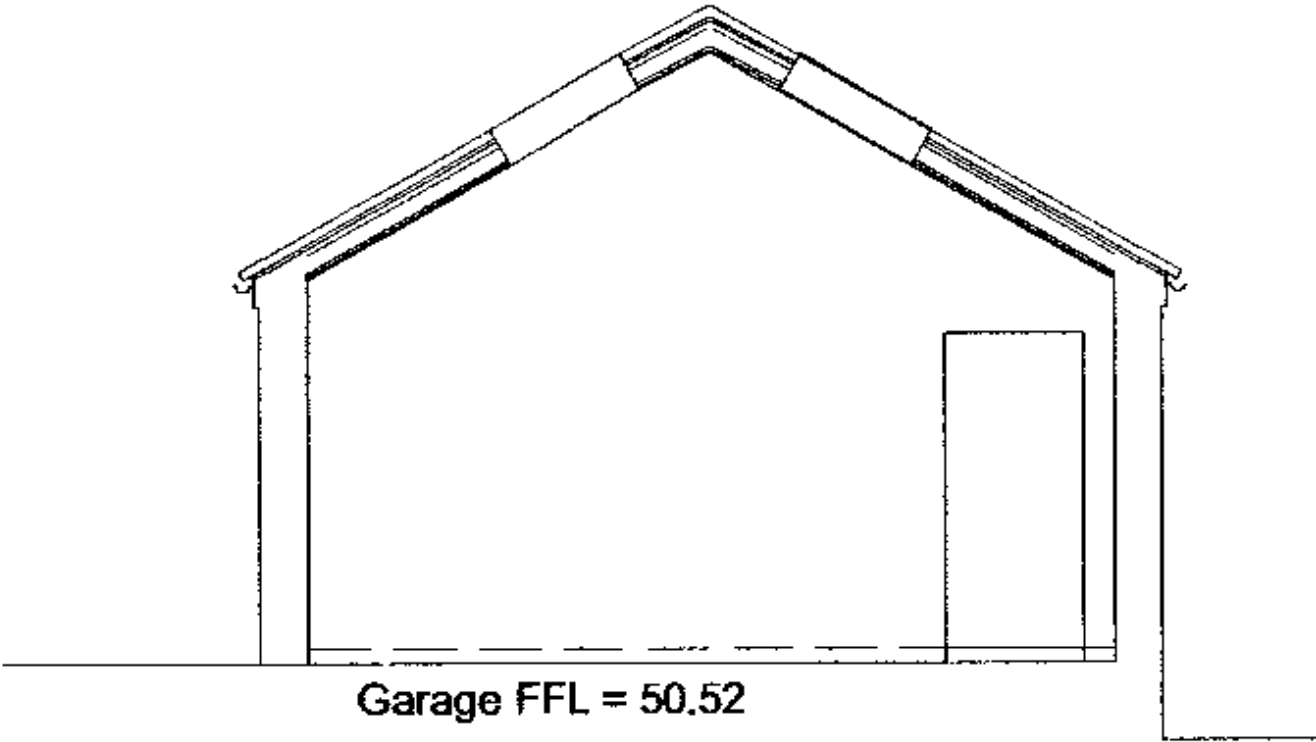
Appendix 5: Proposed North West Elevation



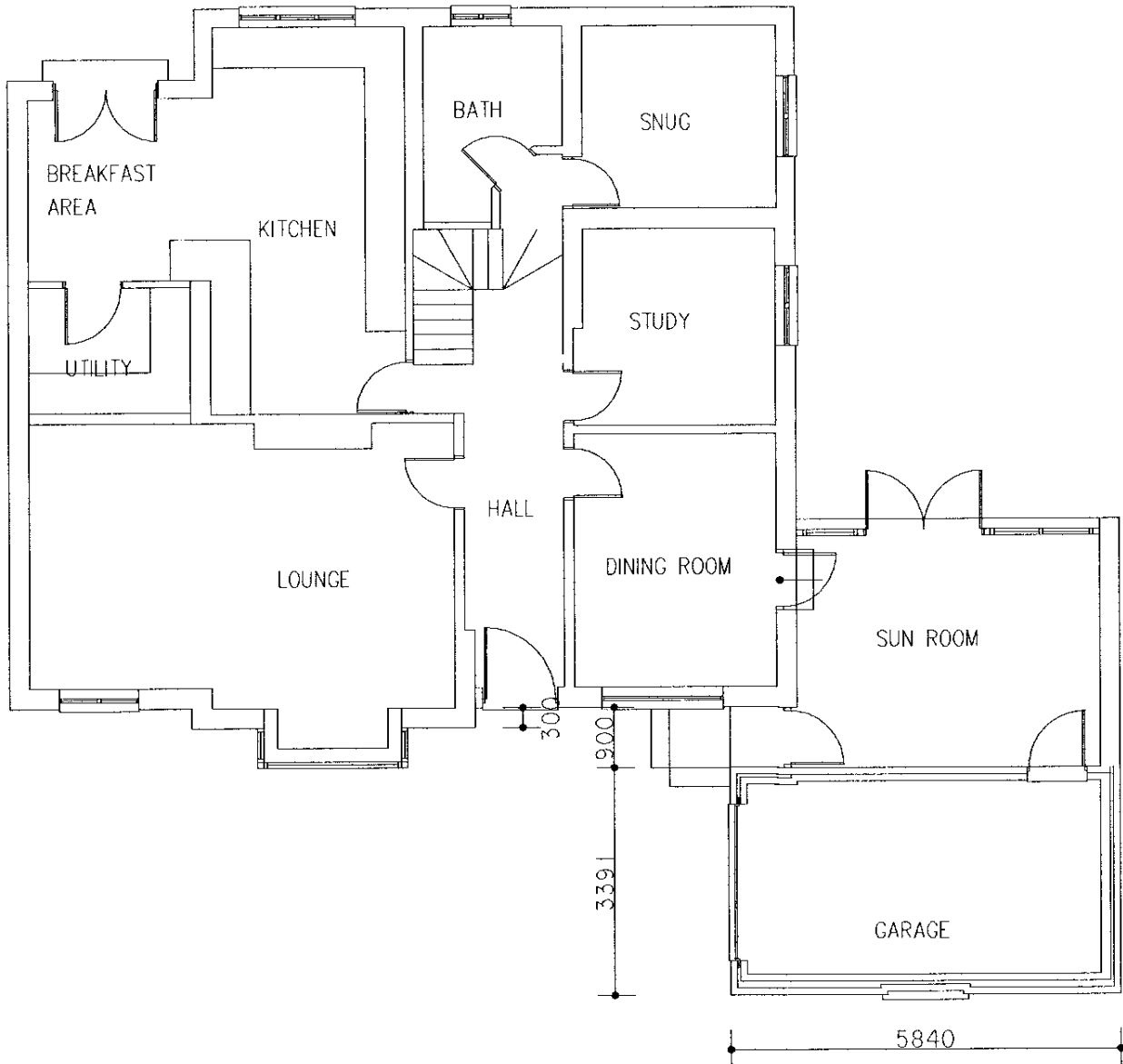
SOUTH WEST ELEVATION

Scale 1:100 @ A1

Appendix 6: Garage finished floor level



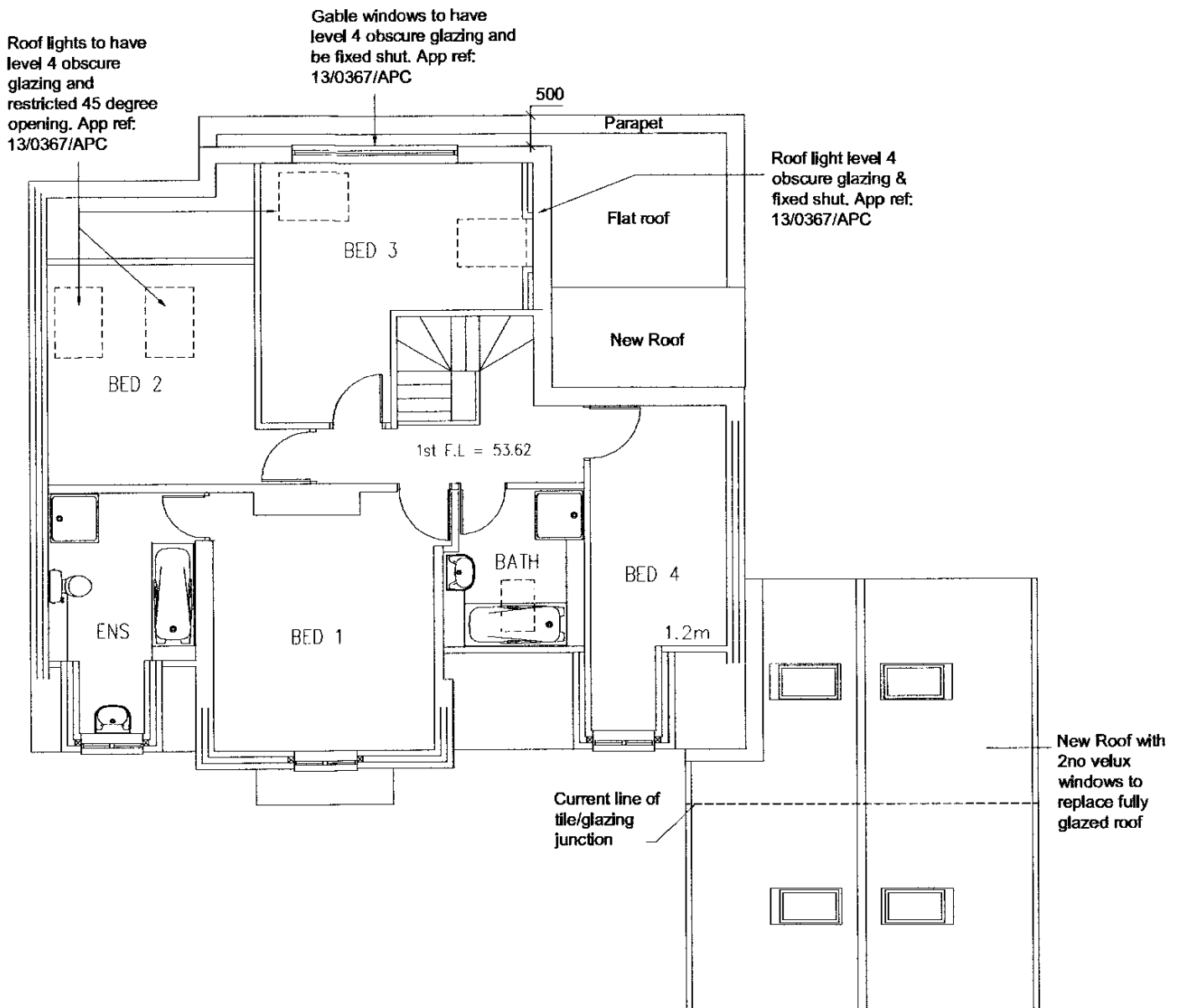
Appendix 7: Proposed ground floor layout



GROUND FLOOR

Scale 1:100 @ A1

Appendix 8: Proposed first floor layout



FIRST FLOOR
Scale 1:100 @ A1

Ref: Admin/110/01/LA.01
25 April 2013

Stockton-On-Tees Borough Council
Planning Department
Municipal Buildings
Church Road
Stockton-On-Tees
TS18 1LD

Dear Helen Heward

RE: Proposed variation of condition No 2 to Summerhill, High Lane, Maltby. Application ref: 13/0575/VARY

With regard to the above application and on behalf of our client, the applicant, we would like to take this opportunity to formally respond to the co-ordinated objections which have been raised prior to the above application going to committee on the 8th May 2013. The majority of the objections look to raise issues which not only relate to the previous planning approval but are also not material considerations and are therefore in the majority of cases irrelevant. The objections, in our opinion, can at best be seen as general 'gripes' against an existing scheme which already has formal planning approval.

Prior to the submission of the application advice was sought from the Local Planning Authority through discussions between myself and Daniel James. Having discussed the proposals, and understanding the advice at the time was 'informal'; he confirmed that he had '*no objections to the principle of the changes to the design*'. As stated in the application the changes are an improvement on the current approval and do not impact on any of the neighbours. To clarify I have noted below the proposed amendments;

1. Removal of chimney detail – This has been requested by the adjacent neighbour as the construction would require the demolition/removal of features they have fixed to the wall. They have noted they do not wish these to be removed and have asked if the detail can be omitted. Taking the neighbours wishes into consideration and in order to satisfy all parties we propose still constructing the chimney but without the external detail. There is no impact on the neighbours.
2. Replacement of the glass roof to the sun room with a tiled roof to match the garage – In order to increase privacy for the host dwelling and the immediate adjacent dormer bungalows, it is proposed to replace the glazed roof with a tiled roof. The roof is to have 2no Velux roof lights to match the garage. The roof structure is to remain as approved which matches the structure to the garage roof. The replacement of the glass with tiles will result in the finished ridge line running through with the garage ridge. We see this as a positive amendment for both the host dwelling and the surrounding dormer bungalows which overlook the site. There is no impact on the neighbours.
3. Replacement of the first floor external wall with a pitched roof to the rear – The proposal looks to simplify the rear and side elevations by continuing the roof down to the flat roof, this allows the roof structure to sit on the original external loadbearing wall. This will remove a vertical section of wall at first floor to the rear. This improves the aesthetic of the property when viewed from the adjacent neighbour's first floor windows which overlook the site. As the foot print is unaffected and there are no new openings there is no impact on the neighbours.

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4. Introduction of a new roof light to Bedroom 3. This has been introduced as the approved plans stipulated that all the windows to bedroom 3 needed to be fixed shut. As this is a habitable room there is a need for ventilation in order to comply with Building Regulations. To remove any impact on the neighbours who overlook the property the roof light has been positioned on an opposite pitch at high level with obscure glazing and restricted opening as noted on the plans. There is no impact on the neighbours.

The proposed changes have been discussed and developed with Daniel James and Helen Heward of Stockton-On-Tees Planning Department prior and during the submission. Due to the history of the project great care has been taken to develop proposals so as to have no impact on the adjacent neighbours who overlook the property.

We hope the above clarifies matters regards the proposals however we would also like to take this opportunity to address each of the objections submitted. Whilst not personally involved in the original planning submission and subsequent approval we believe whilst the objections associated with the current application are from a 'number of sources' they are a co-ordinated effort by the local neighbours. With this in mind please find our responses below.

1. **Mr and Mrs McBride: Fairhaven, High Lane, Maltby, Middlesbrough, TS8 0BE (Objects)**

Comment submitted Fri 22 Mar 2013

As rightly noted in the objection any future amendments would require planning approval and therefore the proposed removal of permitted development rights would not be deemed appropriate. The change of materials will not result in the 'appearance of greater bulk' as the form and mass have already been approved. Reference to a 'sun room' is incidental and is therefore not a material consideration. Details of the proposed landscaping have been submitted for the current approval and will be resubmitted for any subsequent approval. The flooding on the 19th March was caused by severe rainfall which filled up an exposed foundation to the sun room which was required to be inspected by the Building Control Officer. In order that it could be inspected the water was pumped into the road gully. Whilst the contractor confirms this was not 'best practice' it ultimately highlighted that the gullies on the public highway were in fact blocked and unfortunately exacerbated the situation. These were subsequently cleared by the council and the flooding was in no way related to 'run-off' from the property. There are no relevant objections to the current application.

2. **Anonymous – Hilton Wordsworth, please refer to point 5**

Comment submitted Fri 22 Mar 2013

All comments relate to the original approval therefore no relevant comments relating to the current application.

3. **Sue Smithyman: 5 Dunsmore Close, Maltby, Middlesbrough TS8 0BS (Objects)**

Comment submitted Mon 25 Mar 2013

As noted all neighbours have been considered through the development and submission of the proposals. There are no relevant objections to the current application.

4. **D Mackereth: Dunsmore Villa, High Lane, Maltby, Middlesbrough TS8 0BG (Objects)**

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Comment submitted Tue 26 Mar 2013

None of the proposed amendments are visible from the objector's property. There is no justification as to why the tiled roof, to be tiled to match the adjacent garage, will have a detrimental effect on the surrounding properties? As noted the works have been started at the full risk of the applicant however he takes great exception at the accusation of trying to 'influence' the decision. We feel there are no relevant objections.

5. Hilton Wordsworth: 2 Oxhill Farm, Maltby, Middlesbrough, TS8 0BG (Objects)

Comment submitted Tue 02 Apr 2013

It is felt that that the comments are the same as those submitted by the 'anonymous' objector on the 22nd March 2013 and therefore a duplicate objection. All comments relate to the original approval therefore no relevant comments relating to the current application.

6. Mrs M Sharpe: 7 Dunsmore Close, Maltby, Middlesbrough, TS8 0BS (Objects)

Comment submitted Wed 03 Apr 2013

It is not made clear by the objector as to what would be 'so high' and 'so close' resulting in 'overlooking'? The adjacent 'bungalows' which are referred to are in fact 'dormer' bungalows which have windows at first floor which in fact overlook 'Summerhill'. The discharge of conditions for the current approval as noted has been on-going. Should the application be successful then the conditions attached will also be formally discharged in accordance with planning guidelines. Regards 'no windows being allowed on the house' we are unsure as to how this would work and therefore do not feel it is relevant. We feel there are no relevant objections.

7. Mr Brian Lewis: 5 Beech Grove, Maltby, Middlesbrough, TS8 0BL (Objects)

Comment submitted Thu 04 Apr 2013

The objector lives 'some way' from the property and the comments are 'his opinions' and relate to the current approval. There are no relevant objections to the current application.

8. Mrs Sandra Pryde: 1 Pennyman Green, Maltby, Middlesbrough TS8 0BX (Objects)

Comment submitted Tue 09 Apr 2013

None of the proposed amendments are visible to the objector. There are no relevant objections to the current application.

9. Mrs Yvonne McBride: Fairhaven, High Lane, Maltby, Stockton-On-Tees, TS8 (Objects)

Comment submitted Wed 10 Apr 2013

On behalf of the applicant we would firstly like to strongly refute the accusation of 'misleading anyone'. Our client takes great exception to the accusation which could be deemed to verge on defamation of character. Further to this we would like to point out that an objection from 'Mr & Mrs McBride' of Fairhaven, High Lane, Maltby has already been submitted on the 9th April 2013. This is therefore a duplicate objection; however work involving the proposed amendments has been undertaken on site at the full risk of the applicant. This was an informed decision which was taken after discussions with the planning officers regard the proposed amendments and their 'informal' support and with the view to minimise delays on site, which would ultimately affect the neighbours, and the increased costs involved in

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any delays of the works. The proposed amendments are also not visible to the party. We feel there are no relevant objections.

10. Prism Planning (For And On Behalf Of Mrs J Gregory) 1st Floor 11 High Row Darlington DL3 7QQ (Objects)

Comment submitted Fri 12 Apr 2013

The 'visual' impact will be minimal if at all and whilst it is noted that the provision of a roof slope and gable will allow for future additional windows this is no more so than the current design? The new roof light is proposed to be obscure and have restricted opening as stated on the submitted plans. The suggestion that the 'sun room will be converted into a double garage' whilst not practically possible are the 'opinion' of the objector and therefore not relevant. We feel there are no relevant objections.

We hope the above clarifies matters however should you have any queries then please do not hesitate to contact me as soon as possible in order to minimise any delays.

Yours faithfully

STUART WIGHTON
stuart@wightonarchitects.com

for and on behalf of Wighton Architects Ltd

Cc John Wall - Client