

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

11 SEPTEMBER 2013

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

13/1629/FUL

**1 - 43 Tarring Street, Stockton-on-Tees,
Construction of 6.no infill dwellings between 15 and 29 Tarring Street and 2.no new dwellings to the west of 22 Worthing Street and first floor rear extensions and window alterations to 17.no dwellings (from 3 - 43 Tarring Street and 22 Worthing Street)**

Expiry Date 5 September 2013

SUMMARY

Planning permission is sought for the development of six infill houses between 15 and 29 Tarring Street, extensions to existing terraced properties between 1-43 Tarring Street and two semi-detached dwellings on Worthington Street. The proposal will not involve any alterations to the current access roads or footpaths. The principle of development is considered to accord with the policy as the site is designated as a brownfield site and is located within the core area and within the limits of development defined within the Stockton on Tees Local Plan. Both the in-fill terraced properties and the two semi-detached properties proposed on Worthington Street are on areas of land which were previously used for housing.

There have been 7 individual letters of objection to the scheme with a petition objecting to the proposal with 79 signatures.

In summary, the main objection comments relate to the impact of the development in terms of overlooking and loss of light, the design of the development and the impact on the character of the street scene, the fact the development will divide communities, the impact in terms of the parking and emergency vehicle access to the street within the vicinity of the development, the fact the development is not what was originally proposed a number of years ago to the residents for the site.

The design of the six in-fill properties on Tarring Street is to compliment the existing design of the terraces within Tarring Street and the terraced properties that exist in the immediate vicinity. Since the original submission the applicant has amended the design of the in-fill terraced properties to reflect the design and character of the adjacent terraces on Tarring Street by raising the ridgeline roof height to be in-line with the adjacent terraces, incorporate sash windows on the front elevation, provide the brick work detailing above the doors and windows, continue the distinctive brick work detailing under the eaves on the front elevation with the proposed brick work and roof tiles matching the original terraces. The in-fill properties terraces and the two new build properties will be three bedroomed properties with an amenity yard area to the rear of the terraced properties and an individual garden space to the rear of the two semi-detached properties on Worthington Street.

The design and scale of the proposed in-fill properties, two semi-detached properties and the extensions to the existing terraces at 1-43 Tarring Street are considered to generally fit in with the

existing properties within the street scene. The proposal will be located to the west of the 117 dwellings which have been recently approved (13/0299/FUL) as part of the Parkfield Regeneration Scheme which includes a mixture of detached, semi-detached and terraced properties.

RECOMMENDATION

That planning application 13/1629/FUL be approved subject to the following conditions and informatives

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>004_A</i>	<i>4 July 2013</i>
<i>020_B</i>	<i>11 July 2013</i>
<i>021_B</i>	<i>11 July 2013</i>
<i>022_B</i>	<i>11 July 2013</i>
<i>030_C</i>	<i>14 August 2013</i>
<i>031_C</i>	<i>14 August 2013</i>
<i>032_C</i>	<i>14 August 2013</i>
<i>033_C</i>	<i>14 August 2013</i>
<i>034_B</i>	<i>14 August 2013</i>

Reason: To define the consent.

02 *Materials*

Notwithstanding the details hereby approved, no above ground development shall commence until full details of the external finishing materials for the buildings shall be submitted to and approved by the Local planning Authority

Reason: In the interests of visual amenity and to comply with Local Plan Policy HO3 and Core Strategy Development Plan Policy CS3.

03 *No burning waste*

During the construction phase of the development there shall be no open burning of waste on the site.

Reason: To protect the amenity of the occupants of the neighbouring properties.

04 *Construction working hours*

All construction operations including deliveries of materials to 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.

Reason: To protect the amenity of the occupants of nearby properties.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative 1:

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

Informative 2:

Northern Gas Networks have advised that there may be apparatus in the area that may be at risk during construction works and should the planning application be approved we require the promoter of these works to contact us directly to discuss our requirements in details. Should diversionary works be required these will be fully chargeable. Contact details given are as follows; Sandra Collett, Network Records Assistant, 0845 6340508 (Option 6)

Informative 3:

Northumbrian Water have advised that three 225mm Public Sewers cross the site and is shown built over in 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. We will be contacting the developer/agent to notify them of the build situation; however, for planning purposes you should note that the presence of our assets could impact upon the layout of the scheme as it stands.

BACKGROUND

1. The site is a former housing development with the both the terraced properties in Tarring Street and at Worthing Street having been demolished with the areas now being grassed open space areas. Recent planning approval has been granted for 117 dwellings to the east of the site as part of the Parkfield Regeneration and to the south of the site is the recent development of the Aldi Supermarket and Health Centre.

SITE AND SURROUNDINGS

2. The application site comprises of land at 1-43 Tarring Street and Worthing Street which is located within the Parkfield area of Stockton. The application site is located to the west of Stockton Town Centre and to the north of Yarm Lane.
3. Tarring Street is an existing row of terraced properties with a cleared area between 15 and 29 Tarring Street with a cleared area adjacent to the west of 25 Worthing Street being located towards the southern boundary of the site and Dean Street along the northern boundary. To the west of Tarring Street are residential properties along Middleton Walk and Leybourne Terrace.
4. To the east is St Bernard Road, which is currently an area of open space but planning permission has been granted for a housing regeneration scheme for 117 dwellings and associated access at St Bernard's Road, Worthing Street, Hartington road and Dovecot Street (13/0299/FUL).

PROPOSAL

5. The proposal is for an in-fill development of six new three bedroomed terraced properties to be constructed between 15 and 29 Tarring Street. Since the original submission the applicant has submitted revised plans for the proposal. The in-fill properties will replicate the current design and materials of the original terraced properties with the same ridgeline roof height, sash window and door design detailing and materials to match the existing terraced properties.

6. The proposal includes two new three bedroomed semi-detached properties to be built on Worthing Street on an area of open land located between Tarring Street and Leybourne Terrace. The new build properties will have been designed to be similar in character and appearance to the terraced properties along Tarring Street. The new dwellings will have a pitched roof design with sash windows with a two storey extension projecting from the rear elevation.
7. The two new build properties on Worthington Street will have a garden area to the rear of the properties which will be enclosed with a 2 metre high brick wall with single access gate to the rear. Since the original submission the two new build properties have been moved approximately 0.5 metres. over to the left of the plot to take into account the position of the sewers.
8. The application includes additional alterations to the existing terraced properties being 1-15 and 29 to 43 Tarring Street to include the following works :-
 - a) The existing ground floor single storey elements to the rear of the properties will be demolished and a two-storey extension would be constructed to the rear. The ground floor of the extensions will project to the rear boundary and will have a gable pitched roof design. The width of the extensions will increase the previous width of the ground floor from 2.2 metres to 3.14 metres and the first floor of the extension will have the same width. There will be no windows located on the ground floor rear elevation of the extensions.
 - b) The rear elevation of the two-storey extension will be set in 1 metre from the existing rear boundary. A single window will be located on the rear elevation of the first floor extensions. The gable ridgeline roof height of the first floor extension at the property will be 1.8 metres lower than the original ridgeline roof height. The brickwork and roof tiles for the extensions will match the original properties.
 - c) The original windows on the ground floor rear elevation of the terraces will be also replaced.
9. The proposal includes alterations to the end terraced property being 22 Worthing Street. The alterations include extending the projection length of the existing two-storey extension to the rear of the property with the rear elevation with the first floor rear elevation being set in 1 metre from the rear boundary. The extension will have a single access door and window on the ground floor side elevation and a window on the first floor which will face towards Worthing Street with no windows on the rear elevation. The extension will have a gable roof design with brick work and roof materials matching the original property.

CONSULTATIONS

10. The following Consultees were notified and comments received are set out below:-

Head of Technical Services

General Summary

The Head of Technical Services has no objections to this development.

Highways Comments

The proposed dwellings are replacements for dwellings which have been demolished since 2010 and therefore will not increase the demand for on-street parking from when these properties were last occupied. Emergency access to the properties on Middleton Walk will remain as existing and will not be affected by this development.

Landscape & Visual Comments

There are no landscape and visual objections to these proposals which form part of a larger regeneration scheme.

Environmental Health Unit

Environmental Health would have no objection to this application and would request an advisory condition for

Construction Noise

All construction operations including deliveries of materials to 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.

Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved we require the promoter of these works to contact us directly to discuss our requirements in details. Should diversionary works be required these will be fully chargeable.

Northumbrian Water Limited

I can inform you that three 225mm Public Sewers cross the site and is shown built over in 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. We will be contacting the developer/agent to notify them of the build over situation, however, for planning purposes you should note that the presence of our assets could impact upon the layout of the scheme as it stands.

Private Sector Housing

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

Stockton Police Station

Good design must be the aim of all those involved in the development process and should be encouraged everywhere. For example reference to 'Planning out Crime - Good Practice Guidance', and Planning Advice can make a major contribution to both the prevention of crime and reducing the fear of crime.

'Secured by Design' (SBD) aims to achieve security for the building shell and to introduce appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development in order to deter criminal activities and anti-social behaviour. These features include, adequate lighting, control of access, defensible space, and a landscaping and lighting scheme, which when combined, enhances natural surveillance and safety and help to instil a sense of ownership on the local environment.

Secured by Design is an important part of the process of risk management and the vulnerability of people and property to crime can be reduced significantly if the following advice and measures are incorporated.

Incorporating sensible security measures during the design and build combined with good management practices is shown to reduce levels of crime, fear of crime and disorder. The aim of the police service is to assist in the design process to achieve a safe and secure environment without creating a 'fortress environment'.

Crime Pattern Analysis.

A crime pattern analysis has been carried out revealing over 4521 incidents being reported to Police within the Ward in the past 12 months. Of these, 774 related to criminal activity ranging from criminal damage to burglary, 877 incidents of anti-social behaviour and 1833 public safety issues. Achieving Secured by Design accreditation will reduce the opportunities for crime to occur.

Access and Movement.

The access and movement through the re-development is defined by the present streets. All routes are well defined, due to the terraced housing set up; it is difficult to provide defensible space at the front of the properties. Maximum natural surveillance to the rear must be achieved and any blind spots or alleyways eliminated where potential offenders could hide.

Structure

The design of the buildings must be selected with security in mind. All areas within the development should have a clearly defined use.

Surveillance

All aspects of the development should benefit from good natural surveillance. Well lit spaces are crucial to reducing the fear of crime and it should be used to ensure good natural surveillance is available during the hours of darkness.

Lighting should be designed to illuminate external doors and vulnerable areas, such as rear yards, these should be none switched and be controlled by photo electric cell. The use of low consumption lamps is recommended with units positioned to reduce glare, light pollution and possible attack.

Ownership

All space must be clearly defined and adequately protected in terms of use and ownership. It should be clear what areas are public, semi-public, semi-private or private. This is achievable through the creation of defensible space.

Rear and side treatments to the properties that bound public land must be a minimum of 1.8 meter brick design with 200mm boxed trellis topping. 2.2 meter perimeter would be preferred.

Gates giving access to the rear yard of the properties should be robust and have suitable locking mechanism fitted. Key operated locks with additional bolts top and bottom is recommended.

Meter boxes

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside and front of the dwelling where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Meter boxes should be situated on the front elevation of buildings and covered by natural surveillance. Although considered to be extremely undesirable in security terms, it is accepted that utility meters and control equipment that provides a supply by the use of some form of pre-paid token or key may be located within the dwelling. Intelligent meters with automatic signalling is an acceptable alternative

Physical Protection

The physical security of the properties is of utmost importance to enhance its sustainability.

Doors.

All door sets in SBD developments shall comply with the following:

The SBD standard for door sets is BS PAS24-2012. All door sets shall also be fit for purpose and tested to BS PAS 24-2012 'General performance requirements for door assemblies'. Door sets shall also comply with the relevant material annex when available. All security testing, performance testing and assessment must be undertaken at a suitably qualified UKAS (United Kingdom Accreditation Service) accredited test facility.

Door sets installed within SBD developments shall be covered by an appropriate test report, or if certificated (BSI Kite mark or similar) shall be tested as part of the manufacturers range of door assembly. I will require a copy of the third party certificate prior to the SBD certificate being awarded. If an SBD company is to be used, details of the company will suffice.

Any glazed panels adjacent to doors form an integral part of the door frame then they shall be tested as part of the BS PAS 24 compliance. Alternatively where they are manufactured separately from the door frame, they shall be certificated to PAS 24-2012 or BS 7950: 1997. In such cases the window shall be securely bolted to the door assembly together in accordance with the manufacturer's requirements.

Vision panels, door viewers, door chains.

A door viewer shall be fitted between 1200mm and 1500mm (not required if the door set is installed with clear glazing). As an alternative to a door viewer a glazed secure vision panel may be used. This is of particular benefit to persons who, for whatever reason, may have difficulty using a door viewer e.g. a household where one or more of the occupants utilises a wheel chair. A door chain shall be fitted. All such products must be installed in accordance with the manufacturer's specifications.

Windows.

Ground floor windows and those easily accessible above ground floor, shall be successfully tested and Certificated (BSI Kite mark or similar) to PAS 24-2012 'Specification for enhanced security performance of casement and tilt/ turn windows for domestic applications'. Glazing shall be laminated to 6.4mm minimum thickness.

Windows shall be securely fixed in accordance with the manufacturer's specifications, a copy of which will be given to the ALO/CPDA.

Consideration should also be given to small top openings for ground floor windows.

Down Pipes

Down-pipes fitted to the properties are to be of a square profile and be fitted using close coupled fixings and flush fitted to the walls. Other features that could be used as a climbing aid are to be avoided.

Sheds

Sheds are particularly vulnerable to attack. I would recommend no windows and the use of coach bolts for extra security and a good quality close shackled padlock. If cycle storage is to be within the sheds then it is to be fitted with a "Sold Secure" Silver Standard padlock. Sheds must be positioned away from the outer wall line by about 1 meter with doors facing towards window...

Intruder Systems

I recommend alarms to be fitted to the properties; they must conform to BS EN 50131 & PD 6662 for wired systems, or, BS 6799 for wire free systems. SBD requires a 13 amp non switched fused spur to be installed if alarms are not to be fitted.

Management

A well designed development with management in mind will help discourage crime in the present and in the future. Suitable processes should be put in place for the maintenance and repair of areas within the development that are not obviously private, examples being landscape management, road repair, street-lighting and signage.

Although not an SBD requirement, Stockton District along with many other areas nationwide is suffering from high volumes of metal theft. These include copper piping, boilers, cables and lead flashing. Dwellings under construction are particularly vulnerable. I recommend that alternative products be utilised where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

Crime prevention advice is given free without the intention of creating a contract. The Police Service does not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crimes to be committed.

Councillor D Coleman

I have been approached by residents in the area who are opposed to his new development. They have created a petition which they will present to the Planning Committee but they would like the opportunity to speak directly to members of the committee at a site visit. They have been told by planning officers that only a request from a Ward Councillor would bring about a site visit. I have never been aware of such a system but if this is the case can I please make a formal request for a site visit before the decision is taken.

PUBLICITY

11. Neighbours were notified by letter and Site Notice and comments received are set out below :-

Mr and Mrs E Bateman 39 Middleton Walk

These houses we look onto were supposed to be demolished in Phase 1 which was 7 years ago now you've changed the plans. We were told we would be looking on to a new estate which we agreed to and was looking forward to. We don't agree to what 'Jomast Development' wants to do we want the old property out & a new estate to look onto. It's us who live here amongst it all not the council they haven't kept their promise about Phase 1.

Mr and Mrs Marsay 37 Middleton Walk

We object to 'Jomast Development' building on Tarring Street. The current properties that he owns are a disgrace and have held up the development of the new estate. We are happy for the old properties to be demolished as per the original plans and a new estate to be built in its place. We do not want to look out on a lot of mis-matched houses we have looked out on a slum for long enough. We want a reputable building firm to build a modern housing estate and have families who will look after them.

Mrs Mary Andrews 33 Middleton Walk

Strongly object to the proposed planning application for Tarring Street and Worthing Street. I am disgusted that these dilapidated and gutted properties are still standing after families were forced to move out. Residents looking onto this site for the last 7 ½ to 8 years were promised a nice landscaped area to look onto, but if this application is approved it will be like Berlin wall, separating two communities from merging together. We have had a lot of problems in Tarring Street in the past with bad tenants and unscrupulous landlords and do not want to go back there.

Frank Pybus 29 Middleton Walk

About the above application, I would like to point out that I disagree very much about the plan you seem to think is ok. They won't be the space for cars to park, please don't say you have worked it

all out, I don't think for one minute with the parking idea and for back to back houses in Tarring Street and Middleton Walk, I don't like people overlooking my private place. I say no thanks I don't want any Tom, Dick and Harry putting in them.

Mr and Mrs Perks 27 Middleton Walk

In relation to the application by Jomast Developments, my husband and I are totally opposed to what is planned. Residents deserve better than a mis-match of styles, when what is required is one coherent development, namely Tees Valley which will provide much needed modern dwellings complete with gardens and landscaping. Resurrecting the 'old' Tarring Street with its well documented history of dubious private landlords is not what was envisaged when the original "master-plan" took place.(eight years of hot-potch demolition and subsequent eyesores that have created increased anti-social behaviour and drug dealing). We have serious concerns about Planning Policy Guidelines regarding back to back off set distances between Middleton Walk and Tarring Street properties, should they not be 21 metres ? Although only a guide-line the proposed first storey extensions and the reduced back-to-back distances would mean that our properties would be deprived of privacy. The façade proposed does not link favourably with dwellings on the Ewbank Estate or the rest of Tarring Street. By having two separate developers, the site, which was supposed to be a "gateway" project has been compromised to the point where it would be totally inappropriate. Landscaping has not been considered as part of the Jomast Development which was a major point in the re-development of the site. A potential 'Berlin Wall' effect is the last thing we want between a Tristar Estate and Tees Valley Development.

Eileen Cooper 19 Middleton Walk Stockton-on-Tees

I would like to strongly object to the above application by Jomast Developments affecting Tarring Street. As a resident of 33 years on Middleton Walk I fully expected a new estate to improve the area, not the decrepit old properties to be brought back from the dead. Tarring Street has been an eye sore for years, it has to change for the better. Residents were promised a lovely landscaped outlook in the original master plan – eight long years ago ! We will not get this if the above plans go ahead. Residents will be let down yet again. Please listen to the people who live here.

Adam Mansur 25 Middleton Walk

I am a resident at the above address. I am writing to you with regards to planning application number :- 13/1629/FUL to voice my objections at developing the existing buildings rather than demolishing and building a new estate. I recently moved to the above address with the hope of staying in the area on a long term basis, however should the planning application be granted I am sure I would have to re-consider. It is my desire (and the desire of many others) that the area be completely re-built in order to rejuvenate the estate.

A petition from Mary Andrews with 79 signatures objecting to the Tarring Street Development

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 saved policies of the Stockton on Tees Local Plan

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

National Planning Policy Framework

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;

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.

Core Strategy Policy 1 (CS1) - The Spatial Strategy

1. The regeneration of Stockton will support the development of the Tees Valley City Region, as set out in Policies 6 and 10 of the Regional Spatial Strategy 4, acting as a focus for jobs, services and facilities to serve the wider area, and providing city-scale facilities consistent with its role as part of the Teesside conurbation. In general, new development will be located within the conurbation, to assist with reducing the need to travel.
2. Priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement. Particular emphasis will be given to projects that will help to deliver the Stockton Middlesbrough Initiative and support Stockton Town Centre.
3. The remainder of housing development will be located elsewhere within the conurbation, with priority given to sites that support the regeneration of Stockton, Billingham and Thornaby. The role of Yarm as a historic town and a destination for more specialist shopping needs will be protected.
4. The completion of neighbourhood regeneration projects at Mandale, Hardwick and Parkfield will be supported, and work undertaken to identify further areas in need of housing market restructuring within and on the fringes of the Core Area.

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.
4. 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.

2. 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.
3. 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.
4. 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.
5. 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.
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.
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.

Core Strategy Policy 7 (CS7) - Housing Distribution and Phasing

1. The distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with:
 - i) Achieving the Regional Spatial Strategy requirement to 2024 of 11,140;
 - ii) The maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing;
 - iii) The priority accorded to the Core Area;
 - iv) Seeking to achieve the target of 75% of dwelling completions on previously developed land.
2. No additional housing sites will be allocated before 2016 as the Regional Spatial Strategy allocation has been met through existing housing permissions. This will be kept under review in accordance with the principles of 'plan, monitor and manage'. Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.
3. Areas where land will be allocated for housing in the period 2016 to 2021:

Housing Sub Area	Approximate number of dwellings (net)

Core Area 500 - 700
Stockton 300 - 400
Billingham 50 - 100
Yarm, Eaglescliffe and Preston 50 - 100

4. Areas where land will be allocated for housing in the period 2021 to 2024:
Housing Sub Area Approximate number of dwellings (net)
Core Area 450 - 550
Stockton 100 - 200

Core Strategy Policy 8 (CS8) - Housing Mix and Affordable Housing Provision

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of all types and tenure in line with the Strategic Housing Market Assessment (incorporating the 2008 Local Housing Assessment update).
2. A more balanced mix of housing types will be required. In particular:
 - _ Proposals for 2 and 3-bedroomed bungalows will be supported throughout the Borough;
 - _ Executive housing will be supported as part of housing schemes offering a range of housing types, particularly in Eaglescliffe;
 - _ In the Core Area, the focus will be on town houses and other high density properties.
3. Developers will be expected to achieve an average density range of 30 to 50 dwellings per hectare in the Core Area and in other locations with good transport links. In locations with a particularly high level of public transport accessibility, such as Stockton, Billingham and Thornaby town centres, higher densities may be appropriate subject to considerations of character. In other locations such as parts of Yarm, Eaglescliffe and Norton, which are characterised by mature dwellings and large gardens, a density lower than 30 dwellings per hectare may be appropriate. Higher density development will not be appropriate in Ingleby Barwick.
4. The average annual target for the delivery of affordable housing is 100 affordable homes per year to 2016, 90 affordable homes per year for the period 2016 to 2021 and 80 affordable homes per year for the period 2021 to 2024. These targets are minimums, not ceilings.
5. Affordable housing provision within a target range of 15-20% will be required on schemes of 15 dwellings or more and on development sites of 0.5 hectares or more. Affordable housing provision at a rate lower than the standard target will only be acceptable where robust justification is provided. This must demonstrate that provision at the standard target would make the development economically unviable.
6. Off-site provision or financial contributions instead of on-site provision may be made where the Council considers that there is robust evidence that the achievement of mixed communities is better served by making provision elsewhere.
7. The mix of affordable housing to be provided will be 20% intermediate and 80% social rented tenures with a high priority accorded to the delivery of two and three bedroom houses and bungalows. Affordable housing provision with a tenure mix different from the standard target will only be acceptable where robust justification is provided. This must demonstrate either that provision at the standard target would make the development economically unviable or that the resultant tenure mix would be detrimental to the achievement of sustainable, mixed communities.

8. Where a development site is sub-divided into separate development parcels below the affordable housing threshold, the developer will be required to make a proportionate affordable housing contribution.
10. The Borough's existing housing stock will be renovated and improved where it is sustainable and viable to do so and the surrounding residential environment will be enhanced.
11. In consultation with local communities, options will be considered for demolition and redevelopment of obsolete and unsustainable stock that does not meet local housing need and aspirations.

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

9. New development will be directed towards areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment (SFRA). In considering sites elsewhere, the sequential and exceptions tests will be applied, as set out in Planning Policy Statement 25: Development and Flood Risk, and applicants will be expected to carry out a flood risk assessment.
10. When redevelopment of previously developed land is proposed, assessments will be required to establish:
 - _ the risks associated with previous contaminative uses;
 - _ the biodiversity and geological conservation value; and
 - _ the advantages of bringing land back into more beneficial use.

Saved Policy HO3 of the adopted Stockton on Tees Local Plan

5. Within the limits of development, residential development may be permitted provided that:
 - a. The land is not specifically allocated for another use; and
 - b. The land is not underneath electricity lines; and
 - c. It does not result in the loss of a site which is used for recreational purposes; and
 - d. It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
 - e. It does not result in an unacceptable loss of amenity to adjacent land users; and
 - f. Satisfactory arrangements can be made for access and parking.

MATERIAL PLANNING CONSIDERATIONS

The main considerations with this proposal are the principle of the development, residential amenity, the design and appearance of the properties and the effect on highway safety.

Principle of Development

12. The application site is located within the Parkfield area of Stockton and both the in-fill developments on Tarring Street and the two proposed two new dwellings located on Worthington Street are to be located on brownfield land which was previously developed.
13. The guidance set out in the Council's Core Strategy CS1(2) states that 'priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement'. In relation to housing regeneration development within the Parkfield Area of Stockton, the guidance set out in Core Strategy policy CS1(4) states that 'the completion of neighbourhood regeneration projects at Mandale, Hardwick and Parkfield will be supported, and work undertaken to identify further areas in need of housing market restructuring within and on the fringes of the Core Area'.

14. Core Strategy Policy CS7(1) seeks to ensure that 75% of dwellings completions should be on previously developed land and saved local plan policy HO12 which states that housing within the limits of development will be supported.
15. The location of the proposed housing within the brownfield site at Parkfield complies with the guidance set out in Core Strategy Policy CS1(2), CS1 (4), CS7(1) and saved local plan policy HO12 and therefore the principle of development is considered to be acceptable.

Residential amenity

16. The six in-fill terraced properties and the two semi-detached on Worthington Road will be located within a predominantly residential area of Parkfield. The properties will be located on cleared sites where previous housing has existed. The proposed housing will utilise the existing road and footpaths. The rear elevation of the terraced properties will face towards the rear elevation of Middleton Walk. The two new build properties will have their side elevations facing towards the rear of the terraces at Tarring Street and Leybourne Terrace
17. In considering the amenity of the residents consideration has been given to the fact the layout of the development is replicating the previous design and layout of the properties prior to the properties being demolished.
18. In respect of the spacing of the properties and the provisions of privacy, while the general layout does not comply with the 21 metres separation guidance that is applied to development on greenfield sites, it does fit in with the existing separation distances achieved within the existing street form. Main rear elevations of the terraced properties will maintain a separation distance of 16 metres to the original rear elevations on Middleton Walk and 25 metres to the original rear elevations of Leybourne Terrace. The main front elevations on Tarring Street will retain 19 metres between the front elevations and the proposed new housing scheme properties. Therefore within the existing street and vicinity of the site, the nature of the terraced property design means that similar separation distances between original rear elevations are maintained.
19. In respect of the two new dwellings a 6 metre separation distance will remain between the side elevations to the rear boundary wall of existing properties in Tarring Street and a 10 metre separation distance will be retained with Leybourne Terrace. Only a kitchen window and single access door will face towards the neighbours at Leybourne Terrace and Tarring Street with additional screening provided by the 2 metre high wall.
20. With regard to any potential overbearing impact of the proposal, the terraced properties and extensions will be built to be in-line with the original building line and rear boundary line of the current terraces along Tarring Street. The overall ridgeline roof height of the proposed in-fill properties will be the same as the existing ridgeline roof height of the terraces along Tarring Street. The two-storey extensions to the rear of the properties will have gable roof designs with the overall ridgeline roof height being 1.8 metres lower than the original ridgeline roof heights. Overall, the minimum 8 metres separation distance between the rear boundaries of the properties and the fact the ridgeline roof heights will be the same as the existing means the proposed in-fill properties and it therefore considered that there will not be a significant impact in terms of overbearing on the neighbouring properties along Middleton Walk.
21. In terms of any potential loss of light to the existing residents, the terraced properties and two new build properties will be located a minimum of 8 metres from the existing residents boundaries and will be located to the east. Taking into consideration the orientation of the properties, the sun's orientation and the 8 metre separation distance which will remain, the impact in terms of potential loss of light is not considered to be significant.

22. Since the original submission the site layout has been slightly altered with the two new build dwellings being located further to the west to ensure that there are no issues with the existing sewers and the two new build properties now have individual garden areas to the rear.
23. The Police Architectural Liaison Officer (ALO) has considered the submitted information and indicated that there was a considerable amount of crime within this area in the past 12 months which is assumed to be a reflection of the partially demolished housing area and more opportunities therefore being available for such behaviour to occur. The ALO has highlighted the importance of designing out crime which the applicant has taken account of in their latest site layout. The ALO has made specific comments on the scheme as follows;

Access and movement routes are defined by the current terraced properties and natural surveillance should be achieved to the rear to prevent any blind spots or alleyways for offenders to hide.

Gates to access rear yards should be robust and have a locking mechanism

Spaces should be clearly defined in terms of their ownership with clear definition between private, public, semi-private and semi-public areas.

Due to high volumes of metal theft where appropriate alternative materials should be utilised.

These matters should reduce the fear of crime.

The ALO further advises in relation to tree and shrub cover, ownership matters, meter box positions, door sets, boundary treatments etc with the intention to appropriately specify details which achieve secure by design principles.

24. The scheme has taken on board some key points relating to security in terms of the height of the boundary walls to the rear of the in-fill terraced and the height of the boundary wall to the side and rear of the in-fill properties. The inclusion of a window on the rear elevation of the two-storey extensions to provide natural surveillance. The applicant has been made aware of the remaining matters which they could factor in during the build process of the development.

The design and appearance of the properties

25. The proposed site is located on previous developed land and will utilise the existing road accesses and pedestrian footpaths layout on the estate. The design of the in-fill properties with the front elevation facing directly onto the pavement and the rear yard area fits in with the current terraced property layout along Tarring Street. The two new build properties have enclosed rear garden areas to provide additional amenity space with a 2 metre high brick wall which has been designed with security issues in mind.
26. The front elevation of the terraced properties have been designed to match the existing terraces with the brick work detailing under the eaves, sash window design and brick detailing above the window and the doors. The two new dwellings have been designed to have similar features to the terraced properties in terms of the sash windows and brick work detailing so they fit in with the street scene.
27. Although objection comments have been received in relation to the design of the development replicating the existing terraces and the wish for the demolition of the existing terraces and a new housing scheme for the site. This is the current scheme which has been submitted for consideration and the design, materials and appearance of the scheme are considered to accord with the character and appearance of the existing street scene.

28. The Head of Technical Services have commented that they have no landscape or visual objections to the proposal and that the proposal forms part of a larger regeneration scheme.

Highway Related Matters

29. The proposal will utilise the existing access roads and footpaths. Both the in-fill terraced properties and the two semi-detached properties are being placed within the same footprint as the properties which were demolished on the site.
30. The proposal does not include any additional incurtilage car parking provision due to the nature of the terraced properties with the two semi-detached properties providing amenity space to the rear.
31. The Head of Technical Services has commented that they have no objections to the proposal as the lack of incurtilage car parking spaces is in keeping with the area and there is on-street parking provision available.
32. Concerns have been raised by residents regarding the width of the street which is located between Middleton Walk and Tarring Street and the fact that if additional cars are parked on the street this would have an impact on access for emergency vehicles. The Head of Technical Services has commented that the proposed dwellings are replacement dwellings for properties which were demolished after 2010 and therefore will not increase the demand for on street parking from when these properties were last occupied. Emergency vehicle access to the properties on Middleton Walk will remain as existing and will not be affected by the development.

Residual matters

33. An initial request was made from Councillor Coleman for a site visit prior to the committee meeting however the appropriate procedure was not invoked and was not therefore considered by the Head of Planning and the Chair of the Planning Committee.
34. The proposal relates to a housing regeneration scheme where the both the in-fill development and the two semi-detached properties are replacing the same number of properties which were demolished on the site. The terraced properties are providing an amenity yard area to the rear and the semi-detached properties are providing rear garden amenity space. Whilst section 106 contributions for open space, recreation and landscaping would normally be required under Core Strategy CS11 as the proposal is replacing the same number of dwellings on the site and there is amenity space provision for the occupants, it would not be appropriate to require additional contributions to be made.
35. The Councils Environmental Health Officers have commented on the application and requested a condition regarding the construction hours due to the proximity of the development to existing residential properties. This condition is considered to be relevant and necessary.
36. Northumbrian Water have commented that there are three sewers within the site. They have advised that the sewers can be relocated however this would be at the applicant's expense. The applicant has moved the location of the two-semi-detached properties to facilitate this

however has been made aware of the issue in terms of the development. An informative is recommended however that the developer gains early contact with Northumbrian Water.

37. Northern Gas Networks have advised that they have no objections to the proposal although there may be apparatus in the area which are at risk during construction. An informative is recommended suggesting the developer gains early contact with Northern Gas Networks.
38. Renewables Current Core Strategy Development Plan CS3 requires 10% renewables and properties to be built to Code 4 Standards. Due to the limited space within the sites there is limited opportunity for the developers to use solar power particularly as the front elevation roofs face eastwards and the rear roof lines are broken with the extensions. The lack of the undeveloped site prevents the use of ground source heat pumps. The developer has confirmed that they although they will not be able to achieve the 10% renewables they will provide highly insulated properties which will be energy efficient and air tight dwellings which will be in accordance with approved document 'L' of the building regulations.
39. Concerns have been raised regarding the developer and future occupants of the site. Concerns raised regarding individual developers and future occupants are not a material planning consideration and cannot be considered as part of the proposal.
40. Objections have been raised with regard to the fact the in-fill properties will divide the existing estate from the proposed new housing regeneration scheme estate approved under application 12/0299/FUL. The proposed in-fill properties may be a physical structure between the properties however the proximity of each of the properties within the area to each other and the open space provision provided under application 12/0299/FUL should ensure there is no community division.
41. Several residents have commented that the proposal is not the development or type of properties the community understood was to take place on the site. The Council can only consider proposals for housing that are formally submitted for development sites and areas and this is the current proposal for this site, which forms part of the overall regeneration of the Parkfield area.

CONCLUSION

42. The proposal is considered to be in accordance with the provisions of the Core Strategy in relation to the principle of new housing development within the core urban area, being on a brownfield site and being within the limits of development.
43. While concerns have been raised by local residents in relation to the location of the dwellings and the design of the dwellings, the development is on previously developed land and provides a density and scale which is in keeping with the surroundings. The development is of a design and appearance which accords with the character and appearance of the existing street scene. Sufficient amenity space will be provided for the residents of the terraced properties with the new semi-detached properties having separate rear gardens. Adequate access is provided from the existing road network as detailed within the report. It is considered that therefore that there will be no undue impacts in terms of the privacy and amenity of the nearby residents and that the future occupants of the properties will have adequate privacy and amenity.

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

**Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Debra Moody Telephone No 01642 528714**

WARD AND WARD COUNCILLORS

Ward Stockton Town Centre
Ward Councillors Councillor D. W. Coleman, Councillor P. Kirton

IMPLICATIONS

Environmental Implications:

As set out in the 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. Consultees and neighbour comments have all been taken into account as has the impact on existing residents and their associated rights. It is considered that there are no known impacts that would fundamentally affect people's Human Rights.

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. The need for a safe and secure environment has been considered and the benefits achieved through the careful consideration of the site layout. There are no significant community safety implications as a result of this proposal which achieves, good natural surveillance over most areas.

Background Papers:

The Town and Country Planning Act 1990.
National Planning Policy Framework
Stockton on Tees Local Plan Adopted Version June 1997
Core Strategy Development Plan Document March 2010
Supplementary Planning Document 3: Parking Provision for New Developments
Supplementary Planning Document : Open Space, Recreation and Landscaping
Supplementary Planning Document 6 : Planning Obligations

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