

DELEGATED

**AGENDA NO 5
PLANNING COMMITTEE**

14 JANUARY 2015

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

14/2255/FUL

Karelia , The Drive, Thornaby

Proposed alterations to existing bungalow to include increasing the roof height, dormer window to front, 3.no velux windows, single storey extension to side/rear and porch extension (demolition of existing conservatory to front and lean to conservatory to rear)

Expiry Date 21st January 2015

UPDATE REPORT

Additional Information received

An additional objection comment and support comment has been received in respect to the application and are detailed below:-

Mr Steven Hall, Anorien, The Drive, Thornaby, TS17 0AG

Having further reviewed the submitted plans for the property.

I have major concerns about the increase of traffic and parking issues on the private access to my property.

Also the damage to the road way that will be done by the increase in heavy traffic carrying materials to and from site.

I am responsible for the up-keep of the private driveway and over the years have spent a considerable amount of money on repairs to the road surface.

I am not prepared to put up with the noise and parking of building vehicles outside my property causing an obstruction for me to access my property on a daily basis.

In addition to the above the development is totally out of character with the rest of the dwellings on the drive and will not enhance this peaceful setting.

Mr Stanley Dixon, 24 Scarborough Street, Thornaby

I would offer my support to the alterations to Karelia as I will be moving in with my Daughter if the application is granted.

I am an 82 Year old disabled widowed pensioner who has granted attendance allowance. I do need my Daughter's help in the shower and dressing. I am unable to walk without support if I fall I cannot get up again without help.

This is the main reason that I will be moving to Karelia if planning is approved and the build is complete.

Material Planning Considerations

Highway Issues

The original officer report addressed the concerns raised regarding the increase in traffic to the cul-de-sac and the parking issues. With the proposal not increasing the number of car parking spaces at the property, the proposal was not considered to have any significant impact in terms of highway safety.

The additional comment received relates to the damage to the private roadway and the potential damage to the roadway generated by the development along with the potential for their driveway area to be blocked in by construction vehicles. These comments have been noted however with the road not being an adopted highway any damage caused by the works would be a civil issue between the residents of the cul-de-sac.

Similarly, any obstruction of the private driveways within the cul-de-sac is a civil issues between the residents of the cul-de-sac.

Character and Appearance

Comments relating the development being out of character with the existing dwellings have been addressed in the original officer report.

Other matters

The original appendixes which were attached to the committee report showed two front elevations and not the propose rear elevation drawing which is attached to this update report.

Conclusion

The additional letter of objection and points raised do not affect the recommendation made within the main report and the proposed development remains to be considered and recommended for approval in accordance with details within the main report.

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

WARD AND WARD COUNCILLORS

Ward	Village
Ward Councillor	Councillor I J Dalgarno
Ward	Village
Ward Councillor	Councillor Mick Moore

IMPLICATIONS

Financial implications: As report

Legal implications: As report

Environmental implications: As 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. The detailed considerations within this report take into account the impacts on neighbouring properties,

visitors to the area, pedestrians and other relevant parties responsible for; or with interests in the immediate surrounding area. Consideration has been given to the level of impact and mitigating circumstances with conditions being recommended to reduce the impacts of the scheme where considered to do so.

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