

Planning Committee

A meeting of Planning Committee was held on Wednesday, 15th January, 2020.

Present: Cllr Norma Stephenson O.B.E (Chairman), Cllr Mick Stoker (Vice-Chair), Cllr Jacky Bright, Cllr Carol Clark, Cllr Helen Atkinson (Sub Cllr Chris Clough), Cllr Lynn Hall, Cllr Stefan Houghton (Sub Cllr Tony Hampton), Cllr Eileen Johnson, Cllr Bob Cook (Sub Cllr Paul Kirton), Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Marilyn Surtees, Cllr Luke Frost (Sub Cllr Steve Walmsley), Cllr Mrs Sylvia Walmsley

Officers: Julie Butcher (HR, L&C), Stephen Donaghy, Simon Grundy, Martin Parker (EG&DS), Sarah Whaley (MD)

Also in attendance: Applicants, Agents and Members of the Public

Apologies: Cllr Chris Clough, Cllr Tony Hampton, Cllr Paul Kirton, Cllr Steve Walmsley

P Evacuation Procedure

43/19

The Evacuation Procedure was noted.

P Declarations of Interest

44/19

Cllr Tony Riordan advised the Committee that in relation to item 19/2053/FUL 7 Marquis Grove, Norton, TS20 1QQ. Cllr Riordan had been corresponding with the applicant and council officers and had also made a site visit to the proposed application site. Cllr Riordan declared that he was not predetermined.

P Minutes from the Planning Committee meeting which was held on 23rd October 2019

45/19

Consideration was given to the minutes of the Planning Committee Meeting which was held on the 23rd October 2019.

RESOLVED that the minutes be approved and signed as a correct record by the Chair.

P 18/2110/REV

46/19

**Sun Street Garage , Sun Street, Thornaby
Revised application for the partial demolition and re-configuration of the existing building to facilitate the commercial garage including MOT workshops, servicing, repair and maintenance of vehicles, ancillary tool and tyre storage, a reception, office and w.c. Installation of boundary enclosure and gates to front, with associated parking.**

Consideration was given to planning application 18/2110/REV Sun Street Garage, Sun Street, Thornaby.

Planning permission was sought for the partial demolition and re-configuration of the existing garage building to continue to facilitate this garage use which would incorporate MOT workshops, servicing, repair and maintenance of vehicles along with ancillary tool and tyre storage. Such works would also include an area for a reception and office. Externally there would be a new boundary treatment with access gates to the front along with some car parking in association with the business.

This application site sat within a relatively newly built residential estate and was situated upon a corner plot at a slightly elevated position to some of the surrounding dwellings, especially those along Pottery Wharf.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that whilst it was acknowledged that there could often be conflicts between the nature of the garage operation and residential properties, there was an extant use and the building could be brought back into use as a garage workshop, without the need for planning permission.

Whilst the building would change in its appearance and layout, allowing for a reconfigured internal arrangement, the overall footprint of the building would reduce. Overall the scale of the building was not too dissimilar and was on balance considered to be suitable to the area.

Notwithstanding the extant position of the existing garage, in essence the proposed works were effectively a re-build of the garage and as a consequence a degree of control could be had through this planning application, such as control over sound insulation, hours of operation and control over garage activities (i.e. paint spraying/use of solvents/disposal of oils).

A typographical error was pointed out in respect of condition 10 which was agreed to be amended accordingly.

It was recommended that the application be approved with conditions for the reasons as set out within the main report save as amended as above.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows;

- Members had sympathy for the concerns of local residents, however were pleased to see that conditions had been included to mitigate against these concerns.

A vote then took place and the application was approved.

RESOLVED that planning application 18/2110/REV be approved subject to the following conditions and informatives below;

01. Time Period for commencement

The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

02. Approved plans

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

Plan Reference Number	Date Received
15064 S (00) 01B	22 February 2019
0030 P10	20 September 2019
0031 P10	20 September 2019
0035 P5	20 September 2019
0036 P1	20 September 2019
0037 P1	20 September 2019

03. Materials

Prior to the completion of the demolition of the existing front off-shoot, details of the materials and any associated render colours to be used in the construction of the external surfaces of the development shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04. Enclosure

Notwithstanding the proposals detailed in the submitted plans and prior to the operation of the development hereby, full details of the enclosure, including heights, materials and cross sections shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected in full accordance with these details.

05. Operation Hours

The premises to which this permission relates shall not be open for business outside the hours of 9:00am - 6:00pm Monday to Friday and 9:00am - 5pm on Saturday and not at any time on Sundays and Bank Holidays. Deliveries associated with the use shall not take place outside of the permitted hours of operation.

06.Noise attenuation; Insulation of building

Before the use/plant is brought into use the building, structure and plant shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained to the satisfaction of the Local Planning Authority. Any new plant installed subsequent to the approval shall not increase background levels of noise as agreed without the agreement in writing of the Local Planning Authority.

07. Construction/ Demolition

No construction/demolition works or deliveries/ removal of materials, shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

08. Noise disturbance from New Plant

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5dB (A) between the hours of 0700-2300 (taken as a 1 hour LA90 at the nearest sound sensitive premises) and shall not exceed the background

sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

09. Lighting

No new lighting shall be installed to the building facades or external areas of the site without the details first being submitted to and approved in writing by the local planning authority. Such details shall include the method of illumination, siting, angle of alignment, colour and luminance levels. Any lighting shall be implemented in full accordance with the agreed scheme and shall be retained thereafter for the lifetime of the development.

10. Car Parking/ Hardstanding

Prior to the approved development being brought into use, the additional car parking spaces shall be provided in accordance with Plan 0030 P10 (dated 20.09.19) and this parking provision shall be retained thereafter for the lifetime of the development. The demonstrated hard-standing areas shall also be constructed from porous/permeable materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

11. Landscaping Hardworks

Prior to the completion of the development, full details of the proposed hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

12. Contamination

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. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

13. Drainage of fluids

A bonded impervious area shall be constructed where vehicles can be sited to drain off sump oil, gearbox oil, hydraulic fluids and battery acids. This area shall

drain into an interceptor, constructed to retain such fluids until removed by a licensed waste transport carrier.

14. Use of Engine Cleaning Solvents

No engine cleaning using solvents is permitted on site unless in association with a cleaning system, details of which must first be submitted to and approved in writing by the Local Planning Authority. Any cleaning system shall be implemented in accordance with those agreed details.

15. No Spray Painting

Notwithstanding the submitted details, no paint spraying shall be carried out on the application site, unless otherwise agreed with the local planning authority.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative: Section 287 Agreement

It should be noted that the proposed car parking layout may require the relocation of the existing street lighting column; this and any other works within the adopted highway (resurfacing/dropped vehicle crossings/planting) should be carried out via a Section 278 agreement.

Informative: Demolition and Dust Emissions

A scheme should be provided to control dust emissions as a result of demolition works, such as dampening down, dust screens and wheel washers to prevent mud being tracked onto the highway. Mobile crushing and screening equipment shall have any appropriate local authority PPC permit required and a copy of this permit available for inspection.

Informative: Tyre Storage

The applicant should contact the Environment Agency regarding the storage of tyres at the site. The Environment Agency will then advise accordingly if additional controls/ permits are required for this activity.

Informative: Waste

There shall be provided at the premises containers for the storage and disposal of waste. Those containers shall be constructed, maintained, and located so that access to them by vermin and unauthorised persons is prevented and arrangements shall be made for the regular lawful disposal of their contents.

**P
47/19**

19/1873/OUT

239 Oxbridge Lane, Stockton-on-Tees, TS19 7AG

Outline application with all matters reserved for the erection of 2 No. dormer bungalows with associated garages and private access road.

Consideration was given to planning application 19/1873/OUT 239 Oxbridge Lane, Stockton-on-Tees, TS19 7AG.

Outline planning permission was being sought for the erection of two dormer

bungalows with associated garage and a private access road. This Outline Application had been submitted with all Matters Reserved. However, in accordance with the Procedure Order paragraph 5 (3), the submitted plans indicated the proposed point of access to the Site, which would be taken off the existing host dwellings private driveway onto Oxbridge Lane.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that given the indicative drawings provided, it was considered that the proposal could satisfactorily accommodate the additional two dwellings within the site without affecting the character of the area, amenity of neighbouring residents or highway safety. It was recommended that the application be Approved with Conditions for the reasons specified within the main report.

In the interest of protecting the residential amenity of future occupiers, Members were presented with an update report, which, since the original report, the proposed Condition 17 be reviewed and a new condition added, full details of which were contained within the update report.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows;

- Questions were raised in relation to additional land being taken from neighbouring properties to help create access to the proposed development, as those residents had submitted objections.
- It was felt the proposal was overdeveloped.
- In terms of Tree Preservation Orders (TPO) concerns were raised relating to the Ash and Poplar trees within the local vicinity.
- Concerns were raised in terms of road safety, in particular turning from Green Lane onto Oxbridge Lane as this was considered dangerous. Concerns were also raised in terms of not being able to pass parked vehicles on Preston Road.
- It was felt that the newly proposed dwellings were not in keeping with the older surrounding houses and therefore out of character.
- Members raised concerns relating to inadequate parking facilities for the newly proposed dwellings.
- Questions were raised relating to the collection of waste and whether bin lorries were able collect waste safely. In addition some Members felt the location of the proposed bin store was not in a satisfactory place.

- Clarity was sought as to the type and number of dwellings that were proposed.
- Questions were raised relating to separation distances between the proposed dwellings and the existing houses and if these were sufficient.
- Members asked for confirmation that the proposed turning head on the plans would have parking restrictions and only be used for vehicles to turn.

Officers were given the opportunity to respond to comments / issues raised. Their responses could be summarised as follows:

- In terms of landownership, Officers confirmed that the land which was to be used for the access to the proposed development was owned by the host property, 239 Oxbridge Lane, and therefore was within their control.
- The trees in question were protected by TPO's. Some trees had already been removed however those trees were not protected.
- Where Members had raised concerns relating to overdevelopment, Officers informed the Committee that the minimum separation distances were achievable.
- Regards to the characteristic of the proposed development the age of surrounding houses were circa 1930's, and the new properties would be hidden from the main road.
- Officers informed the Committee that any issues raised concerning car parking bays associated with the proposed development was a consideration for reserved matters, once the number of bedrooms were known then the number of car parking bays would be determined.
- In terms of additional car journeys and the impact on the road network, it had been calculated that there would be one additional car journey which would have no impact on the local highways as per the NPPF.
- Where concerns had been raised regarding waste collection, residents of the proposed dwellings (should they be approved) would have to put their bins out on the roadside and therefore no issues in terms of access for the bin lorries. Regarding the location of the proposed bin store, this could be looked at further at the reserved matters stage, however it was noted that it would have to be within 25 metres of the highway.
- Officers confirmed that the proposed dwellings at this stage were 2 dormer bungalows. Should the Applicant wish to increase the number of dwellings then they would have to submit a brand new application.
- Officers confirmed the separation distances between the newly proposed dwellings and neighbouring properties were acceptable, however this would be considered again at reserved matters.
- Officers explained that the turn head on the plans would be considered at reserved matters. Chances were that it would be a private drive and would not be adopted. If the applicant came back at reserved matters they would be

advised to provide enough parking for the proposed dwellings. If the turning head was private then officers would not be able to put a condition on it preventing parking, it would become a civil matter.

A vote then took place and the application was approved.

RESOLVED that planning application 19/1873/OUT be approved subject to the following conditions and informatives detailed below;

01 Approved plans

The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date Received
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1885/03A	30 September 2019
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1885/01A	23 August 2019
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02 Reserved Matters;

Details of the appearance, landscaping, layout, and scale of each phase of the development (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before development of the phase concerned begins, and the development shall be carried out as approved.

03 Time Limit for Submission of the Reserved Matters;

Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

04 Time Limit for Commencement;

The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

05 Surface/foul Water Drainage;

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Suitable Surface Water Drainage Scheme and a foul water drainage scheme have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

I. Detailed design of the surface water management system;

II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;

III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

IV. Details of adoption responsibilities.

06 Construction Management Plan;

Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

(i) the site construction access(es)

(ii) the parking of vehicles of site operatives and visitors;

(iii) loading and unloading of plant and materials including any restrictions on

delivery times;

(iv) storage of plant and materials used in constructing the development;

(v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,

(vi) measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;

(vii) measures to control and monitor the emission of dust and dirt during construction;

(viii) a Site Waste Management Plan;

(ix) details of the HGVs routing including any measures necessary to minimise the impact on other road users;

(x) measures to protect existing footpaths and verges; and a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

07 Unexpected Land Contamination

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. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

08 Construction Hours

No construction/ site preparation works or deliveries shall take place on the premises before 8.00 a.m. on weekdays and 8.30 am on Saturdays nor after 6.00 pm on weekdays and 1.00 pm on Saturdays (nor at any time on Sundays or Bank Holidays).

09 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.

10 Tree Protection

An Arboricultural Method Statement and Tree Protection Plan should be submitted in support of the Reserved Matters application. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations

2. NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to

site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

11 Scale

Notwithstanding the submission of the illustrative plans, the maximum ridge height of the dormer bungalows, hereby approved, shall not exceed 6.5m and the ridge height of any garages shall not exceed 3.5m.

12 Ecology – Update Survey

A maximum of three months before works commencing on site a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the Local Planning Authority and identify any additional or revised mitigation measures required

13 Ecology - Hedgehogs

Notwithstanding the submitted information, prior to the erection of any fencing details of the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs shall be submitted to and be approved in writing by the Local Planning Authority. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

14 Ecological – Mitigation

All ecological mitigation measures shall be carried out in accordance with the submitted ecological appraisal received by the Local Planning Authority on the 20 September 2019, unless the update report, required by Condition 15 outlines any revised mitigation measures.

15 Biodiversity Plan

Prior to the commencement of the development hereby approved, a specification (including methodology and programme of implementation) for the enhancement of biodiversity through the provision of features including bat and bird boxes and holes at ground level in boundary walls and fences for hedgehogs to pass through, shall be submitted to and approved in writing by the Local Planning Authority. The works so approved, shall be carried out in accordance with the approved programme of implementation and be retained thereafter for the lifetime of the development.

16 Open Access

Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

17 Works to Host Dwelling

Prior to the occupation of the development, hereby permitted, a full set of existing and proposed plans for the alterations to the host dwelling, known as 239 Oxbridge Lane, as indicated on Drawing Number 1885/03 A should be submitted to and agreed in writing by the Local Planning Authority.

18

Prior to the occupation of the development, hereby permitted, the works as agreed under Condition 17, shall be completed in accordance with the approved

details.

INFORMATIVES OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions

Informative: Northumbrian Water

We can inform you that a public sewer and two strategic water mains cross the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We include this informative so that awareness is given to the presence of assets on site. For further information is available at <https://www.nwl.co.uk/developers.aspx>.

Informative: Northern Gas

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, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

Informative: Designing out Crime

The developer is encouraged to adopt the police security standard 'Secured by Design' and to make contact with Crime Prevention & Architectural Liaison at their earliest opportunity for any crime prevention/designing out crime input/advice. Further information on the police designing out crime initiative and my contact details are available at www.securedbydesign.com, or you can call the police non-emergency number (within the Cleveland Police Force Area) on 101 and ask for Gerry McBride.

The Planning Officers report concluded that given the indicative drawings provided, it was considered that the proposal could satisfactorily accommodate the additional two dwellings within the site without affecting the character of the area, amenity of neighbouring residents or highway safety. It was recommended that the application be Approved with Conditions for the reasons as specified within the main report.

**P
48/19**

19/2053/FUL

7 Marquis Grove, Norton, TS20 1QQ

Erection of two storey extension to the side to include installation of flue and single storey extension to the rear (demolition of existing garage)

Consideration was given to planning application 19/2053/FUL 7 Marquis Grove, Norton, TS20 1QQ.

Planning application sought planning permission for the erection of a two storey side extension and single storey extension to the rear.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the above considerations it was considered that the scale and design of the proposed two storey extension was inappropriate for the property and street scene. The extension would therefore appear as a dominant and incongruous feature within the street scene and adversely affect the character of the surrounding area. It was therefore recommended that the application be refused for the reason specified in the main report.

The Applicant was in attendance and given the opportunity to make representation. Her comments could be summarised as follows:

- The double garage was also a utility and play room.
- There was subsidence and damp and a new roof was required.
- The Applicant felt that the report differed massively from what she was verbally told were the reasons for refusal.
- The report also considered that Paragraph 127 and 130 of the NPPF were relevant to the determination of the application; however the Applicant did not feel they should apply.
- The Applicant did not believe there was any impact to neighbouring properties, the street scene was a kaleidoscope of dwellings of varying styles, ages and materials.
- Many houses on the Grove had been added to and altered.
- The proposed extension was set back from the host property.
- The proposed materials to be used for the extension would complement the existing house.

Officers were given the opportunity to respond to the comments made by the Applicant. These could be summarised as follows;

- Officers understood the applicant's comments and frustrations however, from an officers point of view as highlighted within the main report, the main issue was the overall scale of the extension and its dominance. It was set back however it was extending side and up, becoming a too dominant extension.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows;

- Members asked what percentage of the existing dwelling the extension would be.
- Members made reference to a three storey block of flats on Marquis Grove which was the most dominant building on the street scene. There were also other new dominant buildings within the vicinity, and the proposed extension was subservient to the main building.
- Clarity was sought as to whether there was any national guidance in terms of how big an extension could be.
- Members referred to paragraph 130 of the NPPF and queried that an application should not be refused on the size of the footprint.
- The neighbouring property where the extension would move towards had supported the proposal.

Officers were given the opportunity to respond to comments / issues raised. Their responses could be summarised as follows:

- Where members had asked how big the extension would be, Officers highlighted that the current dwelling was 13 metres wide but with the addition of the extension this would go beyond 22 metres in total.
- The Planning Development Services Manager whole heartedly acknowledged other properties had been added to and improved, however the scale and the dominance of this proposal was that it was at the head of the cul-de-sac and turn head.
- The NPPF promoted good design. If the applicant was to amend the proposal to a suitable scheme then Officers would be ok with that. It was felt a total of 19 metres was more acceptable.
- Officers informed the Committee that there was no guidance that stipulated the size an extension could be, it was a subjective view. Officers felt that the proposal was out of proportion therefore did not support the application.
- The Committee heard that the application was not recommended for refusal due to the footprint, this was about the characteristic, design and adverse impact on street scene.

A vote then took place and the application was refused.

RESOLVED that planning application 19/2053/FUL be refused for the following reason;

Out of character with property and street scene

01 In the opinion of the Local Planning Authority, it is considered that the proposed two storey extension to the side by virtue of the scale, design and siting, would be out of keeping with the proportions of the main dwelling house, introducing a dominant and incongruous feature into the street scene to the detriment of the character and appearance of the property and the street scene,

contrary to guidance contained within paragraph 127 and 130 of the NPPF, Supplementary Planning Guidance Note 2 (Householder Extensions) and Local Planning Policies SD3 and SD8.

**P
49/19**

**1. Appeal - Classic Country Developments - Land At Kirklevington Hall Drive
18/0351/FUL – DISMISSED**

**2.Appeal - Jayne Wilkins - Land To The Rear Of 48 Holme Land, Ingleby Barwick
19/0927/COU – ALLOWED WITH CONDITIONS**

**3.Appeal - Gary Devlin - 37 Birkdale Road, Stockton-on-Tees, TS18 5LZ
18/2821/FUL – DISMISSED**

**4.Appeal - Anthony Connoly – Roberta, Letch Lane, Carlton
18/1428/VARY – ALLOWED WITH CONDITIONS**

**5.Appeal - Mr Lee White - 2 Bala Close, Ingleby Barwick, TS17 5HS
19/0869/FUL – DISMISSED**

**6.Appeal - Mr Paolo Raffiq - Che Bar, 94 - 95 High Street, Stockton-on-Tees
19/1456/ADV – DISMISSED**

**7.Appeal - Yar Mhammond - 41 High Street, Norton, Stockton-on-Tees
19/0453/ADV – DISMISSED**

**8.Appeal - Mr Michael Newberry - Iris Gardens, Thorpe Leazes Lane, Thorpe Thewles
19/0050/REV – ALLOWED WITH CONDITIONS**

The appeals were noted.

**P
50/19**

**1. Appeal - Mr Michael Newberry - Iris Gardens, Thorpe Leazes Lane, Thorpe Thewles, TS21 3HY
18/2555/PABRE - ALLOWED WITH CONDITIONS**

**2. Appeal - Hollybush Leisure Ltd - Hollybush Farm, Thornaby Road, Thornaby, TS17 0HP
17/0389/OUT - DISMISSED**

**3. Appeal - Mr Mark Forbes - 10 Kingsdale Close, Yarm, TS15 9UQ
19/0574/FPD - ALLOWED WITH CONDITIONS**

**4.Appeal - Miss Lindsey Knight - 18 Rook Lane, Norton, TS20 1SD
19/0992/FUL - ALLOWED WITH CONDITIONS**

The appeals were noted.