

Date:

Wednesday 10 June 2026 at 1.30 pm

Venue:

Council Chamber, Dunedin House, Columbia Drive, Thornaby, TS17 6BJ

Cllr Mick Stoker (Chair)

Cllr Michelle Bendelow (Vice-Chair)

Cllr Carol Clark, Cllr Stephen Dodds, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Agenda

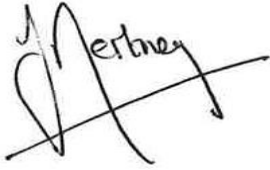
1. Livestreaming

This meeting will be filmed for live and / or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you attend and make a representation to the meeting, you will be deemed to have consented to being filmed. When admitted to the Council Chamber you are also consenting to being filmed and to the possible use of those images and sound recordings for livestreaming and / or training purposes. If you do not wish to have your image captured, please contact Democratic Services prior to attending the meeting.

If there are any technical difficulties with the livestreaming, the meeting will still proceed.

2. **Evacuation Procedure** (Pages 7 - 10)
3. **Apologies for Absence**
4. **Declarations of Interest**
5. **Planning Protocol** (Pages 11 - 12)
6. **25/2162/OUT Land North of Sandy Lane West, Billingham** (Pages 13 - 66)
7. **25/1945/FUL 74A Darlington Road, Stockton-on-Tees, TS18 5ET** (Pages 67 - 96)
8. **25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD** (Pages 97 - 124)



Jonathan Nertney
Head of Democratic Services
Tuesday 2 June 2026

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please.

Contact: Democratic Services Officer Sarah Whaley on email sarah.whaley@stockton.gov.uk

Key – Declarable interests are :-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance



Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

Council Chamber, Dunedin House Evacuation Procedure & Housekeeping

Entry

Entry to the Council Chamber is via the Council Chamber entrance indicated on the map below.



In the event of an emergency alarm activation, everyone should immediately start to leave their workspace by the nearest available signed Exit route.

The emergency exits are located via the doors on either side of the raised seating area at the front of the Council Chamber.

Fires, explosions, and bomb threats are among the occurrences that may require the emergency evacuation of Dunedin House. Continuous sounding and flashing of the Fire Alarm is the signal to evacuate the building or upon instruction from a Fire Warden or a Manager.

The Emergency Evacuation Assembly Point is in the overflow car park located across the road from Dunedin House.

The allocated assembly point for the Council Chamber is: D2

Map of the Emergency Evacuation Assembly Point - the overflow car park:



All occupants must respond to the alarm signal by immediately initiating the evacuation procedure.

When the Alarm sounds:

1. **stop all activities immediately.** Even if you believe it is a false alarm or practice drill, you **MUST** follow procedures to evacuate the building fully.
2. **follow directional EXIT signs** to evacuate via the nearest safe exit in a calm and orderly manner.
 - do not stop to collect your belongings
 - close all doors as you leave
3. **steer clear of hazards.** If evacuation becomes difficult via a chosen route because of smoke, flames or a blockage, re-enter the Chamber (if safe to do so). Continue the evacuation via the nearest safe exit route.
4. **proceed to the Evacuation Assembly Point.** Move away from the building. Once you have exited the building, proceed to the main Evacuation Assembly Point **immediately** - located in the **East Overflow Car Park**.
 - do not assemble directly outside the building or on any main roadway, to ensure access for Emergency Services.

5. await further instructions.

- **do not re-enter the building under any circumstances without an “all clear”** which should only be given by the Incident Control Officer/Chief Fire Warden, Fire Warden or Manager.
- do not leave the area without permission.
- ensure all colleagues and visitors are accounted for. Notify a Fire Warden or Manager immediately if you have any concerns

Toilets

Toilets are located immediately outside the Council Chamber, accessed via the door at the back of the Chamber.

Water Cooler

A water cooler is available at the rear of the Council Chamber.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when invited to speak by the Chair, to ensure you can be heard by the Committee and those in attendance at the meeting.

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Planning Committee Procedure

1. Officers present the report to Members
2. Members of the public, applicants and agents speak for/against the application, 3 minutes each
3. Officers respond to any queries/misinformation which may have been raised as a result of public speaking
4. Members discuss the application in general and seek clarification from Officers/agents if necessary
5. Officers respond to any points raised by Members and give a brief summary of the proposal in view of comments raised
6. If it looks as if the application may go contrary to officer recommendation, Members debate and propose the possible reasons for the decision and the lead planning and legal representatives and other officers will advise which reasons are acceptable or not. Members respond on whether they wish to vary the reasons accordingly
7. Following the discussion, Members will be asked to confirm and then agree the reasons upon which they will rely if they vote for refusal of the application
8. Members vote on the officer recommendation or any alternative motion successfully carried
9. If the decision taken is contrary to officer recommendation, the Planning Officer, and Legal Representative are given the appropriate amount of time to discuss whether the protocol for decisions contrary to officer recommendation should be invoked and that the committee and members of the public be informed of the outcome of that decision
10. The next application is then debated

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DELEGATEDReport to Planning Committee
10 June 2026

Report of Director of Regeneration and Inclusive Growth

25/2162/OUT**Land North of Sandy Lane West, Billingham,****Expiry Date: 12 January 2026****Extension of Time Date:****Summary**

Outline planning permission is sought, with all matters reserved except access, for the development of up to 179 residential dwellings (Use Class C3), together with a community building (Use Classes E/F2), and associated access, highways infrastructure, open space and landscaping.

The site lies outside the defined limits to development; however, the Council is unable to demonstrate a five-year supply of deliverable housing land. The proposal has therefore been assessed having regard to the presumption in favour of sustainable development, with the decision hinging on the overall planning balance.

The application has generated a significant level of public interest, with 282 letters of objection received. The principal concerns relate to highway safety and congestion, conflict with the Development Plan, and the potential impact on the separation between Billingham and Wolviston. These matters have been fully considered within the assessment. Technical consultees, including National Highways and the Council's Highway Authority, raise no objection, and the submitted evidence demonstrates that impacts can be appropriately mitigated.

The proposal would deliver up to 179 dwellings, including policy-compliant affordable housing, making a significant contribution towards addressing the identified shortfall in housing land supply. This benefit is afforded substantial weight. The site is considered to represent a sustainable location on the edge of Billingham, with acceptable access to services, facilities and public transport. Other impacts, including landscape effects, loss of agricultural land, ecology, trees, drainage, heritage and residential amenity, have been assessed and are not considered to give rise to unacceptable harm.

Taking all matters into account, the adverse impacts identified are limited and do not significantly and demonstrably outweigh the benefits of the proposal when assessed in the overall planning balance. The development is therefore considered to represent a sustainable form of development.

The application is recommended for approval, subject to conditions and the completion of a Section 106 agreement to secure the necessary planning obligations

Recommendation(s)

That planning application 25/2162/OUT be approved subject to the following conditions and informatives and subject to applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

Reserved Matters - Time Period for submission

01 Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

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

Period for Commencement

02 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

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

Reserved Matters – Details

03 Notwithstanding the submitted plans, approval of the details of the Appearance, Landscaping, Layout and Scale of the development known as the ‘Reserved Matters’ shall be obtained in writing from the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans

Reason: To reserve the rights of the Local Planning Authority with regard to these matters

Approved Plans

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

Plan Reference Number	Date Received
SK-00.10	19 March 2026
25-100/SK02 rev C	19 February 2026

Reason: To define the consent.

Quantum of Development

05 The development permitted shall include no more than 179 dwellings unless otherwise approved in writing by the Local Planning Authority.

Reason: To define the consent.

Design Code

06 Prior to or as part of the reserved matters application, a Design Code informed by the Local Design guide SPD, shall be submitted to and be approved in writing by the local planning authority. Thereafter the development phases shall be implemented in general conformity with the approved design guide.

Reason: To enable the Local Planning Authority to satisfactorily control the development in the interest of place making and a development that is cohesive across all phases.

Phasing Plan

- 07 No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the conditions attached hereto, in so far as those conditions relate to each phase of development and to ensure no plot is developed in isolation.

Existing and Proposed Site levels

- 08 Notwithstanding the information submitted as part of the application, for each phase of the development, 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. Work shall be undertaken in accordance with the approved scheme.

Reason: To define the consent and to ensure that the development does not adversely impact on the visual amenities of the area.

Accessible and adaptable homes

- 09 Notwithstanding the submitted plans a minimum of 50% of the proposed dwellings shall meet Building Regulation M4(2) and a minimum of 8% of the proposed dwellings shall meet Building Regulation M4(3).

Reason: In the interests of promoting accessible and adaptable homes in accordance with Policy H4 of the local plan.

Amenity Greenspace

- 10 Within each phase, no Development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the setting out of Amenity Greenspace by the developer in accordance with the Open Space, Sport and Recreation Supplementary Planning Document as part of the development, and such arrangements shall address and contain the following matters:
- The delineation and siting of the proposed Amenity Greenspace
 - The arrangements the developer shall make to ensure that the Amenity Greenspace is laid out and completed during the course of the development
 - The arrangements the developer shall make for the future maintenance of the Amenity Greenspace
 - The Amenity Greenspace shall be completed in accordance with the approved scheme and phasing arrangements as agreed by the local planning authority.

Reason: To enable the Local Planning Authority to satisfactorily control the development

Ecology and Biodiversity

- 11 Works shall be undertaken in strict accordance with the avoidance mitigation and compensation recommendations as detailed in Section 6 of the Preliminary Ecological Appraisal (dated October 2025) prepared by OS Ecology.

Reason: To conserve protected species and their habitat where necessary

Ecology Survey (post two years)

- 12 If work does not commence on each phase within 2 years from the date of the submitted (or subsequent) ecology survey for that area of the site, 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 is 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.

Reason: To conserve protected species and their habitat where necessary

Construction Environmental Management Plan (Ecology)

- 13 Prior to the commencement of development a Construction and Environmental Management Plan (CEMP), shall be submitted and approved by the local authority, and will include as a minimum:
- Checking surveys for badger.
 - Method Statements for protected species (badger, breeding birds, bats and amphibians).
 - Appropriate working methods and detail on habitat management and creation
 - Appropriate surveys work will be undertaken should plans change and works to trees are proposed where bat roosts could be present. If required, works will not be undertaken until a Natural England licence is in place.

Reason: To conserve protected species and their habitat where necessary

Habitat and wildlife

- 14 As detailed in BS 3998:2010, prior to work commencing, the trees and their surroundings should be assessed for the presence of protected species, some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned (including the nesting habits of birds and the egg-laying habits of insects).

Reason: In compliance with the Habitat Regulations and Countryside and Wildlife Act

Biodiversity Net Gain

- 15 No development shall commence until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority. A Biodiversity Gain Plan, must be submitted to and approved by the planning authority before the development can begin; and thereafter a Biodiversity Gain Plan for each reserved matter in relation to layout must be submitted to and approved by the planning authority before the development of that phase can begin and ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development

Reason: In the interests of ensuring measurable net gains to biodiversity and allow the LPA to discharge its duties under the NPPF (2023)

Habitat Management and Monitoring Plan

- 16 No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall cover the following elements:
- (a) creation/enhancement of medium or higher distinctiveness habitats;

- (b) habitat of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
- (c) habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development;
- (d) areas of habitat creation or enhancement which are significant in area relative to the size of the development;
- (e) enhancement to habitat condition; and,
- (f) all proposed 'off-site' gains.

Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: To ensure the proposed habitat creation and/or enhancements are suitably managed and monitored to ensure development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Tree Retention

- 17 Notwithstanding the submitted information, unless shown for removal in the submitted Arboricultural Report (Ref: ARB/AE/3734), all trees and hedges to the boundaries of the application site shall be retained and protected in accordance with tree protection measures outlined in the submitted Arboricultural Report. Protection measures shall be installed prior to commencement of works being undertaken and shall remain in place for the duration of the construction period.

No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application. Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.

Noise Mitigation Strategy

- 18 Prior to the commencement of development above ground level, a detailed Noise Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the submitted Apex Acoustics Noise Impact Assessment and shall include:
- The location, height, and specification of acoustic barriers to protect external amenity areas, particularly those closest to the A19.
 - Façade treatments and glazing specifications for plots identified as requiring enhanced acoustic protection to meet internal noise standards in accordance with BS8233:2014.
 - Details of ventilation and overheating mitigation strategies that ensure compliance with internal noise criteria, particularly for plots adjacent to the A19 and Sandy Lane.

- Confirmation that openable windows are feasible on the majority of plots, and identification of any plots requiring restricted window openings or alternative acoustic design measures.
- A plan demonstrating compliance with internal and external noise criteria, including garden areas not exceeding 55dB LAeq,16hr.

The approved scheme shall be implemented in full prior to the occupation of the affected dwellings and shall be retained thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise

Noise from School

19 Prior to, or as part of the reserved matters application, a Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning. The assessment shall be prepared by a suitably qualified noise consultant and shall assess the impact of noise arising from the sports playing pitch and MUGA, both individually and cumulatively, when in use. The assessment shall consider noise from sporting activity, including raised voices, whistles and ball impact noise (including perimeter fencing, rebound boards and goal backboards). The assessment shall be undertaken in accordance with the WHO Guidelines for Community Noise and Sport England guidance “Artificial Grass Pitch (AGP) Acoustics” and shall demonstrate that noise levels do not exceed 50 dB LAeq (1 hour) measured at 1 metre from the façade of nearby residential properties or within private external amenity areas.

An assessment shall also be undertaken to determine the change in noise level attributable to the proposed MUGA compared with existing baseline noise levels at nearby noise-sensitive receptors. A minimum 72-hour baseline noise survey shall be undertaken at representative nearby receptors. Measurements and assessment shall be based on LAeq,1h periods, with change in noise level evaluated on an hourly basis across all proposed operating periods (weekday evenings and weekends).

Where mitigation is identified as necessary, a scheme of noise control measures shall be submitted for approval and implemented prior to occupation of the affected dwellings. Such measures may include, where justified, acoustic fencing or screening, and/or enhanced glazing and mechanical ventilation to affected habitable rooms. A post-installation verification report shall also be submitted to confirm compliance with the approved noise levels. All approved mitigation shall thereafter be retained for the lifetime of the development.

Reason: To protect the amenity of existing and future residents from noise arising from adjacent sports facilities, in accordance with the agent of change principle and relevant national guidance.

Light pollution from School

20 No dwellings hereby approved shall be occupied until a desk-based Lighting Impact Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall consider the impact of existing and/or approved lighting associated with the adjacent sports pitch, including floodlighting, on the proposed dwellings and shall include:

- a) Lighting modelling of light spill, glare and vertical illuminance at dwelling façades and private amenity areas under worst-case operating conditions;

- b) Assessment against the relevant Institute of Lighting Professionals (ILP) Guidance on the Reduction of Obtrusive Light;
- c) Identification of any mitigation required within the residential development site to protect future occupiers.

A post-installation verification of lighting levels shall be undertaken prior to occupation of affected dwellings to demonstrate compliance with the approved assessment. Any approved mitigation shall be implemented prior to occupation of the affected dwellings and retained thereafter.

Reason: To protect future residents from light intrusion arising from the adjacent sports facilities, in accordance with the agent of change principle and paragraph 200 of the NPPF.

Construction Management Plan (including construction hours)

- 21 Within each phase of development, including individual plot construction, no development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The approved CMP shall be implemented in full throughout the construction period.

The Construction Management Plan shall include details of:

- i. Construction site access arrangements;
- ii. Parking facilities for 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, maintenance and management of security hoarding, including decorative displays and facilities for public viewing where appropriate;
- vi. Measures, including wheel washing facilities and the use of mechanical road sweepers as necessary, to prevent the deposition of mud, grit and debris on the public highway;
- vii. Measures to control, monitor and mitigate dust, dirt and other emissions arising from construction works;
- viii. A Site Waste Management Plan;
- ix. Details of HGV routing and management measures to minimise impacts on the highway network and other road users;
- x. Measures to protect existing footpaths, verges and highway infrastructure; and
- xi. A strategy for communication with local residents, including contact arrangements for the duration of construction.

Construction hours shall restrict all construction activity to the following times only unless otherwise agreed in writing by the local planning authority:

- 0800 to 1800 Monday to Friday;
- 0900 to 1300 on Saturdays; and
- No construction works whatsoever (including demolition, deliveries, the external running of plant and equipment, or internal works whether audible or not beyond the site boundary) shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works shall include any building, civil engineering or engineering operations involving the use of plant, machinery or hand tools.

The development shall thereafter be carried out in full accordance with the approved Construction Management Plan unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to safeguard the amenities of nearby occupiers.

Contaminated Land Risk Assessment

22 No development approved by this permission shall commence (or at such other stage as may be agreed in writing with the local planning authority) until a scheme to assess and address risks associated with land contamination, including ground gases arising from the nearby landfill site, has been submitted to and approved in writing by the local planning authority. The scheme shall be undertaken by a suitably qualified and competent person and shall include the following components:

a) Risk Assessment and Site Investigation

A comprehensive risk assessment informed by the Desk Top Study (25 July 2025, Ref: 25062-01), identifying previous site uses, potential contaminants (including landfill gas), and a conceptual site model identifying sources, pathways and receptors. This shall be supported by a site investigation to provide sufficient information for a detailed assessment of the risks to all receptors, including those off-site.

Ground gas monitoring shall be undertaken where appropriate, with a minimum of two sets of readings taken during low and falling atmospheric pressure, and at least six monitoring rounds over a three-month period.

b) Remediation Strategy and Gas Protection Measures

The results of the site investigation and risk assessment, together with an options appraisal and a detailed remediation strategy specifying the remediation measures required and how they are to be implemented. Where gas protection measures are required, these shall be designed and installed in accordance with BS 8485:2015 +A1:2019 and fully detailed within the strategy.

c) Verification and Validation

A verification plan detailing the measures that will be undertaken to demonstrate that remediation works (including any gas protection measures) have been completed in accordance with the approved remediation strategy. Where required, the installation of gas protection measures shall be independently verified and approved by the relevant Building Control body, with confirmation submitted to the local planning authority. Details of any necessary long-term monitoring, maintenance and contingency measures shall also be included.

All works shall be carried out in accordance with the approved scheme and shall comply with the Environment Agency's *Land Contamination Risk Management Guidance (2023)* and CIRIA C665: *Assessing Risks Posed by Hazardous Ground Gases to Buildings*. Any subsequent amendments to the approved scheme shall require the prior written approval of the local planning authority.

Reason: To ensure that risks from land contamination and landfill gas are adequately assessed and mitigated, in order to protect human health, property and the wider environment, in accordance with paragraphs 109 and 121 of the National Planning Policy Framework.

Unexpected Land Contamination

- 23 In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

Reason: To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risk to receptors

Culverted Watercourse

- 24 Prior to the submission or approval of any reserved matters relating to site layout, the applicant must undertake a full and detailed investigation to identify the presence, alignment and depth of any culverted watercourse that may pass through the development site. The findings of this investigation must be submitted to and approved in writing by the Local Planning Authority prior to any site layout being agreed.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

Discharge of Surface Water

- 25 The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has 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; (for each phase of the development).
 - 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

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

Discharge of Surface Water

- 26 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Rev D dated 27/03/26 and the mitigation measures detailed within the FRA

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the

scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Discharge of Surface Water

- 27 The buildings hereby approved shall not be brought into use until:-
- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building
 - II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
 - III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

Reason: To reduce flood risk and ensure satisfactory long term maintenance are in place for the lifetime of the development.

Open Access

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

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

Bins/refuse

- 29 Prior to the occupation of the dwellings hereby approved each plot should be provided with the appropriate means of waste and recycling provision in accordance with the applicable Council standards

Reason: To ensure a satisfactory form of development in accordance with Policy SD8

Archaeological Evaluation Report

- 30 The archaeological post-excavation assessment, for the evaluation fieldwork undertaken in March 2026, shall be submitted to the Local Planning Authority no later than 3 months from the date of this decision notice.

Reason: To ensure that archaeology is considered and recorded in accordance with policy HE2 of the local plan

Recording of a heritage asset through a programme of archaeological works

- 31 (A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
7. The timetable for completion of all site investigation and post-investigation works

B) No demolition/development shall take place until the site investigation has been carried out in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the the Written Scheme of Investigation approved under condition (A) have been fulfilled or alternative timescales agreed, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeology is considered and recorded in accordance with policy HE2 of the local plan

Travel Plan

- 32 Prior to the development being brought into use, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
- (i) the appointment of a travel co-ordinator with roles, responsibilities, timescales to be in place (minimum 5 years) and contact details
 - (ii) Modal split targets and measures to achieve these targets, which must be SMART: Specific Measurable, Achievable, Realistic and Timebound;
 - (iii) Details of when the Travel Plan is to be monitored and reviewed including timescales for when travel surveys are to be carried out.
 - (iv) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
 - (v) provision of up-to-date details of public transport services
 - (vi) continual appraisal of travel patterns and measures provided through the travel plan
 - (vii) improved safety for vulnerable road users
 - (viii) a reduction in all vehicle trips and mileage
 - (ix) a programme for the implementation of such measures and any proposed physical works
 - (x) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The approved Travel Plan shall be implemented, and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan.

Reason: To establish measures to encourage more sustainable

Informatives

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 gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Reserved matters

When submitting the application(s) for reserved matters; the reserved matters should include the following details

"layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

"appearance" means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

"scale" means the height, width and length of each building proposed within the development in relation to its surroundings;

"landscaping", in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

Informative National Standards for SuDS

The new standards are intended for application in the design of the surface water drainage systems for new development. The FRA/DS should review the principles and standards and demonstrate how the surface water drainage design complies with the 7 standards proportionate to the size and scale of the development. The 7 standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards. <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

Informative: Drainage Condition

The applicant should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely Soakaway; Watercourse, and finally Sewer.

Heads of Terms

The applicant shall enter into a Section 106 to secure the following obligations;

- Provision of access arrangements
- Affordable Housing – 20%
- Education contributions in accordance with the Standard Formula

- Open Space Contributions in accordance with the SPD
- NHS Contributions
- Traffic Regulation Order in relation to site access works

Background

1. There is no relevant planning history associated with the site.

Site and Surroundings

2. The application site extends to approximately 10.76 hectares and comprises undeveloped agricultural land positioned on the western edge of Billingham. It is situated at a crossroad junction formed by Thames Road, Sandy Lane West and Wolviston Mill Lane.
3. The site is bound to the north by agricultural land, with Wynyard Road and Wolviston village beyond. Wolviston Mill Lane forms the eastern boundary, beyond which are St Paul's Catholic Primary School and Northfield School & Sports College. To the south lies the western edge of the Wolviston Court residential estate, with the A19 trunk road running along the western boundary.
4. The site comprises agricultural land divided into two fields characterised by mature vegetation and trees.
5. There are no public rights of way or informal footpaths within the site. The nearest public footpath or bridleway is located to the north of Wolviston village. Footways are provided on both sides of Thames Road and along the southern side of Sandy Lane West. Wolviston Mill Lane, which forms the eastern site boundary, is a well-used pedestrian route providing access to Wolviston village and St Paul's Catholic Primary School. A section of this lane, approximately 160 metres in length, is closed to through vehicular traffic.
6. The site contains no designated or non-designated heritage assets. The nearest heritage asset is Wolviston village Conservation Area, located approximately 300 metres from the northern boundary of the site. The site lies wholly within Flood Zone 1 and is therefore of low risk for flooding. There are no landscape features of special value within the site, with the exception of some trees along the eastern boundary adjacent to Wolviston Mill Lane that are protected by a Tree Preservation Order. Vegetation along the remaining site boundaries is also recognised as contributing positively to the local green infrastructure.

Proposal

7. Outline planning permission is sought, with all matters reserved except access, for the development of up to 179 residential dwellings (Use Class C3), a community building (Use Class E/F2), and associated highways infrastructure, open space and landscaping.

Consultations

Consultees were notified and the following comments were received.

8. Councillor David Reynard & Councillor Marcus Vickers
25/2162/OUT Outline application, with all matters reserved except for access, for the erection of up to 179no residential dwellings (Use Class C3), 1no community building (Use Class E/F2) and associated road infrastructure, open spaces and landscaping.

We are contacting to object the proposed development which falls outside the council's local plan and is land not designated for development. Of which Stockton Borough Council as the local authority must ensure all applications should concur with the local plan, and this is subsequently departure from it.

The location for the development utilises prime agricultural land, and to allow this development would again be a departure and contradiction to Stockton Councils local plan and its associated policies that deter the building upon agricultural and environmental land.

The location for the development despite the developers claims it will not, will see Wolviston Court & Village coalesce. Again, this is also a direct contradiction and violation to SBC's own plans and policies. With other developments proposed, either this development or others proposed/pending will be the precedent and starting gun for a domino effect of coalescing of communities in direct breach of SBC policies (Policy ENV6 & SD5)

We have been campaigning to ensure appropriate infrastructure within our communities prior to this application being dropped upon us, with our only success being achieved in partnership with Wolviston Parish Council, whilst we face further neglect and obstacles with Stockton Borough Council. There will be a significant and detrimental impact to traffic; congestion; children's safety and resident wellbeing should the development go ahead without the appropriate traffic infrastructure in place including finishing off previous plans for Thames Road (which will be scuppered given the access point) as well as reviewing suitable options with Residents along Whitehouse Road, and further including onto Warkworth Road, Rievaulx Avenue, Wolviston Road and more. Again, with consideration of other proposed/pending developments this issue becomes much worse.

The harmful impact on traffic on Thames Road, Whitehouse Road and through Wolviston Village will significantly impact all residents living within our community and further, with no consideration being given to mitigate this impact.

We are proud of our brilliant local schools, and we have established good relationships to help improve parking issues, ASB if appropriate, and to embed our schools further into our community. Without the appropriate increased school places locally, this raises further concerns on the practicality of this, and again infrastructure requirements needed to accommodate school run parking which we have been working on.

The proposal for a community centre with limited number of parking spaces raises questions as to the impact this will have regarding parking on Mill Lane and Thames Road, as well as its usage. We are proud of the local community centres we have at Wolviston Court on Clifton Avenue, Monkseaton, & Wolviston Village, along with the currently vacant building within Billingham Beck and St Mary Magdalen Church (which must remain a community asset if no longer a place of worship) Wed have been working with many local community groups to find them a suitable and affordable home. We would appreciate further clarification on this, and the opportunity to improve our current

facilities and provide community groups an affordable place to be positioned to achieve an even greater positive impact in our local community.

Upon review we can see there will be a biodiversity net loss, which is disappointing, and we believe further analysis and detail is required upon this given the development will back on to such a significant green space and beck, with many forms of wildlife living nearby that could be harmed and impacted.

We have seen the proposed benefits sold by the developer and would take these "with a pinch of salt" in that the material benefits will not be felt by the local community, if anything significant harm will instead be felt by the local community. The supreme court has ruled benefits offered by developers that are not directly linked to the development are not material.

We also note the application does not provide detailed specifications of homes and further details, for example number of bedrooms, house design/material therefore we cannot be reassured either that the development is in-keeping with the area aesthetically.

We also note how the developer has proposed an acoustic strategy be developed at a later stage, this alarming to see an issue be acknowledged and potentially brushed aside to resolve later, but relevant planning permission could be granted without the reassurances.

As the number of objections demonstrate, the feeling amongst residents is very much against such development for reasons mentioned above and more. Therefore, we would implore the council to reject this application and prioritise the wellbeing and safety of our residents and green spaces above council tax receipts for the authority.

9. Wolviston Parish Council

The Parish Council formally objects to the proposed development on land north of Sandy Lane.

The objection is on the grounds that the proposal conflicts with key Local Plan policies and would cause significant harm to the landscape character, environmental quality and infrastructure capacity of the surrounding area. Approval of this application would therefore represent a clear departure from adopted planning policy.

The proposed development lies within a green wedge between Billingham and Wolviston. Therefore, approval would destroy an important green buffer that currently defines the distinct rural character of Wolviston and its separation from Billingham.

The additional dwellings would add substantial traffic to Sandy Lane and connecting routes towards both Billingham and Wolviston. These roads already experience congestion and limited capacity, particularly at peak times. The Parish Council is particularly concerned that this development will increase through traffic and commuter parking within the village undermining road safety.

In addition, approval would establish an undesirable precedent, particularly in relation to adjacent land to the east of Wolviston Road. Such developments would increase traffic through the village, place additional pressure on amenities, and critically undermine the retained and protected green wedge separating Wolviston and Billingham, as recognised in previous refusal notices.

We understand from the Planning Committee meeting of 05th November 2025 that Stockton Borough Council has achieved its house construction quota and therefore this development is not required towards the quota.

For these reasons, the Parish Council respectfully requests that the Planning Committee refuse application Ref. 25/2162/OUT in its entirety.

10. Lead Local Flood Authority

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However, the applicant has not provided a detailed design for the management of surface water runoff from the proposed development, and this information should be secured by conditions.

The Flood Risk Assessment submitted to support the application identified a potential culverted watercourse that may pass through the South East corner of the site. As the site layout is not being agreed at this stage, The Lead Local Flood Authority request that a separate condition is applied to secure a full investigation to confirm the presence and alignment of the culverted watercourse prior to finalising the site layout – if the culvert is found to pass through the site an easement would need to be maintained, the extent of which will be determined by the diameter and depth of the culvert.

11. Billingham Town Council

Made no comments

12. SBC Environmental Health

No objections in principle subject to conditions relating to the following:

- Noise mitigation strategy
- Construction/demolition noise
- Construction Environmental Management Plan
- Contaminated Land Risk Assessment
- Possible contamination from old landfill site

13. Strategic Housing

We note the lack of affordable housing statement included in the application. Strategic Housing requires that all planning applications send an affordable housing statement at the point of application. We agree with the proposed delivery of 20% affordable housing, which would equate to 36 affordable housing dwellings, based on the 179 dwellings estimated. We would accept a maximum of a 70:30 tenure split, with 70% of dwellings being affordable or socially rented and 30% being intermediate properties. Strategic Housing would also like to reinforce that Stockton-on-Tees Borough Council does not accept new Discount for Market Sale or First Homes properties. Intermediate tenure properties will have to be Shared Ownership/Equity or Rent to Buy only.

From the planning statement, it is not clear what the bedroom mix of the proposed properties would be. However, it is expected that the affordable housing mix reflects the proportionality of the bedroom mix i.e. if there are four-bedroom properties on the site, some four-bedroom properties should be allocated for affordable housing. Policy H4 of the Local Plan states that developers will be required "to provide a mix and balance of good quality housing of appropriate sizes, types, and tenures which reflects local needs and demand". There is currently a need for four-bedroom affordable housing.

Strategic Housing would like to see affordable dwellings dispersed throughout the overall development site with affordable housing concentrations in a single location not exceeding six dwellings.

Further, confirmation of any service charge liabilities for the affordable dwellings (e.g. to maintain open space or the proposed SuDs basins) must be confirmed as this could impact on the overall affordability of the scheme.

14. Environment, Leisure & Green Infrastructure Manager

The drawings provided do not provide a clear indication of house numbers, so the following calculation has been based on an assumption that 10% of the development will be 2 bedroom houses, 50% 3 bedroom, 25% 4 bedroom and 15% five bedroom. The following figures are therefore only a guideline and can be amended once there is clear information regarding the proposed population of the development and how greenspace typologies are being provided within the development. The estimated population for the development (based on the estimates above) would be 619 residents. This would mean that 0.86 hectares of amenity greenspace is required as part of the development (note that the presence of a SUDS scheme is not considered amenity greenspace). In lieu of the provision of amenity greenspace and other types of open/green space typologies the off-site contribution for off-site developments and improvements would be £953,159 (please note this figure has had the appropriate uplift applied from those detailed in the Open Space, Recreation and Landscaping SPD, 2014 Update to Appendix 1: Charges for Open Space and Recreation Provision). Should an acceptable area of amenity greenspace be provided on site the off-site contributions would be reduced accordingly to £479,976.

15. Place Development

No comments to outline application, however advice provided in relation to reserved matters.

16. Natural England

We can confirm that developments discharging to either Billingham or Seaton Carew are not required to provide mitigation for wastewater discharge. For applications that fall within the EIA threshold, for example, housing developments of 150 units or more, then we would expect mitigation for surface water runoff, even where discharge is to Billingham or Seaton Carew.

In this instance, I have reviewed the budget calculator and can confirm that, due to the land use change from cereals to residential urban, there is a reduction in surface water runoff. As a result, the applicant is not required to provide any nutrient mitigation.

17. Tees Archaeology

We note the submission of an interim report on the archaeological trial trenching. This has identified a ditch of Iron Age/Roman date in Trench 7 and two undated gullies in Trench 6, along with more modern features in other trenches. We recommend that the features in Trenches 6 and 7 are subject to further mitigation, in the form of an archaeological strip, map, and record, prior to development of the site. This work, as well as the completion of the evaluation report for the trial trenching, can be secured by condition on the development.

18. National Highways

No objection subject to condition

19. Cleveland Police

No objection subject to the applicant engaging with the Police with respect to incorporating Secure by Design objectives. Advice relating to the detailed design has also been provided.

20. Chief Fire Officer (Cleveland Fire Brigade)

Cleveland Fire Brigade offers the following representations regarding the development as proposed.

Currently on the Proposed site plan Rev D dated the 13th of October 2025, we note that no plots are identified with a plot number, making it difficult for us to give specific reference to the requirements below. However, we do note from the Proposed site plan Rev D, that several of the unidentified plots do exceed the requirements below.

Access and Water Supplies should meet the requirements as set out in:

Approved Document B, Volume 1:2019, Section B5 for Dwellings.

Several rows of plots have 'private drive' access that exceed the dead-end road condition as described in ADB V1 Para 13.4.

The farthest dwellings do not appear to meet the 45m rule (ADB V1 Para 13.1), it is inevitable that appliances will access these areas to ensure that essential firefighting resources required at an incident are as close as reasonably practicable to ensure speed of response for any required rescues or firefighting measures.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade also utilise Emergency Fire Appliances measuring 3.5m from wing mirror to wing mirror. This is greater than the minimum width of gateways specified in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Further comments may be made through the building regulation consultation process as required.

21. NHS

Local surgeries are part of ICB wide plans to improve GP access and would be the likely beneficiaries of any S106 funds secured.

Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. Please be advised that we would be unable to guarantee to provide sustainable health services in these areas in future, should contributions not be upheld by developers.

In calculating developer contributions, we use the Premises Maxima guidance which is available publicly. This assumes a population growth rate of 2.3 people per new dwelling and we link this increase to the nearest practice to the development, for ease of calculation.

We use the NHS Property Service build cost rate of £3,500 per square metre to calculate the total financial requirement.

This reflects the current position based on information known at the time of responding. The NHS reserves the right however to review this if factors change before a final application is approved.

Total Proposed Contribution required £100,867

22. Durham County Badger Group
No comments
23. Sport England
Following further consultation and imposition of conditions in relation to light and noise pollution from adjacent sport pitches and MUGA, Sport England raise no objections to the development.

(previous objection withdrawn)
24. Teesside Airport
The airport safeguarding team has assessed the proposal in accordance with the UK Reg (EU) No 139/2014 (the UK Aerodromes Regulation) and it does not conflict with the safeguarding criteria for the airport. Accordingly, we have no aerodrome safeguarding objection to the proposal based on the information provided.
25. Sabic UK Petrochemicals Ltd
No objection
26. PADHI Health & Safety Executive
No objection – Do not advise, on safety grounds, against the granting of planning permission in this case
27. Northern Gas Networks
No objection
28. Northern Powergrid
No objection
29. National Grid
No objection
30. Northumbrian Water Limited
No objection subject to condition
31. Highways Comments
The applicant has submitted a Transport Assessment (TA) and drawings showing an indicative 'Proposed Site Plan' and the 'Proposed Site Access Arrangement'.

The proposed site access, as shown on drawing 25-100/SK05 Rev B, is indicated to be a ghost island protected right turn which is considered to be an acceptable form of access for the scale of the proposed development.

Should the application be approved the site access arrangements will be delivered through a s278 Agreement and will, at this stage, be subject to a detailed design check and road safety audit.

The impact of the proposals on the local highway network, as set out in the Transport Assessment (TA), has also been reviewed and it has been demonstrated that the

residual cumulative impacts on the road network, following mitigation, would not be severe, taking into account all reasonable future scenarios.

Therefore, subject to a construction traffic management plan being secured by condition there are no highways objections to the proposals.

Publicity

32. Neighbours were notified by individual letters, and wider publicity has been given via press advert and site notice. A total of 282 letters of objection has been received, and 2 letters of support have been received.

Comments have been summarised below:

Objections

- Conflict with the adopted Development Plan
- The development would lead to the coalescence of Billingham and Wolviston
- Development would impact on the rural landscape and would adversely alter the character of the local area
- Loss of agricultural land
- Scale, massing, and density concerns
- Traffic congestion and highway related safety issues
- Lack of access for emergency vehicles
- Pedestrian and road user safety
- Impact on recreational use of Mill Lane
- Pressure on existing local infrastructure
- Loss of green space, landscape, wildlife & biodiversity
- Inclusion of unnecessary community facility
- Privacy impact
- Consultation & procedural concerns
- Cumulative overdevelopment in local area
- Development is not in the public interest
- Flooding and drainage concerns
- Increase in anti-social behaviour from additional population
- Disturbance to local residents during construction phase
- Concerns around odours/fumes
- Loss of value of surrounding properties
- Further development pressure
- Part of the land belongs to the Parish Council

Support

- Additional affordable housing is needed
- The site is a good location on the edge of an existing residential area

Planning Policy Considerations

33. 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 Stockton on Tees Borough Council Local Plan 2019.

34. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

35. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
36. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Paragraph 8 Achieving sustainable development means pursuing three overarching objectives: supporting a strong economy, delivering social needs (including housing and community facilities), and protecting and enhancing the natural, built and historic environment.

Paragraph 11 The NPPF establishes a presumption in favour of sustainable development. For decision-making, this means approving proposals that accord with an up-to-date development plan without delay. Where relevant policies are absent or out-of-date, permission should be granted unless there are clear reasons for refusal under protected policies or where the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.

Paragraph 48 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 61 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land is brought forward in appropriate locations.

Paragraph 109 Transport considerations should be embedded early in plan-making and development through a vision-led approach that supports sustainable, well-designed places. This includes integrating movement and design, promoting active and public transport, assessing impacts on networks, and minimising environmental effects while seeking opportunities for improvement.

Paragraph 116 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Paragraph 130 Highlights that design tools such as character assessments, design guides and masterplans should be used to ensure development reflects local landscape character while making efficient use of land, with density expectations tailored to the accessibility and context of different areas.

Paragraph 170 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk through application of the sequential approach.

Paragraph 187 Planning policies and decisions should protect and enhance the natural and local environment by conserving valued landscapes, biodiversity, and the intrinsic character of the countryside, while recognising the wider benefits of natural capital and ecosystem services, including the importance of the best and most versatile agricultural land. They should also minimise pollution and environmental risks, secure net gains for biodiversity, and support the improvement, restoration, and remediation of degraded or contaminated land where appropriate.

Paragraph 198 Planning policies and decisions should ensure development is suitable for its location by considering pollution impacts (including cumulative effects) on health, amenity and the environment. They should minimise adverse noise impacts, protect tranquil areas, and limit light pollution affecting amenity, dark landscapes and nature conservation.

Paragraph 212 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation irrespective of the level of harm.

Local Planning Policy

37. The following planning policies are considered to be relevant to the consideration of this application.

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

(1). In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for

sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.

2. The following are priorities for the Council:

a. Delivering a range and type of housing appropriate to needs and addressing shortfalls in provision; this includes the provision of housing to meet the needs of the ageing population and those with specific needs.

b. Providing accommodation that is affordable.

c. Providing opportunities for custom, self-build and small and medium sized house builders.

3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:

b. Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.

4. New dwellings within the countryside will not be supported unless they:

a. Are essential for farming, forestry or the operation of a rural based enterprise; or

b. Represent the optimal viable use of a heritage asset; or

c. Would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or

d. Are of an exceptional quality or innovative nature of design. Such a design should:

i. be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;

ii. reflect the highest standards in architecture;

iii. significantly enhance its immediate setting; and

iv. be sensitive to the defining characteristics of the local area.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

- b) Protecting and enhancing designated sites (including the Teesmouth and Cleveland Coast Special Protection Area and Ramsar) and other existing resources alongside the provision of new resources.
 - c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
 - d) Enhancing woodlands and supporting the increase of tree cover where appropriate.
 - e) Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.
 - f) Ensuring any new development within the countryside retains the physical identity and character of individual settlements.
 - j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.
 - l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.
2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:
- a. Directing development in accordance with Policies SD3 and SD4.
 - c. Supporting sustainable water management within development proposals.
 - d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
3. Conserve and enhance the historic environment through a variety of methods including:
- a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.
 - b. Ensuring monitoring of the historic environment is regularly undertaken.
 - c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.
 - d. Supporting proposals which positively respond to and enhance heritage assets.
 - e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;

- g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
 3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
 4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.
3. Site specific flood risk assessments will be required in accordance with national policy.
4. All development proposals will be designed to ensure that:
 - a. Opportunities are taken to mitigate the risk of flooding elsewhere;
 - b. Foul and surface water flows are separated;
 - c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
 - d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.
5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:
 - a. To an infiltration or soak away system; then,
 - b. To a watercourse open or closed; then,
 - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.
9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.

3. Ecological networks and wildlife corridors will be protected, enhanced and extended. A principal aim will be to link sites of biodiversity importance by avoiding or repairing the fragmentation and isolation of natural habitats.

5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy.

7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

5. Development proposals will be expected to demonstrate that they avoid the 'best and most versatile' agricultural land unless the benefits of the proposal outweigh the need to protect such land for agricultural purposes. Where significant development of agricultural land is demonstrated to be necessary, proposals will be expected to demonstrate that they have sought to use areas of lower quality land in preference to that of a higher quality.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

4. Where future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must demonstrate via site investigation/assessment that:

- a. Any issues will be satisfactorily addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health and the environment; and
- b. Demonstrate that development will not cause the site or the surrounding environment to become contaminated and/or unstable.

Housing Policy 4 (H4) - Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.
3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.
5. Affordable housing will normally be provided on-site as part of, and integrated within housing development to help deliver balanced communities. This provision should be distributed across sites in small clusters of dwellings. Off-site affordable housing or a commuted sum will only be acceptable where:
 - a. All options for securing on-site provision of affordable housing have been explored and exhausted; or
 - b. The proposal is for exclusively executive housing, where off-site provision would have wider sustainability benefits and contribute towards the creation of sustainable, inclusive and mixed communities; or
 - c. The proposal involves a conversion of a building which is not able to accommodate units of the size and type required; or
 - d. Any other circumstances where off-site provision is more appropriate than on-site provision.
6. Where off-site affordable housing or a commuted sum is considered acceptable, the amount will be equivalent in value to that which would have been viable if the provision was made onsite and calculated with regard to the Affordable Housing Supplementary Planning Document 8 or any successor.
9. To ensure that homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1st April 2019 the following Optional Standards will apply, subject to consideration of site suitability, the feasibility of meeting the standards (taking into account the size, location and type of dwellings proposed) and site viability:
 - a. 50% of new homes to meet Building Regulation M4 (2) "Category 2 - accessible and adaptable dwellings".
 - b. 8% of new dwellings to meet Building Regulation M4(3) "Category 3 - Wheelchair User Dwellings". Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area.

Material Planning Considerations

38. The key considerations of this application are:
 - Principle of Development
 - Five-Year Housing Supply
 - Locational Sustainability
 - Economic and Social Benefits
 - Loss of Agricultural Land
 - Landscape, Visual Impact and Settlement Separation

- Impact on Trees
- Heritage and Archaeology
- Proposed Development/Layout
- Impact on Amenity
- Anti-Social Behaviour
- Highway Safety and Transport Impacts
- Flood Risk and Drainage
- Ecology/Biodiversity Net Gain
- Residual Matters
- Planning Balance

Principle of Development

39. The National Planning Policy Framework (NPPF) sets out the Government's overarching objectives for the planning system, with a central aim of achieving sustainable development. This is defined through three interdependent objectives: economic, social, and environmental. The Framework also emphasises the importance of identifying and meeting housing needs, together with responding positively to opportunities for growth. In this regard, paragraph 61 highlights the Government's objective of significantly boosting the supply of housing.
40. In relation to the adopted local planning policy context, the application site is not subject to any specific land use designations; however, it is located outside the defined limits to development and is therefore considered to be within the open countryside. Policy SD3 seeks to strictly control development in such locations, permitting proposals only where they meet defined policy criteria.
41. Notwithstanding this policy position, the site's location beyond the settlement boundary is not, in itself, determinative of the application. The acceptability of the proposed development must therefore be assessed having regard to all relevant material planning considerations, with the overall planning balance set out below.
42. It is acknowledged that the site was not allocated for development within the Local Plan. However, it was previously assessed through the Strategic Housing Land Availability Assessment (2017) and identified as being potentially suitable for residential development, although it was not progressed for allocation at that time.

Five Year Housing Supply

43. As Members have previously been advised, the Council is unable to demonstrate a five-year supply of deliverable housing land. The application must therefore be determined in accordance with paragraph 11 of the National Planning Policy Framework (NPPF), which establishes a presumption in favour of sustainable development. For decision-taking, this requires granting permission unless the application of policies protecting areas or assets of particular importance provides a clear reason for refusal, or the adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies of the Framework taken as a whole.
44. Paragraph 232 of the NPPF confirms that existing development plan policies should not be considered out-of-date solely by virtue of pre-dating the Framework. Instead, due weight should be afforded to such policies according to their degree of consistency with national policy. In this regard, policies aimed at safeguarding the countryside remain

relevant and continue to carry weight, as they are broadly consistent with the objectives of the NPPF.

45. Notwithstanding this, Policy SD3, which seeks to restrict development beyond settlement boundaries, is more restrictive than the approach advocated within the NPPF. The Framework places significant emphasis on the planning balance, with the presumption in favour of sustainable development as a central consideration. Accordingly, the proposal must be assessed against the 'tilted balance' set out in paragraph 11, whereby planning permission should only be refused if the identified harms would significantly and demonstrably outweigh the benefits of the development.

Locational Sustainability

46. The National Planning Policy Framework (NPPF) identifies, as a core planning principle, the need to actively manage patterns of growth by directing development to sustainable locations and maximising opportunities for travel by public transport, walking and cycling.
47. The application site is situated on the western edge of Billingham and benefits from close proximity to a range of services and facilities. These include St Paul's Primary School and Northfield School & Sports College, together with Priors Mill CofE Primary School, all of which are within walking distance. A local parade of shops on Clifton Avenue, incorporating a Sainsbury's convenience store, as well as a public house, barbers, hairdressers and takeaway outlets, is located approximately 0.8 kilometres from the site and is readily accessible on foot.
48. The nearby village of Wolviston is also accessible via Wolviston Mill Lane and provides an additional range of services and community facilities, including a primary school, shop and post office, café/bakery, hair and beauty premises, a public house, church and community centre.
49. The site is also well served by public transport. A bus stop is located in close proximity, to the south of St Paul's Catholic Primary School, with services operating at approximately 30-minute intervals and providing connections to Billingham Town Centre and beyond.
50. The proposed development includes provision for a community building, falling within Use Class F2 (Local Community Use) or Use Class E (Commercial, Business and Service), which would be capable of serving both future residents and the wider community. A number of objections have been received in relation to this element of the scheme, raising concerns on the basis of an assumed use as a community centre, of which objectors deem is not considered necessary in the area. However, the precise nature and end use of the facility is not fixed at this stage and would be subject to further consideration at the reserved matters stage, allowing flexibility for the building to respond to and meet identified local needs, including the potential provision of additional or alternative services and facilities for the community.
51. Having regard to the site's proximity to a range of services, facilities and public transport options, it is considered to be in a sustainable location capable of supporting new development, where future occupiers would not be wholly reliant on the private car.
52. It is noted that concerns have been raised regarding the impact of the scheme on local infrastructure, notably schools, doctors and dentists. However, notwithstanding the lack

of objection from these bodies, or substantive evidence to suggest that their capacity is limited, no evidence has been put forward to state the services cannot cope with the development and no objections have been raised from the bodies responsible for these services, therefore it is considered that this in itself would not warrant refusal of the application.

Economic and Social Benefits

53. The proposed development would deliver clear social and economic benefits. In particular, it would contribute towards addressing the Council's identified shortfall in its five-year housing land supply, thereby assisting in meeting local housing needs in accordance with the objectives of the NPPF. The scheme would also provide an element of affordable housing, contributing towards the delivery of mixed and inclusive communities, which represents a significant social benefit.
54. In addition, the development would generate economic benefits during the construction phase through the creation of jobs within the construction sector and associated supply chains. There would also be indirect benefits arising from increased local expenditure supporting existing businesses and services. These economic contributions are consistent with the NPPF's overarching objective of supporting sustainable economic growth.
55. Taken together, the provision of new homes, including affordable housing, alongside the generation of employment and economic activity, weigh positively in favour of the proposal when considered against the economic and social objectives of sustainable development

Loss of Agricultural Land

56. Paragraph 187 of the National Planning Policy Framework (NPPF), together with Policy ENV6 of the Local Plan, seeks to protect the 'best and most versatile' (BMV) agricultural land, advising that such land should be avoided for development unless it can be demonstrated that the benefits of the proposal outweigh the need to safeguard it for agricultural use.
57. BMV agricultural land is defined by Natural England as land within Grades 1, 2 and 3a of the Agricultural Land Classification (ALC) system, reflecting its capacity to support a wide range of crops and consistently high yields. Concerns have been raised that the proposal would result in the loss of agricultural land and the potential erosion of this finite resource.
58. In this regard, an Agricultural Land Classification Assessment has been submitted and considered as part of the application. The assessment involved both desk-based analysis and on-site survey work and considered the site against the criteria for Grades 3a and 3b land. The findings indicate that the land is not capable of supporting a wide variety of crops and is constrained in terms of agricultural versatility. In particular, the site is considered unsuitable for horticultural production and is more appropriately suited to lower value uses such as cereal cropping, oilseed rape, and grass production. The report further notes that practical constraints, including site configuration, boundary treatments and access to water supply, would limit its suitability for grazing, with any grass production likely to be for silage rather than pasture.

59. Taking account of these factors, the assessment concludes that the land is classified overall as Grade 3b. Whilst some limited characteristics associated with Grade 3a may be present in parts of the site, these are not sufficient to influence the overall findings of the report or alter its final classification. Accordingly, the site does not fall within the definition of best and most versatile agricultural land, and the proposed development would not result in the loss of land afforded the highest level of protection under national and local planning policy.
60. Accordingly, it is considered that the proposal would not conflict with the objectives of the NPPF or Policy ENV6 in respect of safeguarding high-quality agricultural land, and this matter does not weigh against the development in the overall planning balance.

Landscape, Visual Impact and Settlement Separation

61. The National Planning Policy Framework (NPPF) seeks to protect and enhance valued landscapes while ensuring development is sympathetic to local character and the intrinsic beauty of the countryside (Paragraphs 187 and 130). It also recognises the importance of maintaining settlement identity and avoiding coalescence. This approach is reflected in Policies SD1, SD8 and ENV1 of the Stockton-on-Tees Local Plan, which promote high quality design, landscape protection, and settlement separation.
62. Objections have been raised that the proposed development would harm the rural landscape and the character and appearance of the area, with particular concern regarding the erosion of the gap between Billingham and Wolviston and the potential for coalescence. These matters have been carefully assessed having regard to the submitted Landscape and Visual Assessment (LVA) and accompanying Supplementary Information.
63. The LVA has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) and provides a structured assessment of effects on landscape character and visual amenity, including consideration of baseline conditions, sensitivity, magnitude of change and significance of effect. The methodology is considered robust and provides an appropriate basis for assessment.
64. The site lies within National Character Area (NCA) 23: Tees Lowlands, where no significant effects are identified at the national scale. At local level, it falls within the 'Wynyard' Landscape Character Area, characterised by woodland, arable farmland and urban fringe influences. The site is assessed as having medium landscape sensitivity and capacity for change, reflecting its limited intrinsic value, absence of designation, and the influence of surrounding development and infrastructure.
65. In landscape terms, the development would result in the loss of agricultural land and a change from open farmland to built form. The LVA identifies effects as moderate to moderate/minor adverse at the site level, reducing to minor adverse at the wider landscape scale. The retention of boundary vegetation and the introduction of structural landscaping, including a northern landscape belt and green infrastructure, would assist in integrating the development and reducing effects over time.
66. In visual terms, effects would be limited to the surrounding area and mainly experienced at close range. Most views of the development would occur within approximately 1 km, with the greatest change typically within 150–250 metres. Effects are assessed as ranging from negligible to moderate/minor adverse and are not considered significant.

Over time, new planting would filter and soften views, assisting in assimilating the development into the surrounding landscape.

67. The issue of settlement coalescence has been examined in detail within the supplementary LVA. The scheme has been designed to minimise encroachment into the gap between Billingham and Wolviston, with development aligned broadly with the existing urban edge, including the adjacent school complex, so that it reads as a logical extension of the settlement.
68. A substantial northern landscape buffer comprising woodland planting, wetland features and open space would reinforce this approach, creating a clear and defensible settlement edge and providing visual containment of development.
69. The evidence demonstrates that a meaningful physical gap of approximately 260 metres would be retained between Billingham and Wolviston, comprising the proposed landscape buffer and retained agricultural land, thereby preventing physical coalescence.
70. In visual terms, there is currently limited intervisibility between the settlements in public views, and this would remain the case. Where views are available, a clear visual gap is maintained and no perceptual coalescence arises. Any limited winter visibility would be filtered and would reduce further as planting matures. The development would therefore be perceived as a contained extension to the edge of Billingham, rather than encroachment towards Wolviston, and the separate identity of both settlements would be maintained.
71. Overall, whilst the proposal would result in localised landscape change, this is typical of development on a greenfield urban edge site. The identified adverse effects are limited, not significant, and would be reduced through mitigation, including structural landscaping and detailed design at reserved matters stage.
72. In terms of settlement separation, both physical and visual distinction between Billingham and Wolviston would be maintained, with no physical or perceptual coalescence arising.
73. Taking all matters into consideration, the landscape and visual effects of the development are considered acceptable in planning terms. The proposal would be appropriately contained and integrated and would not result in unacceptable harm to landscape character, visual amenity or settlement identity. The development is therefore considered to accord with the relevant provisions of the NPPF and Local Plan policies.

Impact on Trees

74. The National Planning Policy Framework (NPPF) recognises that trees make an important contribution to the character, environmental quality and biodiversity of an area. Paragraph 187 seeks to protect and enhance valued landscapes and ecological networks, including trees and hedgerows, whilst safeguarding irreplaceable habitats. Policy ENV5 of the Stockton-on-Tees Local Plan reflects this approach.
75. Objections have been raised regarding the potential loss of trees and hedgerows and the consequent effects on landscape character and biodiversity.

76. The site comprises predominantly open agricultural land, with trees and hedgerows largely confined to the boundaries, including along Sandy Lane West, the A19 corridor and Wolviston Mill Lane. The interior of the site is largely devoid of tree cover.
77. The submitted Arboricultural Impact Assessment (AIA), prepared in accordance with BS 5837:2012, categorises trees as predominantly Category B and C, with some Category U specimens due to condition. No Category A trees are present.
78. It is noted that some trees featured along the eastern boundary are subject to Tree Preservation Orders (TPOs). Whilst this designation is not explicitly referenced within the submitted AIA, the absence of this reference does not undermine the overall conclusions of the assessment.
79. Tree removal is limited to a small number of low-value specimens, sections of hedgerow required for access, and poor-quality or diseased growth. This is not considered to materially affect the wider tree resource.
80. Importantly, the majority of boundary trees and hedgerows are to be retained and protected. The proposals have been informed by arboricultural constraints, and the AIA includes a detailed Arboricultural Method Statement setting out appropriate protective measures. These include the establishment of root protection areas (RPAs), construction exclusion zones and protective fencing, ensuring that retained trees can be safeguarded throughout the construction process in accordance with BS 5837:2012.
81. Potential impacts during construction can be effectively mitigated through the implementation of standard arboricultural practices secured by condition. Subject to these measures, retained trees would not be subject to unacceptable risk.
82. It is acknowledged that the application is in outline form and detailed layout, levels and landscaping will be considered at reserved matters stage. This will allow for further refinement to ensure appropriate separation from root protection areas and to reinforce boundary planting where necessary. Conditions have been imposed to secure full compliance with the Arboricultural Method Statement and to ensure appropriate protection of retained trees in accordance with statutory requirements.
83. Overall, whilst a limited number of low-value trees and hedgerow sections would be removed, the impact on trees and rural character is considered to be minor and not unacceptable. The retention and protection of boundary vegetation, together with opportunities for enhancement, ensures that the development accords with national and local policy objectives relating to landscape and arboricultural protection.

Heritage and Archaeology

84. Paragraphs 205–208 of the NPPF require development to conserve designated heritage assets in a manner proportionate to their significance, with any harm requiring clear justification. Paragraph 209 further requires that the potential for archaeological remains is appropriately assessed and, where necessary, mitigated. These requirements are reflected locally in Policy HE2 of the Stockton Local Plan, which seeks to protect, conserve and enhance the historic environment, including designated and non-designated heritage assets and their settings.
85. The northern boundary of the application site lies approximately 300 metres from the Wolviston Village Conservation Area. This separation is reinforced by intervening

agricultural land and existing residential development, which limit any intervisibility and prevent any direct physical or visual relationship between the site and the designated area. There are no listed buildings or other designated heritage assets within or adjoining the site.

86. In this context, the proposed development would not affect the significance or setting of the Wolviston Village Conservation Area. The absence of intervisibility, combined with the degree of separation and intervening development, ensures that the proposal would preserve the character and appearance of the Conservation Area and would not give rise to harm to any designated heritage asset.
87. Having regard to the above, the proposal is considered to accord with Section 16 of the National Planning Policy Framework and Policy HE2 of the Stockton Local Plan, both of which seek to conserve and enhance the historic environment.
88. In respect of archaeology, concerns have been raised regarding the potential for previously unidentified remains within the site. The application is supported by a Desk-Based Archaeological Assessment, and the scheme has been subject to consultation with Tees Archaeology.
89. The submitted assessment identified the potential for archaeological remains and recommended further investigation, reflecting the greenfield nature and scale of the site. This has been undertaken through a programme of geophysical survey and trial trenching, the results of which have been provided in an interim evaluation report.
90. The trial trenching identified limited archaeological features, including a ditch of Iron Age/Roman date and two undated gullies, alongside a number of later, non-significant features. These findings indicate the presence of archaeological remains of localised interest but do not represent constraints to development, subject to appropriate mitigation.
91. Tees Archaeology advises that the identified features can be satisfactorily addressed through a programme of archaeological strip, map and record, together with post-excavation assessment and reporting. This approach is considered proportionate to the significance of the remains and can be secured by planning condition.
92. Taking all matters into account, the proposal would not result in harm to designated heritage assets, and any archaeological interest can be appropriately mitigated. The development is therefore considered acceptable in heritage terms and compliant with the relevant provisions of the NPPF and Local Plan.

Proposed Development / Layout

93. The proposed development is supported by a Design Brief, which sets out an ambition to deliver a sustainable, inclusive and high-quality residential environment that responds positively to its context and contributes to the local community and economy.
94. Indicative plans have been provided, which detail 179 residential plots, providing a mix of housing types, densities and tenures. The layout demonstrates a coherent and functional arrangement, incorporating primary and secondary roads, pedestrian routes, open space and landscaping.

95. A significant number of representations have raised concerns regarding the scale, massing and overall density of the proposed development. These concerns are acknowledged; however, it is important to note that the submitted plans are indicative only and do not seek approval for the detailed layout, appearance or scale of individual dwellings. As the application is submitted in outline, with all matters other than access reserved for future consideration, further technical work and detailed design assessments will be undertaken prior to the submission of reserved matters applications.
96. The indicative quantum of up to 179 dwellings therefore represents a maximum development parameter rather than a fixed or finalised scheme. It is recognised that the eventual number of dwellings may be lower once detailed matters such as layout, housing mix, design quality, landscaping, tree retention, drainage and residential amenity are fully assessed. These matters will be subject to detailed scrutiny at the reserved matters stage to ensure that the development achieves an appropriate scale and form, responds suitably to its context, and complies with relevant development plan policies. On this basis, it is considered appropriate to establish the principle of development at this stage, with detailed concerns relating to scale, massing and density addressed through the reserved matters process.
97. Policy ENV1 of the Stockton Local Plan requires developments of ten dwellings or more to be supported by an Energy Statement demonstrating how predicted energy consumption and associated carbon emissions will be reduced in accordance with the energy hierarchy. This includes achieving a minimum 10% reduction in CO₂ emissions over and above Building Regulations, or where this cannot be achieved, providing at least 10% of the predicted energy demand from renewable sources, either on site or within the locality. Given the outline nature of the application, it is considered appropriate to secure this requirement by condition as part of the Reserved Matters stage.
98. Provision for open space will be made in accordance with the relevant Supplementary Planning Document (SPD), with either on-site provision or an off-site financial contribution secured as appropriate.
99. Local Plan Policy H4 requires the provision of 20% affordable housing on schemes of more than 10 dwellings or where the gross floor space exceeds 1,000 square metres, with affordable homes provided on-site. The applicant has confirmed that 20% affordable housing will be delivered as part of the proposal and the scheme is therefore compliant with this requirement.
100. Policy H4 also requires a proportion of new dwellings to meet Building Regulations M4(2) and M4(3) standards. The applicant has indicated that these requirements will be met, with details to be provided at the reserved matters stage. This has been secured by condition.
101. Comments from the Place Development Team, Cleveland Fire Brigade and Cleveland Police are noted and have been forwarded to the applicant for information and consideration during the preparation of the reserved matters submissions.

Impact on Amenity

102. Paragraphs 135 and 198 of the NPPF require development to secure a high standard of amenity for existing and future users, and to ensure that proposals do not result in, or

expose occupants to, unacceptable levels of pollution. These principles are reflected locally in Policy SD8 of the Local Plan, which seeks to safeguard the amenity of neighbouring and future occupiers.

103. Concerns have been raised by local residents regarding the potential effects of the development on residential amenity, including impacts arising from construction activity, potential disturbance, and effects on privacy and outlook. These matters have been fully considered in the assessment of the proposal.
104. The site adjoins existing residential development at the edge of the settlement. It is acknowledged that construction activities would give rise to temporary impacts, including noise, dust and increased vehicle movements, with associated implications for local air quality. However, such impacts are typical of development of this scale and are temporary in nature. Subject to the imposition of appropriate planning conditions, these impacts can be satisfactorily mitigated and managed.
105. In respect of the completed development, this application is in outline with matters of layout, scale and appearance reserved for subsequent approval. As such, the detailed relationship between the proposed development and existing properties is not fixed at this stage. Notwithstanding this, it is considered that the site is of sufficient size to accommodate development that would achieve appropriate separation distances and safeguard levels of privacy, outlook and residential amenity. These matters can be appropriately addressed at the reserved matters stage, at which point the Local Planning Authority will retain control to ensure that the detailed design responds appropriately to surrounding properties.
106. Potential impacts arising from nearby noise sources have been identified. Appropriate planning conditions are recommended to ensure that suitable mitigation measures are secured and that an acceptable living environment for future occupiers is achieved.
107. Taking the above into account, it is concluded that, subject to the recommended conditions and the careful consideration of detailed design at reserved matters stage, the proposal would not result in unacceptable harm to the amenity of existing or future occupants. This includes consideration of noise, disturbance and air quality impacts. The development is therefore considered to accord with the relevant provisions of the National Planning Policy Framework and the Local Plan in respect of residential amenity.

Anti-Social Behaviour

108. Paragraph 96 of the NPPF seeks to ensure that planning decisions promote safe and accessible environments, with a high quality of design that discourages crime and anti-social behaviour and promotes social cohesion. This is supported by wider design and amenity objectives within the Framework. At the local level, these aims are reflected in Policy SD8 of the Local Plan, which seeks to ensure that development provides a safe and secure environment and safeguards the amenity of existing and future occupiers.
109. Concerns have been raised regarding the potential for anti-social behaviour associated with the proposed development. These concerns are acknowledged; however, there is no substantive or site-specific evidence to indicate that the development would result in increased levels of crime, disorder or anti-social behaviour. Cleveland Police have been consulted and raise no objection to the proposal. They have, however, advised

that the applicant engages with them at the detailed design stage to incorporate appropriate Secured by Design measures.

110. In accordance with the duty under Section 17 of the Crime and Disorder Act 1998, due regard has been given to community safety considerations. The detailed design of the development, including layout, natural surveillance, access arrangements and the treatment of public spaces, can be secured and refined at the reserved matters stage. This will ensure the scheme incorporates Secured by Design principles and promotes a safe, secure and well-overlooked environment.
111. Taking the above into account, it is considered that the proposal would not give rise to unacceptable impacts in respect of crime or anti-social behaviour. Subject to appropriate design at subsequent stages, the development would contribute to a safe and inclusive environment and is therefore compliant with the relevant provisions of the NPPF and Policy SD8 of the Local Plan.

Highway Safety and Transport Impacts

112. Paragraph 116 of the National Planning Policy Framework states that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe following mitigation. At the local level, Policy SD8 of the Local Plan requires development to be of a high design standard, responding appropriately to its context and the existing transport network, and to provide safe, suitable access and adequate parking for all users, including pedestrians, cyclists and vehicles.
113. The majority of objections raise concerns that the proposed development would exacerbate existing traffic congestion along Thames Road/Sandy Lane West and within the surrounding residential area, adversely affect highway and pedestrian safety, impede access for emergency vehicles, and diminish the recreational function of Wolviston Mill Lane. These matters have been carefully considered, taking into account the submitted technical evidence and the requirements of relevant national and local planning policy.
114. The application is supported by a Transport Assessment (TA) and Framework Travel Plan, which assess the likely transport impacts of the development. The TA includes an appraisal of the local and strategic highway network, traffic generation, capacity impacts and accessibility. The principal vehicular access is proposed via a ghost island right-turn arrangement from Sandy Lane West, which is considered capable of safely accommodating the predicted traffic flows associated with the development.
115. National Highways has reviewed the submitted TA and is satisfied that the development would not result in a material impact on the operation or safety of the Strategic Road Network. Accordingly, no objection has been raised.
116. The Council's Highways, Transport and Design Manager (HTDM) has undertaken a detailed review of the TA, including the trip generation assumptions, distribution, and junction capacity assessments. The assessment concludes that the local highway network is capable of accommodating the additional traffic generated by the development, subject to appropriate mitigation and detailed design.

117. During the assessment process, the HTDM identified concerns regarding an initially proposed secondary vehicular access to the community building from Wolviston Mill Lane, having regard to the function and amenity value of the lane. The scheme has since been amended to remove this access, with all vehicular movements accommodated internally within the site. Amendments have also been secured to the proposed site access, including geometry, visibility splays, carriageway widths and pedestrian infrastructure, to ensure compliance with adoptable standards. The HTDM has confirmed that these matters have been satisfactorily addressed.
118. Detailed proposals for internal road layouts, parking provision and plot-level access are reserved for future consideration. These matters will be assessed at the reserved matters stage to ensure compliance with the Council's Car Parking Supplementary Planning Document and relevant highway design standards, and to ensure safe and convenient movement for all users, including pedestrians and cyclists.
119. Whilst the concerns raised by local residents are acknowledged, the assessment of highway impacts must be based on robust technical evidence. Having reviewed the Transport Assessment and taking account of the proposed mitigation measures, the HTDM advises that the residual cumulative impacts of the development would not be considered severe. This is consistent with paragraph 116 of the National Planning Policy Framework, which states that development should only be refused on highways grounds where the residual cumulative impacts on the road network would be severe.
120. Taking all matters into account and having regard to the advice of National Highways and the Council's highway officers, it is concluded that the proposed development would not give rise to an unacceptable impact on highway safety, pedestrian safety or the operation of the surrounding road network. The proposal is therefore considered to accord with the transport objectives of the National Planning Policy Framework and relevant Local Plan policies, and there are no highway or transport grounds which would justify refusal of the application

Flood Risk and Drainage

121. Paragraph 170 of the NPPF requires development to be directed away from areas of highest flood risk and to be safe for its lifetime without increasing flood risk elsewhere. In this context, Stockton Local Plan Policy ENV4 emphasises the importance of reducing and managing flood risk, particularly in light of climate change. All sources of flooding (fluvial, surface water, sewer and groundwater) should be taken into account, with appropriate mitigation measures incorporated.
122. The application site is located entirely within Flood Zone 1 and is therefore considered appropriate for residential development in accordance with national policy. The submitted Flood Risk Assessment (FRA) confirms that the site is at low risk of flooding from all sources, including fluvial, surface water, groundwater and sewer flooding.
123. Objections have been received from neighbouring residents regarding flood risk and drainage capacity. These concerns have been carefully considered in light of the submitted FRA. The assessment identifies that the majority of the site is at very low risk of surface water flooding, with some localised areas of higher risk associated with existing low-lying topography. These areas can be appropriately addressed through site layout and drainage design and do not represent a constraint to development.

124. The FRA sets out a sustainable surface water drainage strategy based on the principles of the drainage hierarchy. Given the site's ground conditions, infiltration is not considered feasible. Instead, a combination of sustainable drainage measures is proposed, including permeable paving, swales, detention basins and flow control devices. These measures will attenuate surface water runoff and restrict discharge to Qbar greenfield runoff rates.
125. Surface water from the site would be discharged via two routes reflecting the natural topography. The northern part of the site would discharge to Cowbridge Beck, whilst the southern part would discharge to the existing surface water sewer at the south-eastern corner of the site. Both discharge routes have been assessed within the FRA and are considered appropriate and deliverable solutions.
126. The drainage strategy has been designed to accommodate up to and including the 1 in 100 year storm event with a 45% allowance for climate change. Hydraulic modelling demonstrates that the system provides appropriate attenuation, with exceedance flows managed within the site through designed storage and overland flow routes.
127. In respect of foul drainage, the FRA confirms that foul flows can be discharged to the existing combined sewer network. This can be achieved in accordance with the requirements of the statutory undertaker and is not considered to constrain the development.
128. The Lead Local Flood Authority raises no objection to the proposal and is satisfied that an acceptable drainage solution can be achieved, subject to a number of planning conditions to secure the detailed design, implementation and long-term management of the system; Northumbrian Water also raises no objection subject to adherence to the submitted drainage strategy, and the Environment Agency has been consulted but has not provided a response at the time of writing
129. Taking all matters into account, it is considered that flood risk and drainage can be satisfactorily managed through the recommended conditions. Accordingly, the proposal would not increase flood risk on site or elsewhere and is therefore compliant with the National Planning Policy Framework and Local Plan policies.

Ecology/Biodiversity Net Gain

130. Paragraphs 187 and 192 of the NPPF require development to protect and enhance biodiversity and deliver measurable net gains. These objectives are reflected locally in Policies SD8 and ENV5, which seek to safeguard ecological interests and secure biodiversity net gain.
131. Objections have been raised regarding the potential impact of the proposed development on wildlife and protected species, including the loss of habitats associated with trees and hedgerows. These matters have been assessed having regard to the submitted ecological information.
132. A Preliminary Ecological Appraisal (PEA) accompanies the application. The site comprises predominantly arable land with boundary hedgerows and limited areas of grassland and is considered to be of no more than local ecological value. Ecological interest is largely confined to boundary features, including hedgerows (identified as Priority Habitat) and trees, particularly along the eastern boundary. These features provide limited opportunities for bats and support breeding birds typical of an arable

landscape. Overall, the site is considered to be of no more than local significance for ecological receptors.

133. No evidence of badger setts has been identified, and the site is of low value for this species, with limited foraging potential. The potential for reptiles and great crested newts is similarly low, and whilst species such as hedgehog, brown hare and common toad may be present, no notable species have been recorded.
134. The PEA identifies that development may result in the loss of habitats of local value and disturbance to species, particularly during construction. However, these impacts can be appropriately mitigated through standard ecological measures, including the retention and protection of trees and hedgerows, provision of buffer zones, timing of vegetation clearance to avoid the bird nesting season, and the implementation of a Construction Environmental Management Plan. Further bat survey work would only be required where impacts to boundary trees are proposed and can be secured by condition.
135. The scheme also provides opportunities for ecological enhancement, including additional planting, habitat creation and provision of bat and bird boxes, which would support biodiversity and maintain ecological connectivity.
136. In respect of biodiversity net gain, a Biodiversity Net Gain Assessment has been submitted which demonstrates that the development can achieve the required minimum 10% gain in biodiversity units, when compared with the baseline position. This is proposed to be delivered primarily through on-site measures, with off-site provision (including the purchase of units) available if required.
137. Given the outline nature of the application, detailed mitigation, enhancement and management measures will be secured by planning condition, including the submission of a Habitat Management and Monitoring Plan. Subject to these measures, the proposal would not result in unacceptable ecological harm and would accord with the National Planning Policy Framework and Policy ENV5 of the Local Plan

Residual Matters

138. With regard to Nutrient Neutrality, a Nutrient Neutrality Assessment has been submitted in support of the application, which identifies that the site lies within the Tees catchment and could, in principle, give rise to additional nitrogen loading. However, the Council has reviewed the drainage arrangements for the site and confirms that foul flows would be directed to Billingham Wastewater Treatment Works, which discharges directly to the North Sea rather than into the River Tees catchment affecting the Teesmouth and Cleveland Coast SPA. On this basis, the Local Planning Authority is satisfied that the development would not result in increased nutrient loading to the designated site and therefore considers that nutrient neutrality mitigation is not required in this instance.
139. Ground conditions have been assessed through a Phase 1 Geoenvironmental Appraisal, which indicates that risks from contamination, ground gas and mining legacy are low and unlikely to constrain development. Subject to the undertaking of further site investigation works and, where necessary, the implementation of appropriate remediation and foundation design measures secured by condition, the site is considered suitable for the proposed development.

140. Sport England initially raised an objection on the basis that insufficient information had been provided to demonstrate that the amenity of future occupiers would not be adversely affected by noise and light from the adjacent school sports pitches and Multi-Use Games Area (MUGA). This matter has subsequently been considered in consultation with the Council's Environmental Health Unit, which confirmed that potential impacts can be appropriately mitigated through the imposition of planning conditions relating to noise and lighting. Subject to these conditions, Sport England has formally withdrawn its objection.
141. Concerns have been raised regarding the adequacy of public consultation undertaken as part of the application process. The Local Planning Authority is satisfied that the application has been publicised in accordance with statutory requirements, including neighbour notification and site publicity where required. All representations received have been duly considered in the assessment of the application and are reflected within this report.
142. It has also been suggested that part of the application site is within the ownership of the Parish Council. The applicant has confirmed that this is not the case. Certificate B has been correctly completed and served in respect of land ownership interests relating to the adopted highway. The Local Planning Authority is satisfied that the correct ownership procedures have been followed in accordance with relevant legislation.
143. Concerns relating to the potential impact of the development on local property values have been raised. However, it is well established that such matters do not constitute material planning considerations and therefore cannot be afforded weight in the determination of the application. Similarly, concerns regarding precedent and/or future development pressures are of limited relevance, as each planning application must be determined on its own merits having regard to the Development Plan and other material considerations. These matters do not therefore weigh against the proposal.

Planning Balance

144. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Council is unable to demonstrate a five-year supply of deliverable housing land. As such, the application must be assessed in the context of the presumption in favour of sustainable development, as set out in paragraph 11 of the National Planning Policy Framework (NPPF).
145. The development would deliver up to 179 dwellings, including policy-compliant affordable housing provision, and would therefore make a significant and meaningful contribution towards addressing the identified shortfall in housing supply. This is a substantial benefit which is afforded significant weight. In addition, the scheme would generate economic benefits during the construction phase and contribute to local expenditure, thereafter, supporting the local economy in accordance with the economic objectives of the NPPF.
146. The site is considered to be in a sustainable location on the edge of Billingham, with access to services, facilities and public transport. Subject to the imposition of appropriate planning conditions, the proposal is capable of delivering a well-designed residential environment with supporting infrastructure, including green space and a

community facility. No objections have been raised by statutory consultees in respect of highways, drainage or other technical matters, and the identified impacts are considered to be acceptable and capable of mitigation.

147. In environmental terms, the development would result in the loss of greenfield agricultural land and a change in the character of the site. However, the land is classified as Grade 3b and is not considered to be best and most versatile. Landscape and visual impacts have been assessed as localised and not significant, with effective mitigation achievable through structural planting and detailed design at reserved matters stage. Impacts on trees, ecology (including the delivery of biodiversity net gain), heritage, flood risk and residential amenity have been carefully assessed and are not considered to give rise to unacceptable harm.
148. Matters raised through representations, including concerns regarding traffic, infrastructure capacity, consultation, and other non-material considerations such as property values, have been fully considered. However, these do not outweigh the conclusions of the technical assessments, nor do they individually or cumulatively demonstrate harm of such magnitude as to justify refusal of the application.
149. Having regard to the above, it is concluded that the adverse impacts identified are limited in extent and do not significantly and demonstrably outweigh the benefits of the development when assessed against the policies of the NPPF taken as a whole. Accordingly, the proposal represents sustainable development and the presumption in favour of development applies.
150. On this basis, and subject to the imposition of appropriate planning conditions and the completion of a Section 106 agreement to secure planning obligations, the application is recommended for approval

Conclusion

151. In view of the considerations set out within this report, the application is recommended for Approval subject to Conditions.

Financial Implications

The proposed application will not result in direct financial implications on the Council, unless the application requires consideration at appeal. In the event the application is approved, financial contributions are required in line with the stated Heads of Terms.

Environmental Implications

As detailed in the report

Legal Implications

None

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.

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Ward and War Councillors

Ward	Billingham West & Wolviston
Ward Councillor	Councillor David Reynard
Ward Councillor	Councillor Marcus Vickers

Background Papers

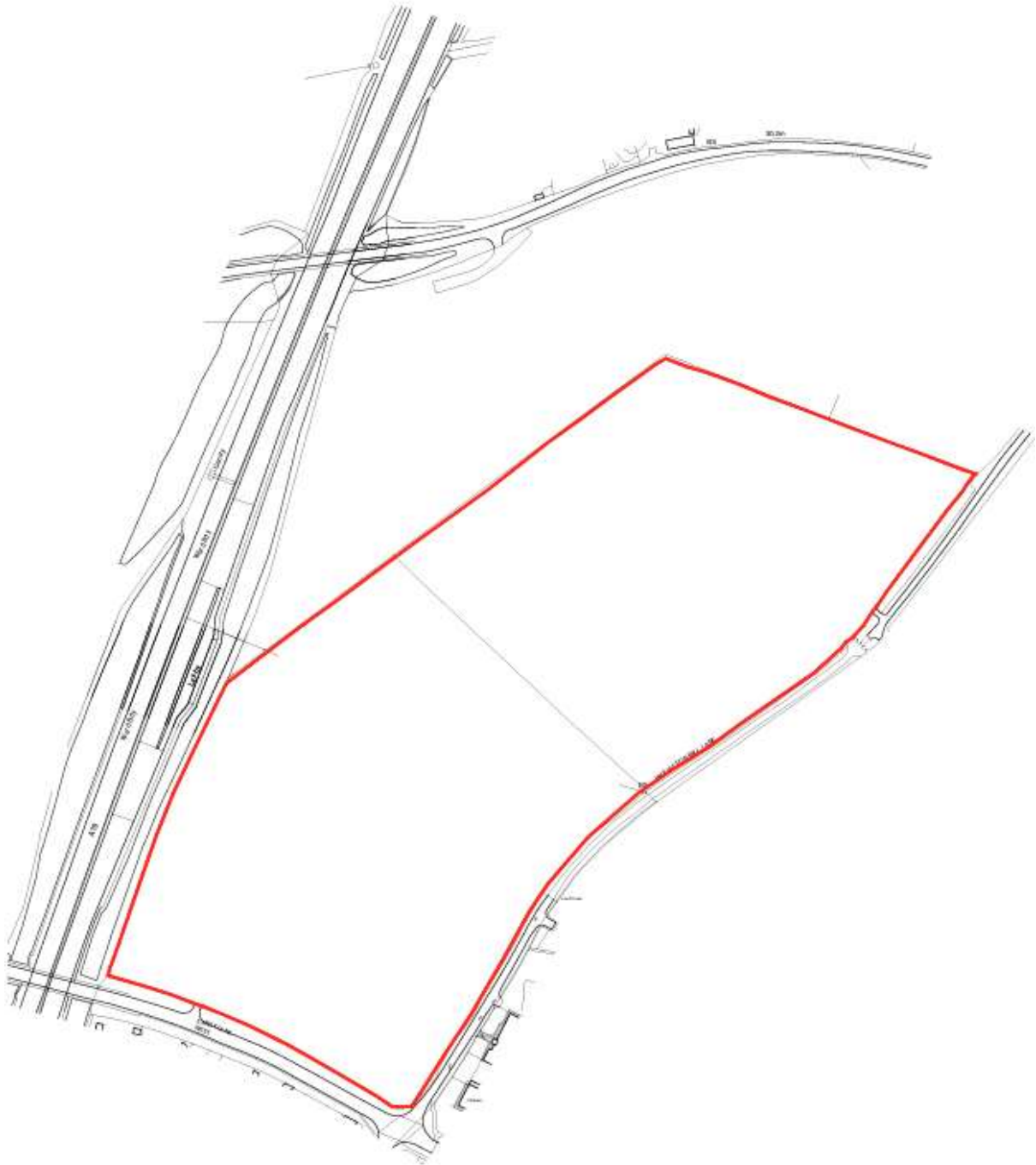
National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019

Name of Contact Officer: Jill Conroy
Post Title: Senior Planning Officer
Telephone number: 01642 528179
Email Address: jill.conroy@stockton.gov.uk

Application 25/2162/OUT

Land North of Sandy Lane West, Billingham

Appendix 1: Location Plan



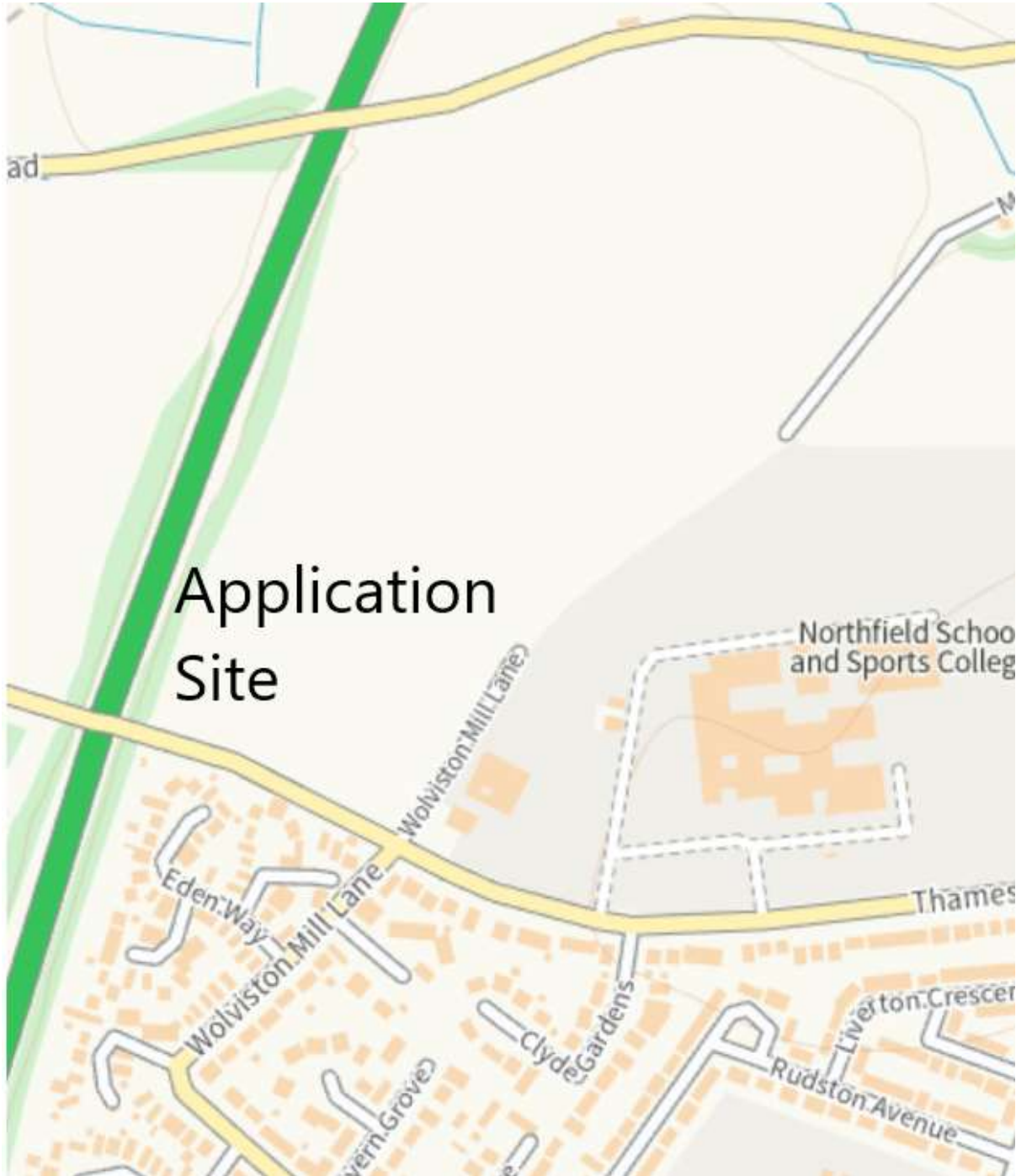
Outline application with all matters reserved except for access, for the erection of up to 179no residential dwellings (Use Class C3), 1no community building (Use Class E/F2) and associated road infrastructure, open space and landscaping

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Application 25/2162/OUT

Land North of Sandy Lane West, Billingham

Appendix 2: Location Plan in context of Area



Outline application with all matters reserved except for access, for the erection of up to 179no residential dwellings (Use Class C3), 1no community building (Use Class E/F2) and associated road infrastructure, open space and landscaping

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Application 25/2162/OUT

Land North of Sandy Lane West, Billingham

Appendix 3: Indicative Site Plan



Outline application with all matters reserved except for access, for the erection of up to 179no residential dwellings (Use Class C3), 1no community building (Use Class E/F2) and associated road infrastructure, open space and landscaping

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Appendix 4 Indicative Development Cell Parameters Plan

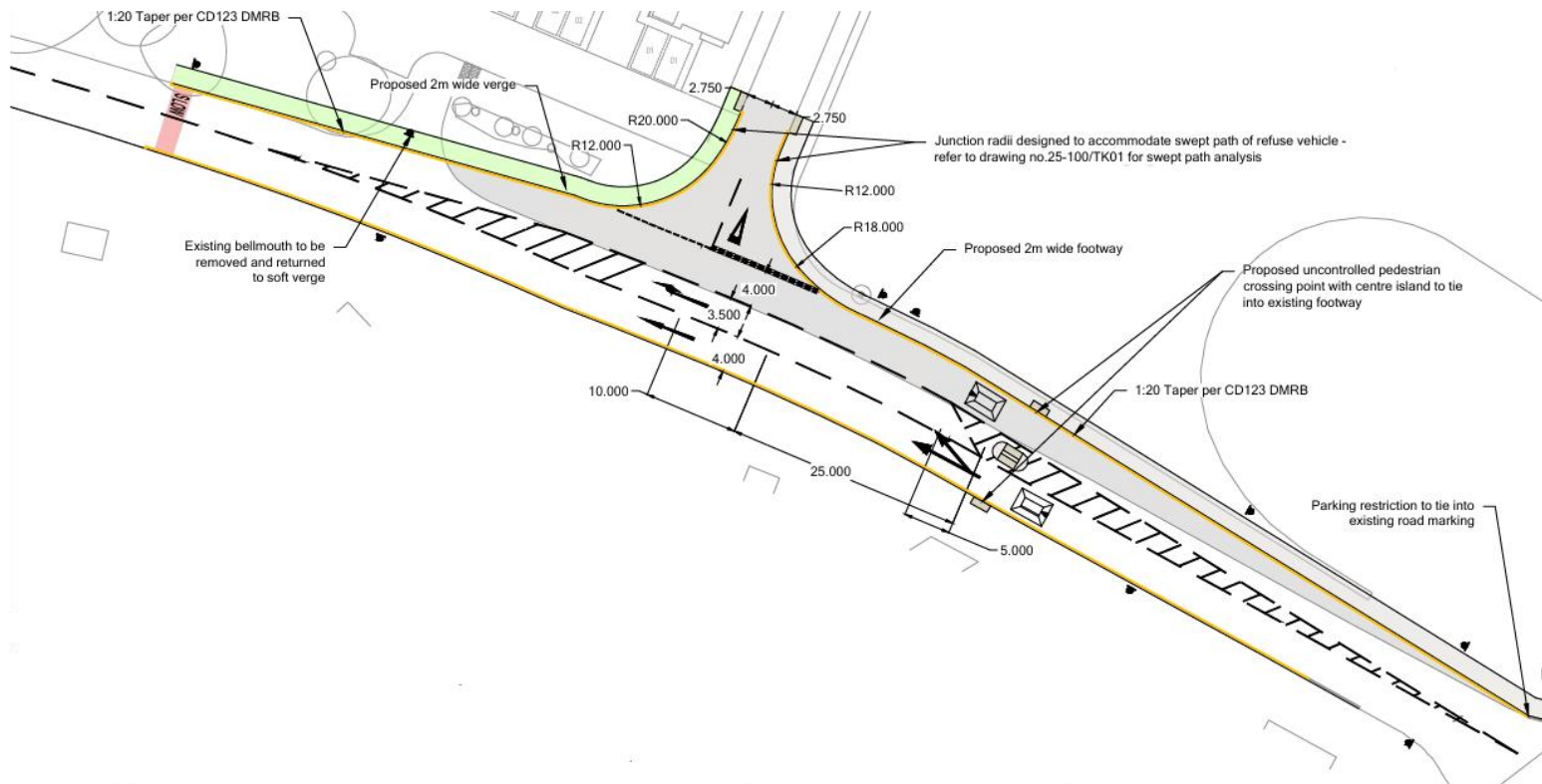


-  Existing planting
-  Proposed dense planting
-  Proposed planting
-  Proposed SUDS pond
-  Residential land use
-  Illustrative primary spine boulevard
-  Illustrative development cells
-  Illustrative footpath
-  Illustrative secondary roads

Outline application with all matters reserved except for access, for the erection of up to 179no residential dwellings (Use Class C3), 1no community building (Use Class E/F2) and associated road infrastructure, open space and landscaping

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Appendix 5: Proposed Site Access Arrangement



Outline application with all matters reserved except for access, for the erection of up to 179no residential dwellings (Use Class C3), 1no community building (Use Class E/F2) and associated road infrastructure, open space and landscaping

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DELEGATED

Report to Planning Committee

10 June 2026

Report of Director of Regeneration and Inclusive Growth

25/1945/FUL**74A Darlington Road, Stockton-on-Tees, TS18 5ET****Expiry Date: 10 November 2025****Extension of Time Date: 12 June 2026****Summary**

The application site relates to a detached residential dwelling located within the limits to development and within Stockton-on-Tees.

Planning permission is being sought to raise the ridge height of part of the dwelling to enable a loft conversion with rooflights, to include the installation of cladding, the erection of a single storey infill extension to include canopy to the front and erection of a 1.8m high boundary wall/fence to the front.

A total of 21no objections have been received by members of the public. No objections have been received by technical consultees. In accordance with the Council's Scheme of Delegation, the application is to be decided by Members of the Committee as more than 5 responses have been received by members of the public to the application following consultation and publicity.

Several concerns have been raised by members of the public; however, the main concerns relate to the impact on the character and appearance of the area, the impact on the setting of Hartburn Conservation Area and the impact on the amenity of surrounding neighbouring occupiers which are addressed within the report. Other concerns raised have also been addressed within the report.

During the application process, the proposed extensions have been amended significantly due to character and amenity concerns. The amended plans have resulted in the reduction in scale of the extensions, which previously appeared as a two-storey extension, and has now been reduced to appear as 1.5 storey. It is considered that this design change would mitigate both character and appearance impacts, and overshadowing and overbearing impacts for surrounding neighbouring occupiers. In addition, overlooking of the neighbouring properties has been addressed through further amendments to the submitted plans by proposing to install rooflights to the principal elevation roof slope. The base of each rooflight would be 1.9 metres above the internal finished floor level which is considered to suitably mitigate the potential overlooking of the neighbouring dwelling to the north of the application site.

Overall, it is considered that the proposed development has been made acceptable through amendments in terms of its appearance and its impact on neighbouring occupiers. It is considered that the proposals are in general accordance with the National Planning Policy Framework and the Development Plan policies and therefore the recommendation is to approve the application subject to the conditions set out in the report.

Recommendation(s)

That planning application 25/1945/FUL be approved subject to the following conditions and informatives;

01 Time Limit

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

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

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

Plan Reference Number	Date Received
P01	20 March 2026
P02	20 March 2026

Reason: To define the consent.

03 External Finishing Materials

Notwithstanding the approved plans, the external finishing materials to be used on the host dwelling shall be in full accordance with the External Materials Schedule received by the Local Planning Authority on 20th March 2026 and retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Local Plan Policy SD8.

04 Fence Staining

Notwithstanding the details hereby approved, the proposed fence to the front of the application site shall be stained a dark brown colour within one month of being erected and shall be maintained in accordance with these details for the lifetime of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent undue detrimental visual impact on its surroundings in compliance with Local Plan Policy SD8.

Informative 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: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore, close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird

nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

Background

1. A Tree Preservation Order covered a singular Elm Tree to the front of the application site which is no longer present. (00.8.5.17 - Tree Preservation Order 16 - S2/1415)

Site and Surroundings

2. The application site relates to a detached residential dwellinghouse; No.74A Darlington Road. The host dwelling is located adjacent to the Hartburn Conservation Area and is set back from the Darlington Road highway.
3. The host dwelling itself is of a unique design with part of the dwelling being two storey in the off-centre section of the dwelling which is perpendicular to and facing the highway, and part single storey with two sections of the dwelling perpendicular to the two-storey section of the dwelling and parallel with the Darlington Road highway.
4. To the north is the Darlington Road highway and No.74 Darlington Road. To the east is No.72 Darlington Road. To the south are Nos 15 and 17 Kenton Road. To the west is No.76 Darlington Road.

Proposal

5. Planning permission is sought to raise the ridge height of two single storey parts of the dwelling to allow for a loft conversion and extended provision of a first floor within the host dwelling. The ridge height of the existing single storey elements of the host dwelling would be raised approximately 1.2 metres above the existing ridge height.
6. To the principal elevation roof slope of the host dwelling, rooflights would be installed to provide natural light to some first-floor rooms to be created. To the principal elevation, a single storey infill extension would be erected including a canopy and wood cladding installed.
7. To the front boundary of the Site adjacent to Darlington Road, a 1.8-metre-high boundary wall with pillars and infill fencing panels would be erected.
8. Amended plans were sought in order to mitigate character and amenity concerns. A summary of the amendments is that the extension would appear 1.5 storey scale, rather than two storeys. Overlooking and privacy of the neighbouring dwelling to the north has been addressed by removing windows facing the neighbouring dwelling in favour of rooflights, the base of which would be installed 1.9 metres above internal finished floor levels.

Consultations

9. Consultees were notified and the following comments were received:

10. Highways Transport & Design Manager - The Highways, Transport and Design Manager has no objection to this application. There are no highway objections to the proposed 2no first floor extensions to the sides, single storey infill extension and boundary wall/fence to front.
11. Historic Buildings Officer - No objections to the proposed development.

Publicity

12. Neighbours were notified by individual letters, and wider publicity has been given via press advert and site notice. A total of 21no objection comments have been received and the main concerns are listed below:
 - Concerns regarding character of the area and impact on Hartburn Conservation Area
 - Concerns regarding parking
 - Concerns regarding trees
 - Concerns regarding bats
 - Concerns regarding neighbouring amenity (overlooking, overbearing, overshadowing, privacy)
 - Concerns regarding restrictive covenants
 - Concerns regarding right to light
 - Concerns regarding breach of human rights
 - Concerns regarding financial impact

Planning Policy Considerations

13. 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 Stockton on Tees Borough Council Local Plan 2019.
14. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

15. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

16. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Local Planning Policy

17. The following planning policies are considered to be relevant to the consideration of this application.

Policy SD1 - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
 - Specific policies in that Framework indicate that development should be restricted.

Policy SD3 - Housing Strategy

7. Proposals for all domestic extensions will be supported where they are in keeping with the property and the street scene in terms of style, proportion and materials, and avoid significant loss of privacy and amenity for the residents of neighbouring properties.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
 - a. Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
3. Conserve and enhance the historic environment through a variety of methods including:
 - d. Supporting proposals which positively respond to and enhance heritage assets.

Policy SD8 – Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.
2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.
3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

Householder Extensions and Alterations SPD

2.1 General Design Principles

Proposals should be designed to complement and enhance the character of the street and the wider area as well as the property. Any extensions should be located and designed to minimise the impact upon neighbouring properties. The following are the general design principles for all developments.

Scale and Proportion

The scale and proportion of any works undertaken should be in keeping with the property and surrounding area. As a general rule, extensions should be subservient to and not over-dominate the house or neighbouring properties. Your house type will also have an impact on the proposed works which will be considered acceptable. Therefore it is important to consider the character and context of your house and the surrounding area.

2.3 Privacy and Overshadowing

Extensions should not lead to the overshadowing of the neighbouring properties' main habitable room windows or private garden areas to an unreasonable degree. For a single storey rear extension, 3 metres from the original rear elevation should generally be appropriate, however this is dependent on various factors, including the scale, orientation and form of the extension as well as the house type and impact on neighbouring properties.

2.5 Car Parking

Where planning permission is required for an extension which will provide an extra bedroom at a property or the proposal will involve the loss of a car parking space, such as through a garage conversion or from being built on an existing driveway, it will be expected that:

- Any loss of car parking, as a result of the proposed works, is re-provided within the property boundary and/or
- Any additional car parking requirement as a result of an increase in the number of bedrooms, except where a proposed bedroom is less than 6.5m², is provided within the property boundary.

The Council's Local Design Guide SPD provides advice on the required number of car parking spaces for the size of your property, and the minimum size of a car parking space/garage for it to be considered acceptable.

If you need to re-provide or create additional car parking, it is important to consider the proximity to existing highways junctions, other driveways, street trees and utility apparatus and then the accessibility of your property in terms of the position of dropped kerbs and gates, as well as the layout of the space which is available and the balance between the amount of soft and hard landscaping within your boundary. Please refer to the Garden and Boundary Treatments section of this SPD for further details.

3.1 Front Extensions

Porches are popular extensions to the front of properties and modest porches are rarely harmful to the character of an area. However, extensions to the front of properties will generally be visible in the street scene and must be designed to complement the area, as well as the original property.

In areas where there is a particularly uniform appearance or a dominant front line to the properties, extensions to the front of a dwelling, other than modest porches, are unlikely to be appropriate. Front extensions should ensure that sufficient car parking is still retained in line with the standards in the Local Design Guide SPD.

Front extensions are more likely to be appropriate if a dwelling is of an individual design or there is a staggered or indistinct building line. However, they should still match the design features of the original property and avoid being obtrusive.

3.2 Side Extensions

An extension to the side of a property will normally be very visible from the street and should be of a high quality design and reflect the character of the area. They should normally have

a roof that matches or complements the original property. Flat roofs should be avoided, unless they are already a feature of the main dwelling.

Unless properties are widely spaced, side extensions have the potential to create a 'terracing' effect between closely set detached properties or pairs of semi-detached properties. Normally a gap of at least 1 metre is required between the outside wall of the extension and the boundary. The extension should also be set back from the front of the house by a minimum of 1 metre, at least at first floor level.

Two storey and first floor side extensions may be required to have a roof shape that matches the main property. Due to the potential for terracing, two storey and first floor extensions may also be required to have a ridge height that is lower than that of the main property.

There may be a number of other options which can be used to address terracing and these should be explored with the Council's Development Services team.

3.4 Dormer Windows and Loft Conversions

Loft conversions can be a good way of increasing space within your property, especially if you have limited area for other extensions. Alterations to the roof of a building are particularly visible and it is important that the design of any alterations is considered carefully and in proportion with your property.

It is advised to avoid large, flat-roofed dormers and dormers which are the full width of the roof. More traditionally shaped dormers with pitched roofs are more likely to be acceptable and multiple smaller dormer windows will be preferable to a single large window.

In general, dormers should be set in from the edge of the roof, the ridge and the eaves, and should reflect those in the main property.

3.7 Gardens & Boundary Treatments

Boundary Treatments The method of enclosing the boundary of a property can have a significant visual impact on an area and should be designed sympathetically. Boundary treatments can include walls, fences, hedges, tree and gates amongst other things.

Where alterations to front garden boundaries occur, careful consideration must be taken to ensure that the proposed materials and detailing fit in well with the property and surroundings. Where there is a dominant form of boundary treatment within the street, your proposal will be expected to be consistent with these structures. In addition, where hedgerows and trees are important features of an area, these should be retained to maintain character and biodiversity. Planning permission is not required to plant hedgerows or trees and they can be a good way to create a boundary instead of erecting a wall or fence.

It is also important to consider the height and materials proposed for boundary treatments along the side of the property and within rear gardens to ensure that the height and material choice do not impact on the amenity of the neighbouring properties.

Alterations to boundary treatments to the front of properties or in prominent locations within established open-plan estates will rarely be acceptable as they could disrupt the open character of the street and harm the visual amenity of the area. Likewise, any enclosure that would obstruct public highway visibility, or cause a potential danger to public highway safety will be unacceptable.

SPD3 Parking Provision for Developments

Table 3(a): Parking Provision for Developments – Residential

Land Use	Use Class	Stockton Town Centre	All Other Areas of the Borough	Disabled Parking Provision	Secure Cycle Parking (Minimum)	Notes
House 1 Bed	C3	1.0	2.0	N/A	1	Privately owned dwellings. New garages will be considered as a car parking space only if they have minimum internal dimensions of 6m x 3m.
House 2 Bed	C3	1.5	2.0	N/A	1	
House 3 Bed	C3	1.5	2.0	N/A	2	
House 4 Bed	C3	3.0	3.0	N/A	2	
House 5 bed and over	C3	4.0	4.0	N/A	2	
Flatted Development	C3	1.0	1.5	Adequate space within the site to accommodate parking for people with disabilities.	1 per 2 units for residents and 1 per 6 units for visitors	Maisonettes will be classed as houses. Maisonette is a 2 storey dwelling with a dwelling/shop etc either above or beneath.

Material Planning Considerations

18. The main material planning considerations for this application are the impact on the character of the area and the effect on the setting of the Hartburn Conservation Area, the impact on the amenity of the surrounding neighbouring occupiers, highway safety impacts and other material planning considerations.

Character and appearance of the area including the Conservation Area

19. The NPPF and the adopted Local Plan encourage high standards of design with Local Plan Policies SD3 and SD8 setting out that new developments should be appropriate to the context of the surrounding area and be of an appropriate style, proportion, and materials to the main dwelling. Policy SD5 seeks to retain further control over development within more sensitive areas such as Conservation Areas.

20. The Site is located along Darlington Road, a main arterial route through Stockton and on the outskirts of Hartburn Conservation Area. The character of the residential dwellings along Darlington Road are varied in age, scale, siting and design and therefore the character of the dwellings along Darlington Road are considered to be indistinct.

21. The character of the host dwelling is considered to be individual and unique in that part of the dwelling is part two storey scale (in the off-centre section of the dwelling which is perpendicular to and facing the highway), and part single storey scale (with two sections of the dwelling perpendicular to the two-storey section of the dwelling and parallel with the Darlington Road highway).

22. This application seeks to raise the roof height of both of the single storey sections of the dwelling from approximately 5.6 metres in height to approximately 6.8 metres; an increase in height of 1.2 metres and convert this space to create additional living accommodation within the first floor.

23. Concerns have been raised by residents that the proposed development would have adverse character impacts on the street scene and the setting of the Hartburn Conservation Area. It is acknowledged that the majority of concerns have been raised to the original scheme, which has since been substantially amended.
24. Concerns were initially raised as the original proposal was for a first-floor extension above the single storey parts of the dwelling which extended to the height of the ridge line of the existing two storey portion of the dwelling at approximately 7.3 metres in height above ground level. Given the immediate setting of the surrounding dwellings, which consist of bungalows, and the existing single storey form of the majority of the footprint of the host dwelling, the submitted drawings were subsequently amended so that the host dwelling appeared as a 1.5 storey dwelling.
25. The overriding character of the area along this section of Darlington Road are generally generously proportioned plots, set back from the highway, with boundary treatments to the respective front boundaries and tree lined, with the majority of dwellings being two storeys in scale. Whilst the adjacent bungalows are single storey scale, the overriding character of the area is one of a two storey dwelling. It is considered that reducing the scale and massing of the original proposal from a two storey dwelling to the current proposals showing a dwelling of a 1.5 storey scale and appearance is considered to provide a more balanced and sympathetic appearance to the host dwelling amongst its immediate surroundings, whilst allowing the dwelling to be enlarged on an existing footprint and remaining sympathetic of the wider area. The proposed increase of ridge height to allow for a loft conversion are considered to be sympathetic to the character of the area and would have limited harm to the setting of the adjacent Hartburn Conservation Area given the indistinct and mixed form of development in the area, which is in accordance with Local Plan policy SD5 and SD8.
26. Concerns have been raised in relation to the proposed development constituting overdevelopment; however, the proposed development would be over the existing footprint of the dwelling, with a modest increase in height to part of the roof structure, and there is considered to be a generous plot to dwelling ratio at the application site. It is therefore not considered that the proposed development would be overdevelopment of the plot.
27. The application proposes a front boundary treatment approximately 1.8-metre-high constructed of brick wall and pillars with infill fencing panels to replace an approximately 1.2-metre-high low-rise brick wall with open fence panels on-top. Although the overriding character of the area is one which is not open owing to the abundance of front boundary treatments, the tree lining along Darlington Road positively contributes to a verdant and appealing setting. Given the variety of boundary treatment in the area, it is not considered that the erection of the proposed

boundary treatment to the front of the Site would be of detriment to the character of the area.

28. The proposed palette of materials is considered to be a modern refresh of the host dwelling and are considered to be sympathetic to the host dwelling and surrounding dwellings. The palette of materials received have therefore been conditioned.
29. Concerns have been raised by residents regarding the removal of trees. Whilst concerns are acknowledged and that the trees previously on the Site did positively contribute to the character of the area, the trees felled were not protected by a Tree Protection Order, nor do they fall inside of the Hartburn Conservation Area. The trees were removed prior to any planning application being submitted and therefore their removal do not form part of the proposals under consideration. This view has been confirmed in writing by the Council's Principal Tree and Woodland Officer.
30. In view of the above considerations the proposed development would respect the character and appearance of the property and street scene and would not have a harmful impact on the nearby Hartburn Conservation Area are considered acceptable in this respect. The proposal is considered to accord with policies SD3 and SD8 of the Local Plan and paragraph 135 of the NPPF, and is therefore considered to be acceptable with respect to the impact on the character of the area and the character of the host dwelling.

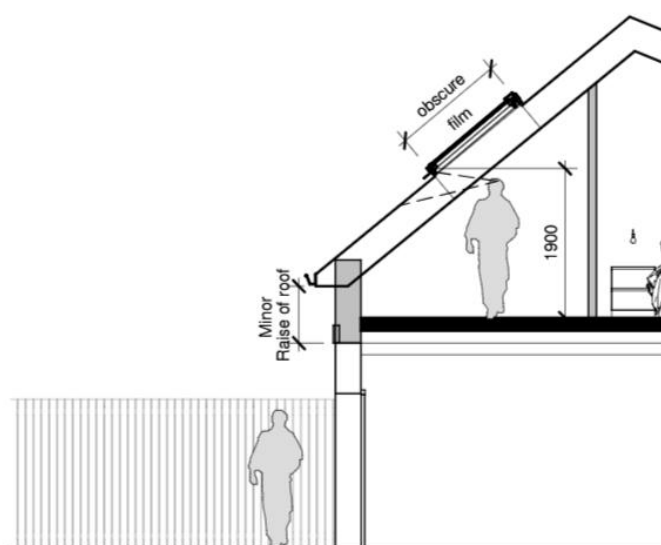
Amenity

31. The NPPF and Local Planning Policy SD8 seek to provide sufficient levels of privacy and amenity for all existing and future occupants of land and buildings.
32. Concerns have been raised from neighbouring residents regarding the impact on the amenity of the neighbouring dwellings. The impact on each dwelling will be assessed below.

74 Darlington Road

33. This neighbouring dwelling is a bungalow located to the north of the host dwelling, with its side elevation and an outside amenity space, bound by an approximate 2-metre-high boundary fencing, facing to the south toward the host dwelling. The host dwelling and this neighbouring dwelling are separated by approximately 14 metres at their closest point and are separated by the host dwelling's driveway and the neighbouring dwelling's outside amenity spaces. It should be noted that the neighbouring dwelling has two small outdoor amenity spaces.
34. Concerns have been raised regarding the potential for overshadowing of the neighbouring dwelling by the proposed raising of the ridge height of the dwelling by approximately 1.2 metres.

35. Both the Applicant and the neighbouring occupier have conducted separate solar studies, to map the shadowing of the neighbouring dwelling in the existing relationship and as if the proposed development had been implemented.
36. The results of the solar study show that this neighbouring dwelling would experience some overshadowing as a result of the increased ridge height of the proposed extension, however, the extent of the overshadowing from the proposed extension would be limited to periods when the sun is at its lowest point during the winter months and would occur for only a limited duration of the afternoon (a marginal increase in overshadowing above the existing relationship at 14:00 in October). As such, the overshadowing impact on this neighbouring occupier is not considered to be significant enough to warrant a reason for refusal, as for the vast majority of the year, the impact is considered to be negligible. The amended plans have reduced the overall height of the original submission by approximately 0.6 metres and the eaves height by approximately 1.7 metres, which is considered to have mitigated the impact somewhat.
37. Given the overshadowing impact would be minimal, and the host dwelling is sited approximately 14 metres away from the neighbouring dwelling utilising the existing footprint, it is also not considered that the proposed development would create an adverse overbearing impact for this neighbouring occupier to warrant a reason for refusal of the application.



38. Concerns have been raised in relation to overlooking and privacy impacts between the host dwelling and neighbouring dwelling as a result of the proposed development. Whilst appreciated the host dwelling faces an area of outside amenity space for this neighbouring dwelling, and 1no habitable room window, it should be acknowledged that the proposal has been significantly amended so that the only windows now facing the neighbouring dwelling would be a series of small rooflights serving non-habitable spaces. Through negotiations with the Applicant, the base of each of the

rooflights would be 1.9 metres above the internal floor level which is considered to suitably mitigate the potential for overlooking of the neighbouring dwelling (image shown above shows a section of plan P02 recommended for approval).

39. Whilst the perception of being overlooked is a consideration, consideration should be given to the fact that a series of rooflights could be inserted into the principal elevation roof slope of the host dwelling without requiring planning permission and without obscure glazing, subject to compliance with Schedule 2 Part 1 Class C of the General Permitted Development Order 2015, and therefore a similar impact could be created without planning permission. Given the base of the windows are 1.9 metres above the internal floor level of each non-habitable room, it is not considered that obscurely glazing the windows is necessary in this instance, as overlooking has been suitably mitigated due to the base height of the rooflights above internal floor levels.

No.76 Darlington Road

40. Concerns have been raised by this neighbouring occupier in relation to the proposed extension being overshadowing or overbearing. This neighbouring dwelling is a bungalow to the west of the host dwelling.
41. The proposed extension would be sited approximately 3 metres from the neighbouring boundary, and a further 6.5 metres from the closest habitable room neighbouring window to the side elevation facing the host dwelling.
42. The Applicant has completed a solar study to model overshadowing of the neighbouring dwellings, and although the most recent solar study does not model the exact plans under consideration, it does model a similar iteration of the plans in terms of scale and built form and is therefore considered applicable to consider in this instance.
43. The submitted solar study finds that there would be a marginal increase in overshadowing as a result of the proposed development, however, the extent of the overshadowing from the proposed extension would be limited to periods when the sun is at its lowest point during the winter months and would occur for only a limited duration of the morning (a marginal increase in overshadowing above the existing relationship at 09:30 in October). As such, the overshadowing impact on this neighbouring occupier is not considered to be significant enough to warrant a reason for refusal, as for the vast majority of the year, the impact is considered to be negligible. The amended plans have reduced the overall height of the original submission by approximately 0.6 metres, which is considered to have mitigated the impact somewhat.
44. Concerns have been raised in relation to overlooking. It should be acknowledged that there are no window-to-window relationships proposed, with windows inserted to the principal and rear elevation roof slopes of the host dwelling. In relation to overlooking of the outdoor amenity spaces, there would be an increase in overlooking of the

neighbouring site as a consequence of the implementation of the proposed scheme and although it is not an existing relationship between these particular sites, it is not considered that the proposed relationship differs greatly from existing two storey dwellings; a relationship that can be commonly found across the Borough where there is overlooking to the gardens of dwellings and is therefore considered to be acceptable.

45. Due to the existing built form of the host dwelling, the buffer maintained between the host dwelling and the neighbouring dwelling's side elevation windows, and the modest increase in height of the proposal, it is not considered that the increase in height by 1.2 metres would present adverse enough overbearing impacts to warrant a reason for refusal of the application.
46. In considering the separation distances involved and siting of the host dwelling and the proposed development for all other surrounding neighbouring occupiers, it is not considered that the proposed development would have an impact on their amenity and is therefore considered to be acceptable.

Highway Safety

47. The application proposes raising the number of bedrooms within the host dwelling from 3no bedrooms to 5no bedrooms. In accordance with SPD3 Parking Provision for the Borough, a 5no bedroom dwelling should provide 4no in-curtilage parking spaces.
48. The application site has a large driveway forward of the principal elevation of the host dwelling, which is able to accommodate more than 4no vehicles. Therefore, the parking requirement for the host dwelling should the proposed development be minded for approval would be acceptable.
49. Additionally, visibility splays have been considered by the HTD Manager due to increased height of the boundary treatment to the front. Overall, the HTD Manager has no objections to the proposed development and there is therefore not considered to be an adverse impact on the local highway network.

Nitrate Neutrality

50. As advised by Natural England, householder extensions are unlikely to increase population and are therefore outside of the scope for Nitrate Neutrality.

Biodiversity Net Gain

51. Biodiversity Net Gain is not required as householder developments are exempt.

Protected Species

52. Concerns regarding bats are acknowledged. No accompanying protected species surveys have been submitted to consider impact on bats. That said, the property is of relatively modern construction with sealed soffits and appears to be generally low risk for bat presence. An informative has been applied to consider any residual impact in this regard.

53. Notwithstanding this, a search of MAGIC and NBN Atlas have confirmed that no bats have been recorded in the area, nor have any licenses been granted within the area surrounding the Site. An informative could be applied to consider any residual impact in this regard.

Other matters

54. Concerns in relation to the impact on wildlife and habitats raised by neighbouring occupiers are acknowledged, however, given the proposal is for a householder extension within a residential area it is considered that there is limited scope for wildlife or habitat to be impacted upon.
55. Concerns have been raised in relation to Human Rights and the right to light. In reaching this recommendation, regard has been had to the provisions of the Human Rights Act 1988, in particular Article 8 relating to the right to respect for private and family life and Article 1 of the First Protocol relating to the peace enjoyment of possessions. Whilst concerns have been raised regarding loss of light to neighbouring occupiers, matters relating to an individual's "right to light" are primarily private civil matters rather than material planning considerations. In this instance, although the proposed development may result in a limited degree of additional overshadowing, it is not considered that the impact would be so significant as to result in unacceptable harm to the living conditions of neighbouring occupiers or to warrant a reason for refusal of the application.
56. Concerns in relation to restrictive covenants have been raised however these are not material planning considerations.
57. Concerns in relation to the financial circumstances of a neighbouring occupier have been raised however are not a material planning consideration.

Conclusion

58. In view of the assessment above, it is considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable.
59. In planning terms, the proposed development is considered acceptable in all other regards and is therefore recommended for approval subject to those planning conditions set out in the report.

Financial Implications

No known implications other than the associated costs of implementation of the proposals/maintenance.

Environmental Implications

No known environmental impacts other than those discussed within the main body of the report.

Legal Implications

No known legal implications.

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.

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Ward and War Councillors

Ward	Hartburn
Ward Councillor	Councillor Lynn Hall
Ward Councillor	Councillor Niall Innes
Ward Councillor	Councillor Jason French

Background Papers

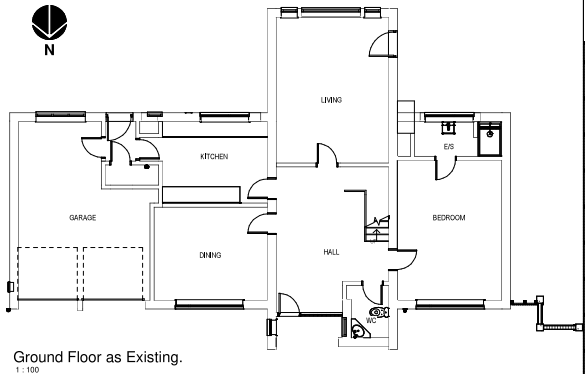
National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
Householder Extensions and Alterations SPD Adopted May 2021
SPD3 Parking Provision for Developments

Name of Contact Officer: Joe Port

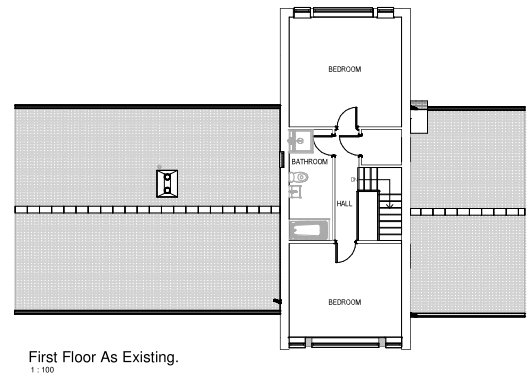
Post Title: Planning Officer

Telephone number: 01642 524362

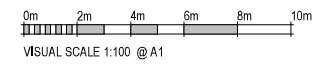
Email Address: joe.port@stockton.gov.uk



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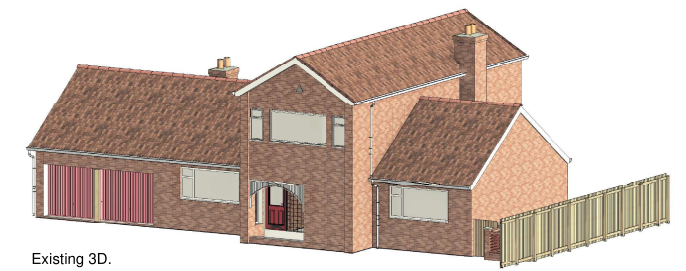


First Floor As Existing.
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VISUAL SCALE 1:100 @ A1

NOTES
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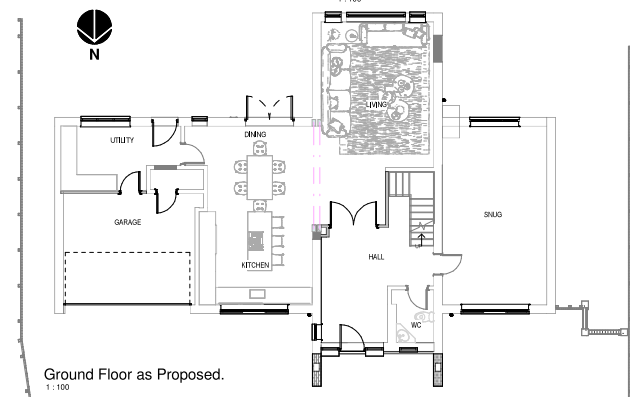
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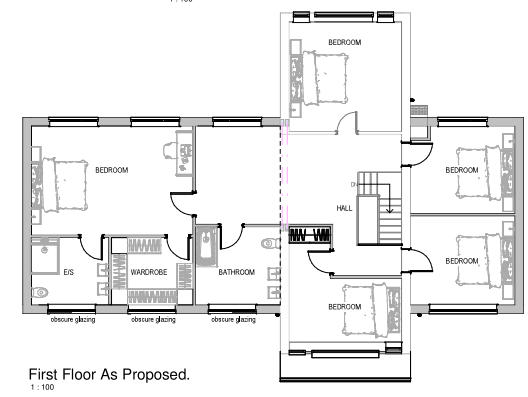
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 - WHITE RENDER
 - VERTICAL DARK TIMBER CLADDING
 - VERTICAL LIGHT TIMBER CLADDING
 - ROOF: PITCHED ROOF DARK GREY/BLACK ROOF 1:1.5
 - WINDOWS: UPVC
 - DOORS: BLACK
 - RAINWATER: UPVC
 - GOODS: BLACK



Ground Floor as Proposed.
1:100



First Floor As Proposed.
1:100



Proposed 3D.



West Elevation as Proposed.
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North Elevation as Proposed.
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South Elevation as Proposed.
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Rev	Date	Description



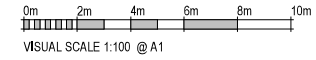
Project:
74A Dordington Road, Stockton-on-Tees
TS18 5ET

Client: Mr & Mrs Roberts

Drawing Title:
Existing & Proposed Plans and Elevations

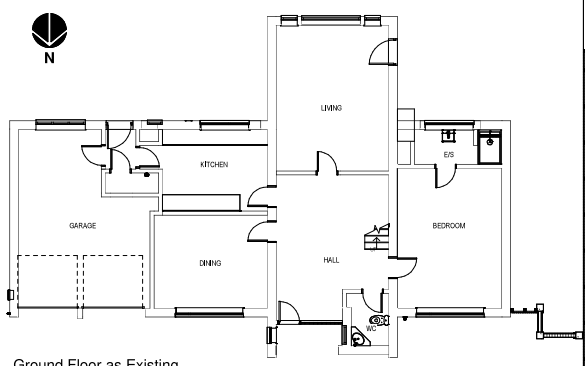
Project Number 2025	Drawn @ A1 1:100	Number P01
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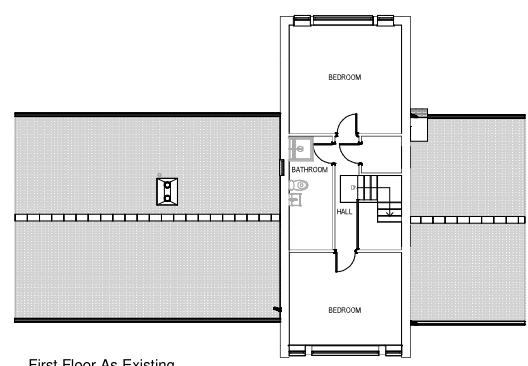


VISUAL SCALE 1:100 @ A1

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First Floor As Existing.
1:100



Existing 3D.

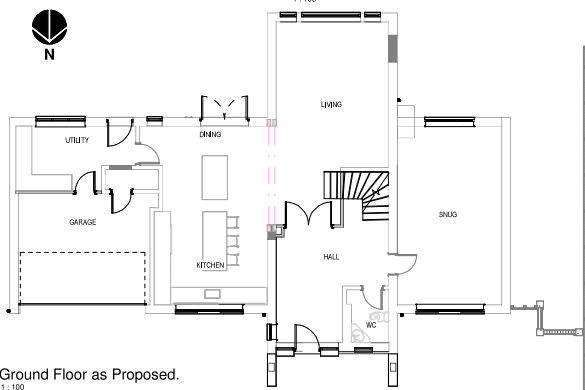


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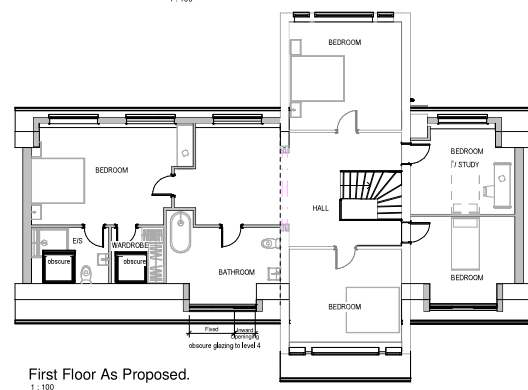
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Ground Floor as Proposed.
1:100



First Floor As Proposed.
1:100



Proposed 3D.



West Elevation as Proposed.
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North Elevation as Proposed.
1:100

East Elevation as Proposed.
1:100

South Elevation as Proposed.
1:100

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 - EXISTING RENDER TO BE PAINTED WHITE
 - SKYLINE FORMERS: LEAD FLASHING ALTERNATIVE BEAR FORMERS
 - HORIZONTAL DARK COMPOSITE CLADDING
 - VERTICAL LIGHT TIMBER CLADDING
 - ROOF:**
 - RYTHMED ROOF DARK GREY/BLACK ROOF TILES
 - WINDOWS:** UPVC
 - DOORS:** BLACK
 - RAINWATER:** UPVC
 - GOODS:** BLACK
- REFER TO MATERIAL DOCUMENT

Rev	Date	Description
P2	17/11/23	Revised Scheme with further reduced ridge height
P1	09/11/23	Revised Scheme from two storey to 1.5 Storey with dormers, reduced ridge height



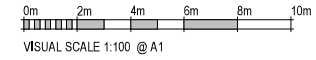
Project:
74A Dordington Road, Stockton-on-Tees
TS18 5ET

Client: Mr & Mrs Roberts

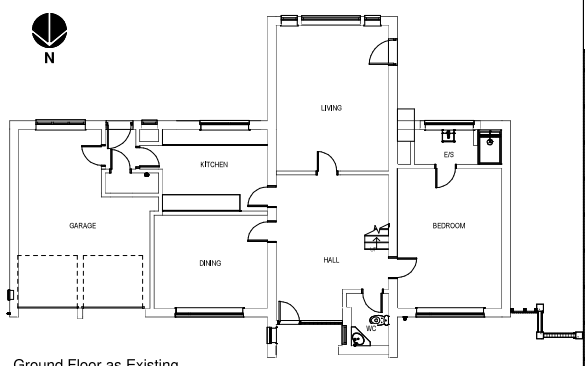
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Existing & Proposed Plans and Elevations

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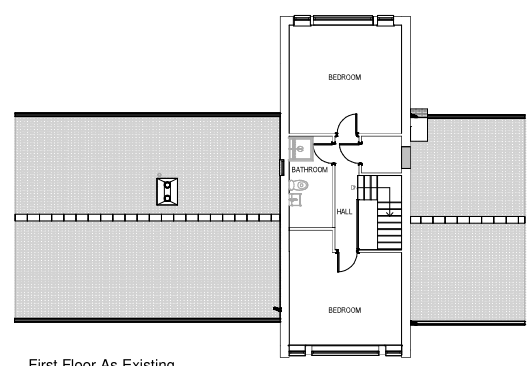
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Ground Floor as Existing.
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First Floor As Existing.
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Existing 3D.



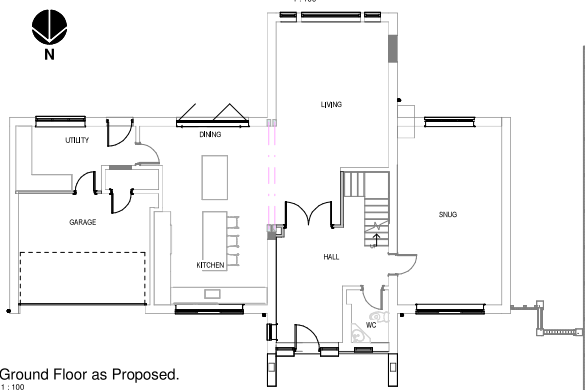
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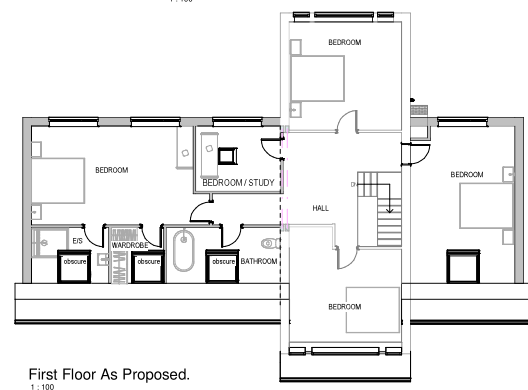
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 - PITCHED ROOF DARK GREY/BLACK ROOF TILES
 - WINDOWS:** UPVC
 - DOORS:** BLACK
 - RAINWATER:** UPVC
 - GOODS:** BLACK
 - REFER TO MATERIAL DOCUMENT



Ground Floor as Proposed.
1:100



First Floor As Proposed.
1:100



Proposed 3D.



West Elevation as Proposed.
1:100

North Elevation as Proposed.
1:100

East Elevation as Proposed.
1:100

South Elevation as Proposed.
1:100

Rev	Date	Description
P3	18/03/28	Removal of 2 x front dormers, replaced by velux windows.
P2	17/11/25	Revised Scheme with further reduced ridge height
P1	09/11/25	Revised Scheme from two storey to 1.5 Storey with dormers, reduced ridge height.



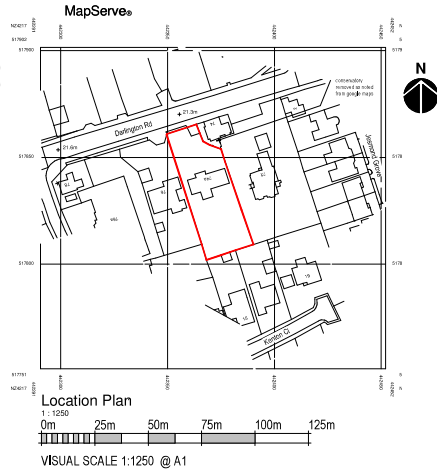
Project:
74A Dordington Road, Stockton-on-Tees
TS18 5ET

Client: Mr & Mrs Roberts

Drawing Title:
Existing & Proposed Plans and Elevations

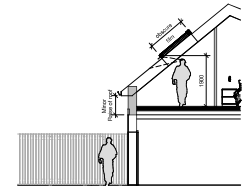
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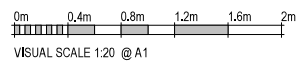
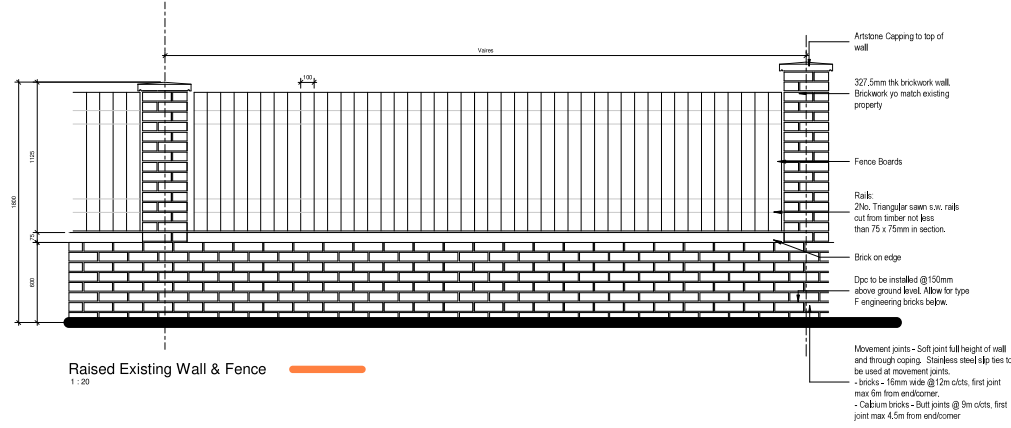


This drawing has been produced using Ordnance Survey map data and other publicly available information.
No physical site survey has been carried out on neighbouring land.
The boundary lines shown are approximate and based on mapping data—not on verified land ownership or physical boundary measurements.
No test from neighbouring properties has been taken or included within this plan.
The drawing is intended for planning purposes only and should not be used for legal or conveyancing purposes.
It remains the responsibility of the property owner and/or contractor to verify all boundary positions and dimensions on site prior to commencing any works.

NOTES
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This drawing is to be read in conjunction with all other relevant drawings and specifications.
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4 Section Roof light
1:100



Rev	Date	Description
P3	18/03/24	Removal of 2 x front dormers, replaced by velux windows
P2	17/11/23	Revised Scheme with further reduced ridge height
P1	09/11/23	Revised Scheme from two storey to 1.5 Storey with dormers, reduced ridge height



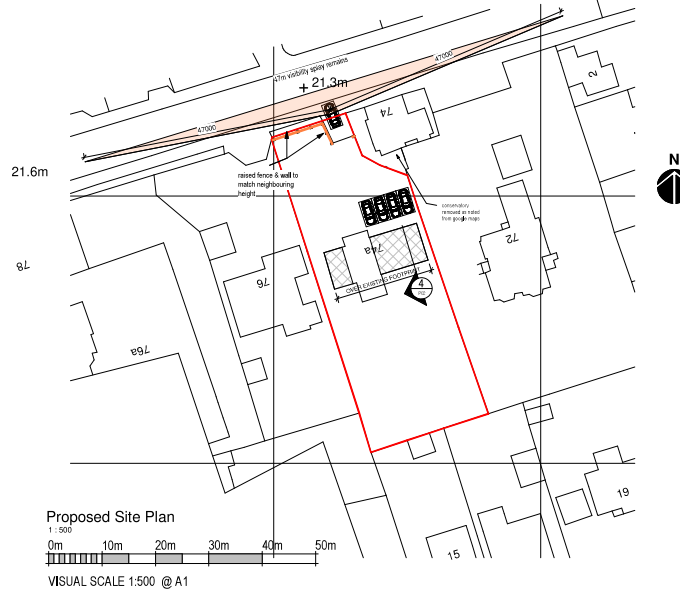
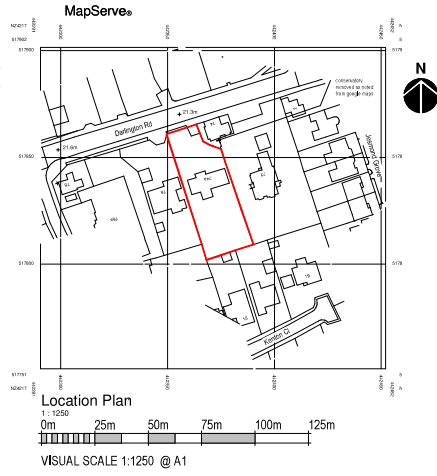
Project:
74A Darlington Road, Stockton-on-Tees
TS16 5ET

Client: Mr & Mrs Roberts

Drawing Title:
Boundary Treatment

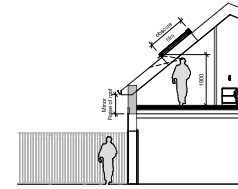
Project Number	Task @ A1	Number
2025	As indicated	P02

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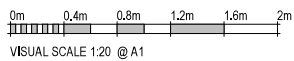
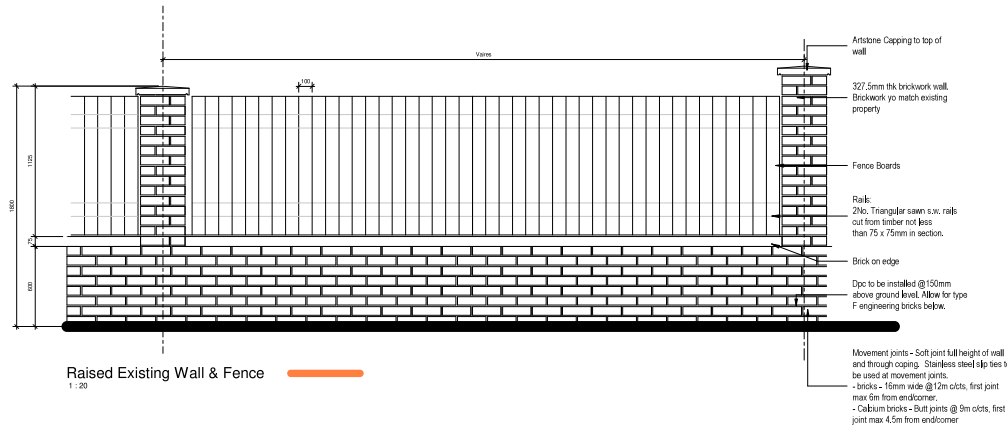


This drawing has been produced using Ordnance Survey map data and other publicly available information.
No physical site survey has been carried out on neighbouring land.
The boundary lines shown are approximate and based on mapping data—not on verified land ownership or physical boundary measurements.
No level from neighbouring properties has been taken or included within this plan.
The drawing is intended for planning purposes only and should not be used for legal or conveyancing purposes.
It remains the responsibility of the property owner and/or contractor to verify all boundary positions and dimensions on site prior to commencing any works.

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4 Section Roof light
1:100



P1	180328	Removal of 2 x front dormers, replaced by velux windows
P2	1711025	Revised Scheme with further reduced ridge height
P1	6911025	Revised Scheme from two storey to 1.5 Storey with dormers, reduced ridge height
Rev	Date	Description



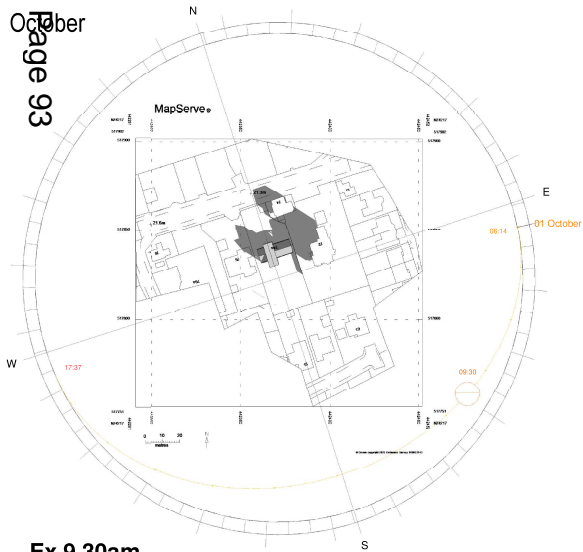
Project:
74A Darlington Road, Stockton-on-Tees
TS16 5ET

Client: Mr & Mrs Roberts

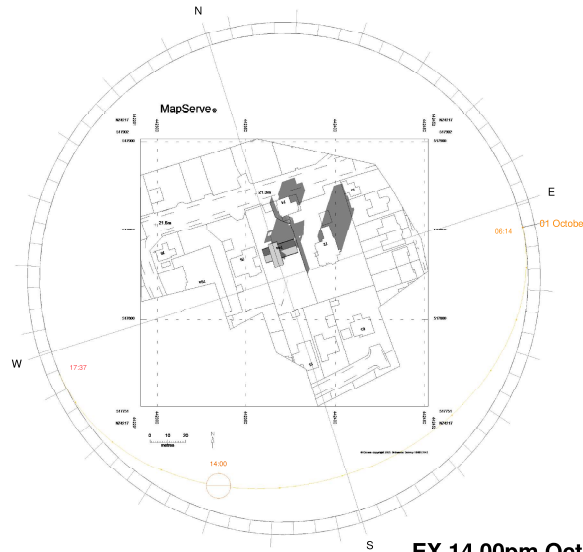
Drawing Title:
Boundary Treatment

Project Number 2025	Task @ A1 As indicated	Number P02
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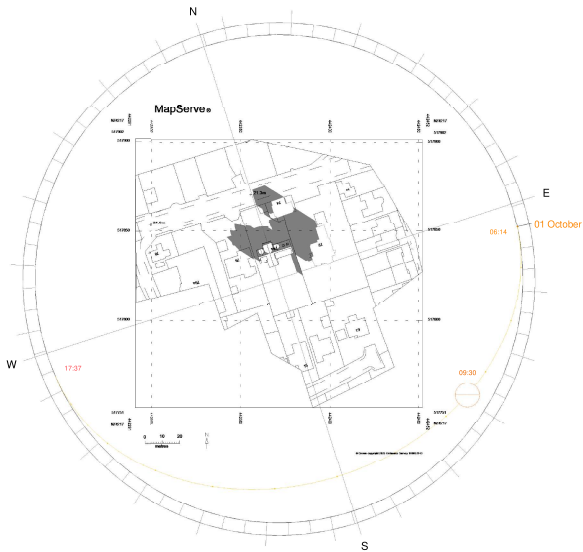
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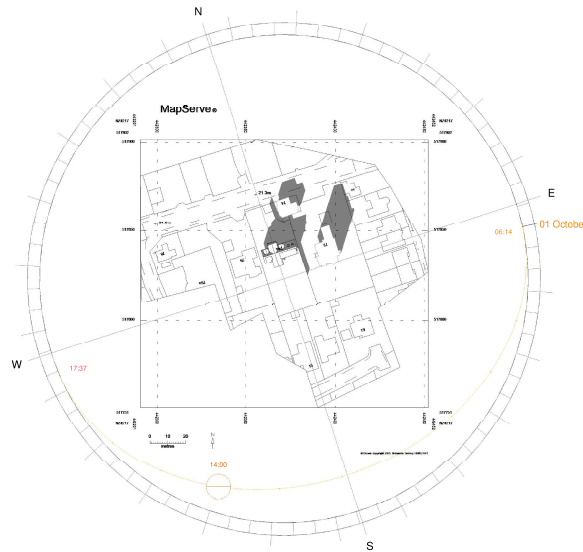
Ex 9 30am
1 : 1500



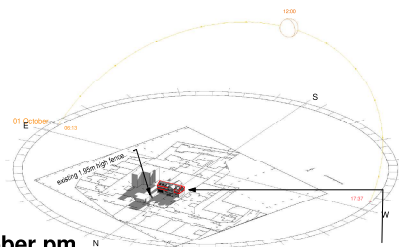
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Pro 9 30am
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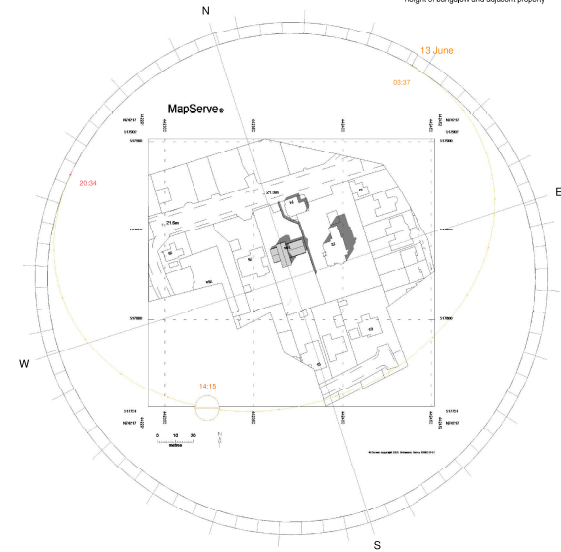


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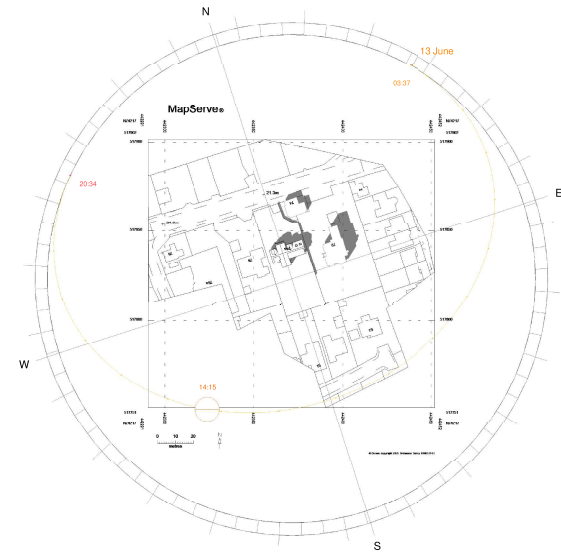


pro solar october pm
LOW SEASON SUN

RED NOTING PREVIOUS APPLICATION HEIGHT AND ROOF
PLEASE REFER TO ELEVATIONS FOR DETAIL.



Ex 14 00pm
1 : 1500



Pro 14 00pm
1 : 1500

Information taken from revit software with APPROX height of bungalow and adjacent property

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Rev	Date	Description
P1	13/10/25	Revised Scheme from two story to 1.5 Storey with corners reduced slope height



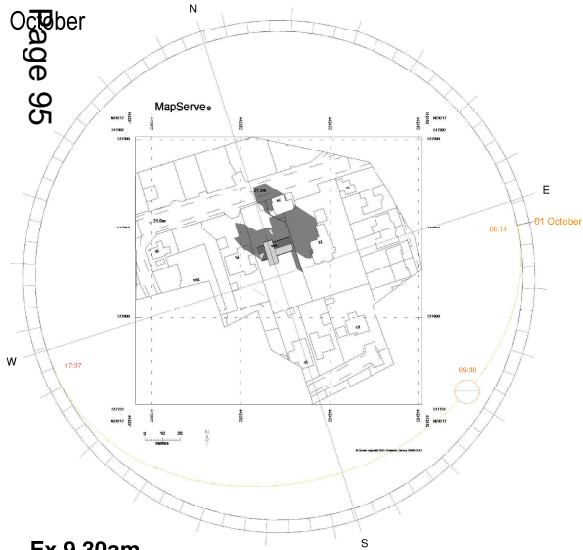
Project:
74A Darlington Road, Stockton-on-Tees
TS18 5ET

Client: Mr & Mrs Roberts

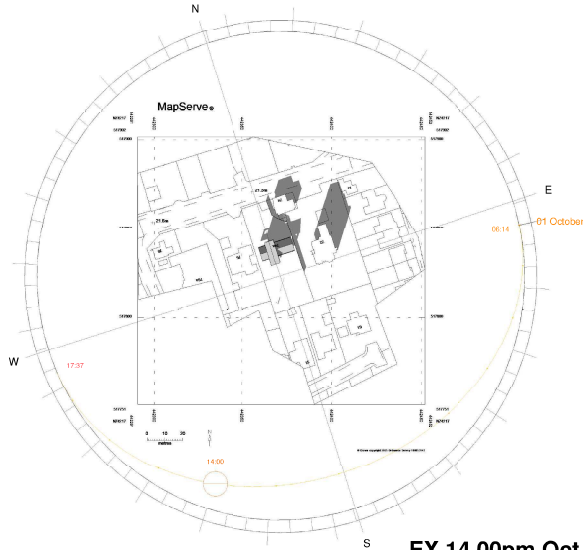
Drawing Title:
Solar Study

Project Number 2025	Task # at As indicated	Number P04
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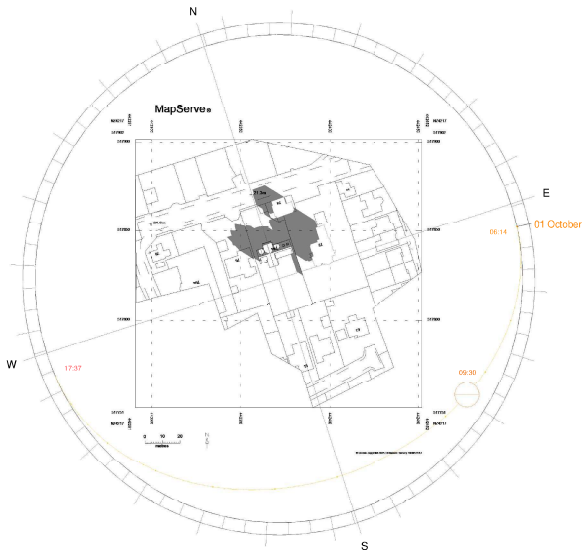
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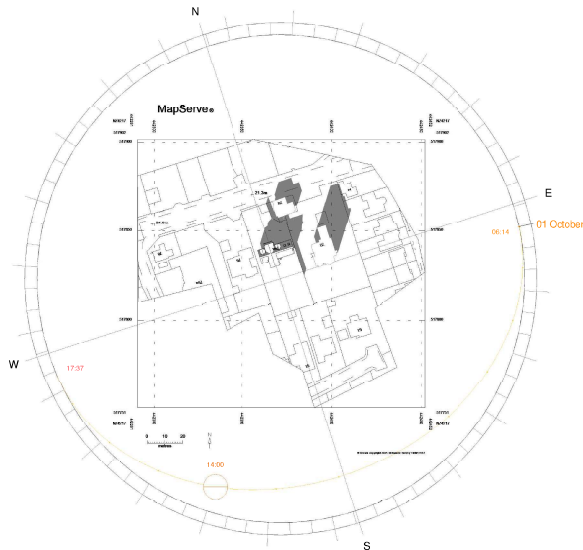
Ex 9 30am
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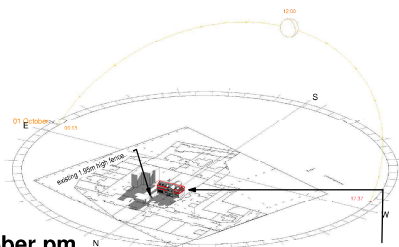
EX 14 00pm Oct
1 : 1500



Pro 9 30am
1 : 1500



Pro 14 00pm Oct
1 : 1500

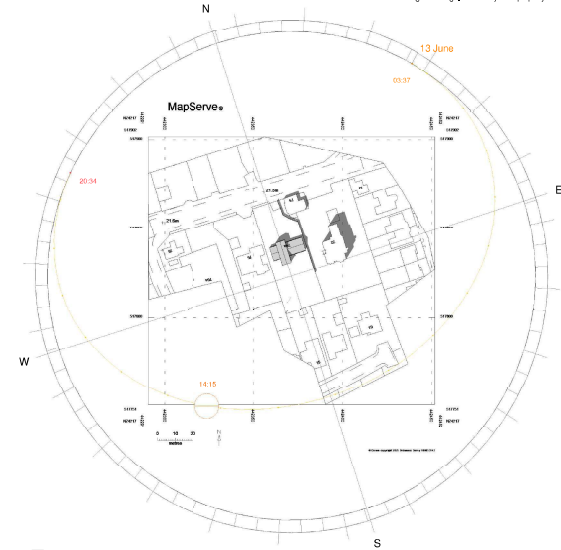


pro solar october pm
LOW SEASON SUN

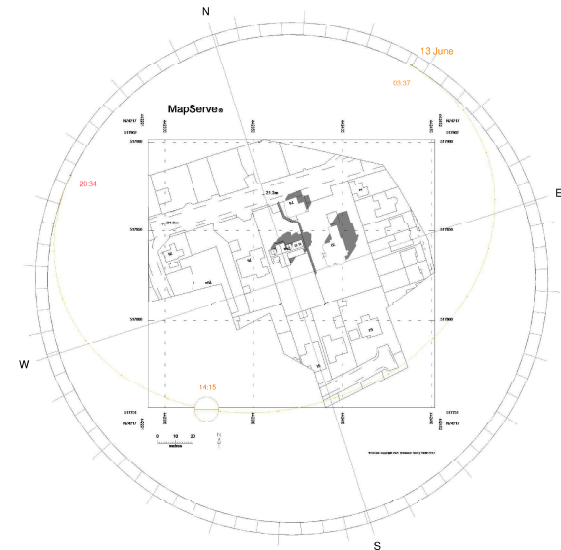
RED NOTING PREVIOUS APPLICATION HEIGHT AND ROOF
PLEASE REFER TO ELEVATIONS FOR DETAIL.

June

Information taken from revit software with APPROX height of bungalow and adjacent property



Ex 14 00pm
1 : 1500



Pro 14 00pm
1 : 1500

NOTES
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This drawing is to be read in conjunction with all other relevant drawings and specifications.
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Rev	Date	Description
P1	13/12/25	Revised Scheme from two storey to 1.5 Storey with corners reduced along height



Project:
74A Dordington Road, Stockton-on-Tees
TS18 5ET

Client: Mr & Mrs Roberts

Drawing Title:
Solar Study

Project Number 2025	Date As indicated	Number P04
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DELEGATED

Report to Planning Committee

10 June 2026

Report of Director of Regeneration and Inclusive Growth

25/0865/FUL**2 The Willows, Stockton-on-Tees, TS19 8BD****Expiry Date: 26 June 2025****Extension of Time Date: 12 June 2026****Summary**

Since the writing of the original report, amendments to the submitted drawings were sought to alter the shape of the roof of the proposed single storey flat roof rear extension to become a pitched roof, as per Members decision at the March 2026 planning committee meeting.

The requested changes were made to the Applicant's planning agent, however, instead they have sought to address the matters in an alternative manner, by removing the Juliet balcony to the first-floor rear elevation and replacing it with a fixed window.

Due to the narrow remit of the decision at March 2026 planning committee meeting, the application is being brought before Members for decision on the revised details.

Further consultation with neighbouring residents has taken place, and at the time of writing, 4no objections comments from 3no households has been received. Overall, the further comments made by neighbours are not considered to alter the original recommendation of Approval with Conditions for the application.

Overall, whilst the proposed design choice is not what was recommended by Members, the amendments to the plans, along with the recommended conditions, are considered to suitably mitigate the previous concerns raised in relation to the flat roof potentially being used as a balcony and affecting neighbouring occupiers' amenity.

The application is recommended for Approval with Conditions.

Recommendation(s)

That planning application 25/0865/FUL be approved subject to the following conditions and informatives;

01 Time Limit

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

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

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

Plan Reference Number	Date Received
4000- 25 - 101 F	7 April 2026
4000- 25 - 102 C	16 October 2025
4000- 25 - 100 B	1 May 2025

Reason: To define the consent.

03 External Finishing Materials

The external finishing materials proposed shall be in accordance with the details contained within the submitted application form and thereafter retained for the lifetime of the development.

Reason: In the interests of visual amenity in accordance with NPPF para 135 and Local Plan policy SD8.

04 Tree Protection Plan

The scheme for the protection of trees on site shall be carried out in accordance with the details on approved plan 4000- 25 - 102 C submitted on 16 October 2025.

Reason: In the interests the health of the trees on site in accordance with NPPF para 136 and Local Plan policy SD8.

05 Boundary Treatment

The approved boundary treatment plan shall be in accordance with the submitted plan 4000- 25 - 102 C received on 16 October 2025 and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of preserving neighbouring amenity in accordance with NPPF para 135 and Local Plan policy SD8.

06 Obscure Glazing

Notwithstanding the submitted drawings, the window on the south-western facing principal elevation at first floor serving an en-suite of the development hereby approved, shall be fitted with obscure glazing to at least obscuration factor 4. This window shall be maintained as such and be retained for the lifetime of the development.

Reason: In the interests of the amenity of the neighbouring properties in accordance with NPPF para 135 and Local Plan policy SD8.

07 Balcony/Raised terrace

The roof of the approved single storey flat roof extension hereby permitted shall not be used as a balcony, roof garden, terrace or other external amenity space at any time. No balustrade, railing, access door other means of access to the roof shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the privacy and residential amenity of neighbouring properties in accordance with NPPF para 135 and Local Plan policy SD8.

Publicity

Neighbours were notified by individual letters of the amendments made to the design of the single storey rear extension. A total of 4no objections from 3no households were received and the concerns have been summarised below:

- Concerns relating to potential use of the flat roof to the single storey rear extension
- Concerns relating to amenity impact (overlooking, privacy)

Material Planning Considerations

1. Since March 2026 Planning Committee meeting, amendments were sought to alter the flat roof of the proposed single storey rear extension to a pitched roof in order to mitigate concerns raised by Members and neighbouring occupiers in relation to the flat roof of the extension potentially being used by future occupiers of the dwelling as a balcony or terrace area.
2. Whilst these amendments did not come to fruition, the Applicant's agent has amended the design of the first-floor rear elevation so that the Juliet Balcony has been removed, and a fixed window put in its place, to mirror the design of other windows to the elevations of the host dwelling.
3. Opportunity for further comment on the amended drawings has been given to neighbouring occupiers who have collectively expressed concerns in relation to the amenity impact of the potential use of the flat roof extension as a balcony or terrace area.
4. Whilst the amendments to the proposed plans under consideration are not what the Applicant was asked to consider by the LPA, the amendments put forward are considered to satisfactorily mitigate the concern by Members and neighbouring occupiers. Access onto the flat roof would only be achieved by occupiers of the dwelling by climbing through one of the first-floor windows, or by means of ladder/steps from ground level. It is considered that means of access to the roof for leisure purposes are impractical for future occupiers of the dwelling.
5. It should also be acknowledged that single storey flat roof extensions are prevalent and are common forms of extensions to dwellings across the Borough. Many of these extensions are situated in much more constrained plots and within much denser development patterns, whereby the effects on neighbouring amenity by using the flat roof space of the extension as a terrace or balcony would be greatly exacerbated.
6. Notwithstanding the acceptability of the proposed amendments, the use of the flat roof of the proposed single storey extension as a balcony or terraced area is controlled via three mechanisms within the planning system.
7. Firstly, a balcony or terraced area to the flat roof area of the proposed single storey extension would require planning permission in its own right. The use of the flat roof for these purposes would trigger the requirement for planning permission and would be unauthorised development.

8. Secondly, the application under consideration is not applying for planning permission for a balcony or terraced area. Therefore, any unauthorised conversion or use of the space of the flat roof for these purposes would be considered a breach of planning control due to the contravention of the approved drawings should the application be minded for approval.
9. Thirdly, condition No.7 of this recommendation restricts the flat roof area from being a balcony, roof garden, terrace or other external amenity space at any time. Any contravention of this would constitute a breach of planning condition.
10. A contravention of any of the three mechanisms above which would be in place should the application be minded for approval by Members restricting the use of the flat roof area as a balcony or terraced area would be a matter for the Council's Planning Compliance Team to consider the expediency of the breach of planning control and to consider further action.
11. In consideration of the acceptability of the proposed amendments, and all of the planning mechanisms in place restricting the use of the flat roof for the purposes of a balcony or terrace area, the application is recommended for Approval with Conditions.

Conclusion

12. In view of the acceptability of the proposed plans and planning mechanisms in place, the application is recommended to Approved with Conditions.

Financial Implications

No known implications other than the associated costs of implementation of the proposals/maintenance.

Environmental Implications

No known environmental impacts other than those discussed within the main body of the report.

Biodiversity Net Gain

Biodiversity Net Gain is not required as Householder developments are exempt.

Legal Implications

Officers need to complete this based on specifics of case and any Legal implications on the Council.

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.

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Ward and War Councillors

Ward	Bishopsgarth & Elm Tree
Ward Councillor	Councillor Hugo Stratton
Ward Councillor	Councillor Emily Tate

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
Householder Extensions and Alterations SPD Adopted 2021

Name of Contact Officer: Joe Port

Post Title: Planning Officer

Telephone number: 01642 524362

Email Address: joe.port@stockton.gov.uk

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DELEGATED

Report to Planning Committee

Report of Director of Regeneration and Inclusive Growth

25/0865/FUL

2 The Willows, Stockton-on-Tees, TS19 8BD

Expiry Date: 26 June 2025

Extension of Time Date: 6 March 2026

Summary

The application site relates to a detached residential dormer bungalow located within the limits to development and within Stockton-on-Tees.

Planning permission is sought to increase the roof height of an existing dormer bungalow to 1.5 storey, erection of a single storey wrap around extension to the side/rear, erection of single storey extension to the front, single storey extension to the side and 1.8m high boundary treatment.

A total of 7no objection comments have been received from 3no households. No objections have been raised by statutory consultees.

The application site relates to a detached residential dwelling located within the limits to development.

The design and scale of the extensions were assessed against Local Plan policies and the NPPF, concluding that the revised scheme is proportionate to the plot size and would be largely coherent with surrounding development. Amenity concerns such as overlooking, privacy, and overbearing effects were mitigated through design changes, obscure glazing, and boundary treatments, while tree protection measures are to be secured by condition. Parking provision meets adopted standards, and no significant highway safety issues were identified. Overall, the development is considered acceptable in terms of character, amenity and highway safety considerations.

In accordance with the Council's scheme of delegation, the application is to be determined by Planning Committee as the application involves development on land which an interest is held by a Council Member (or their spouse/partner) or by any member of the Council staff (or their spouse/partner) and an objection representation has been received to the planning Application.

The application is therefore recommended for Approval.

Recommendation(s)

That planning application 25/0865/FUL be approved subject to the following conditions and informatives;

01 Time Limit

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

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

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

Plan Reference Number	Date Received
4000- 25 - 100 REV B	1 May 2025
4000- 25 - 101 E	16 October 2025
4000- 25 - 102 C	16 October 2025

Reason: To define the consent.

03 External Finishing Materials

The external finishing materials proposed shall be in accordance with the details contained within the submitted application form and thereafter retained for the lifetime of the development.

Reason: In the interests of visual amenity in accordance with NPPF para 135 and Local Plan policy SD8.

04 Tree Protection Plan

The scheme for the protection of trees on site shall be carried out in accordance with the details on approved plan 4000- 25 - 102 C submitted on 16 October 2025.

Reason: In the interests the health of the trees on site in accordance with NPPF para 136 and Local Plan policy SD8.

05 Boundary Treatment

The approved boundary treatment plan shall be in accordance with the submitted plan 4000- 25 - 102 C received on 16 October 2025 and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of preserving neighbouring amenity in accordance with NPPF para 135 and Local Plan policy SD8.

06 Obscure Glazing

Notwithstanding the submitted drawings, the window on the south-western facing principal elevation at first floor serving an en-suite of the development hereby approved, shall be fitted with obscure glazing to at least obscuration factor 4. This window shall be maintained as such and be retained for the lifetime of the development.

Reason: In the interests of the amenity of the neighbouring properties in accordance with NPPF para 135 and Local Plan policy SD8.

07 Balcony/Raised terrace

The roof of the approved single storey flat roof extension hereby permitted shall not be used as a balcony, roof garden, terrace or other external amenity space at any time. No balustrade, railing, access door other means of access to the roof shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the privacy and residential amenity of neighbouring properties in accordance with NPPF para 135 and Local Plan policy SD8.

Informative 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: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

Background

1. The planning history of the application site is summarised below:

- Outline application for the demolition of existing dwelling and erection of 3no detached dwellings (Ref: 99/0815/P) – Refused 20th July 1999
- Alterations & extension to provide new double garage, conservatory & porch & dormer windows to provide attic bedrooms (Ref: 00/0553/P) – Approved with Conditions 19th May 2000
- Outline application for the erection of 1no dwelling and new access (Ref: 99/1498/P) - Refused 2nd June 2000
- Extension to side to provide games room with bedroom/bathroom/store above and porch to front (Ref: 00/1197/P) - Approved with Conditions 20th September 2000
- Application to fell 6 no. lombardy poplar trees (T1 - T5 incl. and T10) and 1 no. ash tree (T9) (Ref: 06/3429/X) – Approved with Conditions 4th January 2007

2. Tree Preservation Order 322 S2/5378 (Ref: 00.8.5.322) is confirmed on several trees on the application site.

Site and Surroundings

3. The application site, hereby referred to as the Site, is a detached dormer bungalow located within Stockton-on-Tees.

4. The Site sits amongst a cluster of residential dwellinghouses accessed via a private way 'The Willows', which leads to 3no further residential dwellings; No.1, No.3 and No.4 The Willows.
5. The Site is within a verdant setting and is well screened by mature vegetation to all boundaries. A Tree Preservation Order covers several mature trees on Site (322 S2/5378 00.8.5.322).

Proposal

6. Planning permission is sought for the increase of the roof height of the existing host dwelling to 1.5 storey involving raising the ridge height by approximately 1.2 metres; from 5.7 metres to 6.8 metres in total height. The existing eaves height of approximately 2.8 metres would remain largely consistent throughout, with some extended portions of the host dwelling having enlarged eaves of approximately 4.7 metres.
7. The proposal includes the erection of a single storey wrap around extension to the side and rear of the dwelling consisting of both hipped and flat roofs. The side extension portion of this extension would house an integral garage and the rear extension housing a utility and living area.
8. Also included in the proposal is the erection of a single storey extension to the front, a single storey extension to the side and a 1.8 metre high boundary treatment within the curtilage.

Consultations

9. Consultees were notified and the following comments were received:-
10. Standard Advice Highways Transport & Design Manager
No objections, subject to any increase in parking provision being met in accordance with the Councils adopted Supplementary Planning Document SPD3.

Publicity

11. Neighbours were notified by individual letters. A summary of the comments received is below.

Objections

A total of 7no objection comments have been received from 3no households. The concerns are summarised below:

- Concerns regarding overlooking/window separation distance
- Concerns regarding reduced privacy
- Concerns regarding scale/design
- Concerns regarding overbearing
- Concerns regarding dwelling to plot ratios
- Concerns regarding typographical errors on submitted drawings
- Concerns regarding localised flooding
- Concerns regarding ASB and security of the Site
- Concerns regarding waste
- Concerns regarding access and damage to the private way during construction period

General representations:

A total of 1no general representation comments have been received from 1no address. The comments are summarised below:

- Comments regarding precedent for similarly approved development
- Comments regarding existing and similar built form already present on the Site

Planning Policy Considerations

12. 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 Stockton on Tees Borough Council Local Plan 2019.
13. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

14. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
15. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
 - approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Local Planning Policy

16. The following planning policies are considered to be relevant to the consideration of this application.

Policy SD1 - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Policy SD3 - Housing Strategy

7. Proposals for all domestic extensions will be supported where they are in keeping with the property and the street scene in terms of style, proportion and materials, and avoid significant loss of privacy and amenity for the residents of neighbouring properties.

Policy SD8 – Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;

- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

Householder Extensions and Alterations SPD

2.2 Window Separation Distances

It is extremely important to have an adequate gap between neighbouring properties to prevent a significant impact and minimise any loss of privacy from developments. The Council will seek a minimum of 21 metres separation distance to be maintained between the main habitable room windows of facing residential properties and the extension. Where a side extension would face the rear of a neighbouring property (or a rear extension would face the side of the neighbouring property), the Council will seek a minimum of 11 metres between the windows of the main habitable rooms.

These distances will increase if there is a variation in ground levels between the properties or a difference in the number of storeys (where a property of over 2 storeys is involved). As a minimum, the separation distance should be increased by 3 metres for every 1 metre rise in ground level.

Innovative design solutions and creativity in external and internal layouts to reduce the impact of a development could be applied to achieve satisfactory levels of privacy and may in some instances allow a reduction in the separation distance. In addition, the standard may be applied more flexibly if individual circumstances allow, as each application is considered on its own merits.

2.3 Privacy and Overshadowing

Extensions should not lead to the overshadowing of the neighbouring properties' main habitable room windows or private garden areas to an unreasonable degree. For a single storey rear extension, 3 metres from the original rear elevation should generally be appropriate, however this is dependent on various factors, including the scale, orientation and form of the extension as well as the house type and impact on neighbouring properties.

45 Degree Standard

The 45 degree standard applies to two-storey extensions with a greater than 3 metre projection from the rear elevation of a property. This tool is used in order to assess the potential impact of a proposal and maintain privacy and amenity for neighbouring properties. This rule normally applies to rear facing neighbouring windows that are perpendicular to the extension. It is calculated by drawing a line at a 45-degree angle from the centre of the nearest adjacent ground-floor main-habitable-window of your neighbour's property. If the line crosses the site of the proposed extension, in some instances, the Council may expect the extension to be reduced in size.

60 Degree Standard

The 60 degree standard follows the same principle as the 45 degree standard but relates to single storey extensions and involves a widening of the angle of the line to 60 degrees. This allows for single storey extensions generally having less bulk and causing less overshadowing than two-storey extensions. Extensions will not be accepted where they lead

to a notable loss of privacy for neighbouring residents. An impact on privacy can often be avoided or minimised through siting windows away from neighbouring properties and ensuring a sufficient separation distance is maintained.

2.5 Car Parking

Where planning permission is required for an extension which will provide an extra bedroom at a property or the proposal will involve the loss of a car parking space, such as through a garage conversion or from being built on an existing driveway, it will be expected that:

- Any loss of car parking, as a result of the proposed works, is re-provided within the property boundary and/or
- Any additional car parking requirement as a result of an increase in the number of bedrooms, except where a proposed bedroom is less than 6.5m², is provided within the property boundary.

The Council's Local Design Guide SPD provides advice on the required number of car parking spaces for the size of your property, and the minimum size of a car parking space/garage for it to be considered acceptable.

If you need to re-provide or create additional car parking, it is important to consider the proximity to existing highways junctions, other driveways, street trees and utility apparatus and then the accessibility of your property in terms of the position of dropped kerbs and gates, as well as the layout of the space which is available and the balance between the amount of soft and hard landscaping within your boundary. Please refer to the Garden and Boundary Treatments section of this SPD for further details.

3.1 Front Extensions

Porches are popular extensions to the front of properties and modest porches are rarely harmful to the character of an area. However, extensions to the front of properties will generally be visible in the street scene and must be designed to complement the area, as well as the original property.

In areas where there is a particularly uniform appearance or a dominant front line to the properties, extensions to the front of a dwelling, other than modest porches, are unlikely to be appropriate.

Front extensions should ensure that sufficient car parking is still retained in line with the standards in the Local Design Guide SPD. Front extensions are more likely to be appropriate if a dwelling is of an individual design or there is a staggered or indistinct building line. However, they should still match the design features of the original property and avoid being obtrusive.

3.2 Side Extensions

An extension to the side of a property will normally be very visible from the street and should be of a high quality design and reflect the character of the area. They should normally have a roof that matches or complements the original property. Flat roofs should be avoided, unless they are already a feature of the main dwelling.

Unless properties are widely spaced, side extensions have the potential to create a 'terracing' effect between closely set detached properties or pairs of semi-detached properties. Normally a gap of at least 1 metre is required between the outside wall of the extension and the boundary. The extension should also be set back from the front of the house by a minimum of 1 metre, at least at first floor level.

Two storey and first floor side extensions may be required to have a roof shape that matches the main property. Due to the potential for terracing, two storey and first floor extensions may also be required to have a ridge height that is lower than that of the main property.

There may be a number of other options which can be used to address terracing and these should be explored with the Council's Development Services team.

3.3 Rear Extensions

Rear extensions, which includes conservatories, are generally not as visible as front and side extensions, however the design of an extension at the back of a property is still very important. A key objective for the design of a rear extension is to avoid an unacceptable overbearing or oppressive impact upon neighbours or significant overshadowing of a neighbouring property. This can often be achieved by setting the extension in from the nearest common boundary and through reducing the bulk of the extension by, for example, providing a hipped roof.

Windows in the side of the extension nearest to the boundary of a neighbouring property should generally be avoided. Obscurely glazed windows with restricted opening may sometimes be acceptable but it should be noted that, if your neighbour subsequently wishes to develop near their boundary, the outlook that you may have created by placing a window on a common boundary will not be protected.

Terraced houses are often more difficult to extend as they are restricted for space on three sides. By sharing a pitched roof with the neighbouring property, the perceived size may be reduced and the impact on light and amenity will be lessened.

3.6 Balconies, Raised Decking and Terraces

Balconies, Raised Decking and Terraces may not be acceptable if there is significant overlooking of a neighbouring garden/yard or a main living room window. They can also lead to an increase in noise and disturbance as a result of the extended use of the garden area, therefore they can have a significant impact on the privacy and amenity of neighbouring properties. As a result, balconies, are not encouraged, other than in exceptional circumstances or situations where a Juliette balcony is in keeping with the design of the property or character of the area. For the purposes of planning, a Juliette balcony is treated as a window, and a velux balcony window is treated as a balcony.

Balconies and raised decking are more likely to be approved in relation to detached dwellings with spacious gardens or where the location of the development does not impact on the neighbours. They should generally be well contained, screened and avoid dominating the existing property.

3.7 Gardens & Boundary Treatments

Boundary Treatments

The method of enclosing the boundary of a property can have a significant visual impact on an area and should be designed sympathetically. Boundary treatments can include walls, fences, hedges, tree and gates amongst other things.

Where alterations to front garden boundaries occur, careful consideration must be taken to ensure that the proposed materials and detailing fit in well with the property and surroundings. Where there is a dominant form of boundary treatment within the street, your proposal will be expected to be consistent with these structures. In addition, where hedgerows and trees are important features of an area, these should be retained to maintain

character and biodiversity. Planning permission is not required to plant hedgerows or trees and they can be a good way to create a boundary instead of erecting a wall or fence.

It is also important to consider the height and materials proposed for boundary treatments along the side of the property and within rear gardens to ensure that the height and material choice do not impact on the amenity of the neighbouring properties.

Alterations to boundary treatments to the front of properties or in prominent locations within established open-plan estates will rarely be acceptable as they could disrupt the open character of the street and harm the visual amenity of the area. Likewise, any enclosure that would obstruct public highway visibility, or cause a potential danger to public highway safety will be unacceptable.

Material Planning Considerations

17. The main planning considerations of this application are the impacts on the character of the area, the amenity of the neighbouring occupiers and the impacts on highway safety.

Character

18. The NPPF and the adopted Local Plan encourage high standards of design with Local Plan Policies SD3 and SD8 setting out that new developments should be appropriate to the context of the surrounding area and be of an appropriate style, proportion, and materials to the main dwelling.

19. Concerns have been raised with regards to the design and appearance of the proposed extensions and how the proposal would fit in with the character of the surrounding dwellings. The proposed development involves substantial extensions and alterations to the host dwelling, which in-turn would alter the scale and appearance of the host dwelling.

20. Revisions to the originally submitted plans have been sought and have been scaled back considerably; the original proposal involved a two-storey dwelling with a much larger footprint to the most recent plans received which now involve raising the ridge height approximately 1.2 metres above the existing ridge line. Although the scale and appearance of the host dwelling would be altered, the proposed development would still appear as a 1.5 storey dwelling which is considered to be coherent with the present built form on the Site, and in the surrounding area.

21. The character of the host dwelling as proposed would alter the existing dormer bungalow to create an enlarged first-floor with various single storey extensions projecting from it, the proposed works are considered to form considerable alterations to the host dwelling's scale and appearance, however, given the variety of property styles within the area and size of the plot, the proposals are not considered to form an incongruous addition to the area. Concerns raised with regards to dwelling to plot ratio and overdevelopment of the Site are noted, however, the Site is considered to be generously proportioned and the proposals are considered to be proportionate to the size of the plot and other development within the surrounding area.

22. The proposal would modernise the existing dwelling which on balance would be acceptable given the variety of property styles and design within this area. The principle of a second floor is also considered to be acceptable due to the existing dormer windows and variety of dwelling types generally reaching first-floor levels within the street scene. Given the overarching character is one of a 1.5 storey dwelling, and the indistinct character in terms of the design of dwellings within the area, the revised proposals are considered to be broadly acceptable.
23. Although it is noted that the bulk of the host dwelling would increase as a result of implementing the proposed development, the Site is accessed via a private way and the Site and surroundings are heavily screened by mature trees and vegetation. Given the generous proportions of the plot, accessed via a private way and is heavily screened, there is considered to be considerable scope for change to the host dwelling which are mitigated by the surroundings. As already discussed, the principle of a first floor is considered permissible, and the roof style is again considered to follow the character of the host dwelling and street scene and so this roof style is considered appropriate. While the overall bulk of the host dwelling would increase, it is not considered to appear as an incongruous addition to the immediate or wider area.
24. The proposed external finishing materials to be used have been declared within the submitted application form and are to be similar in appearance to those existing on the host dwelling being render, slate tiles and white uPVC. Given that these are similar external finishing materials to those existing on the host dwelling, and the mitigating circumstances of the Site and its surroundings, it is considered that the external finishing materials proposed are acceptable and have been recommended as planning condition.
25. The Applicant proposed a 1.8-metre-high close boarded boundary fencing to the front of the Site. In view of this boundary treatment being set well in from the highway and sat behind a band of mature trees, it is not considered that this would form an incongruous addition to the Site and is considered to be acceptable in this instance.
26. In view of the above considerations the proposed extensions accord with policies SD3 and SD8 of the Local Plan and paragraph 135 of the NPPF, and is therefore considered to be acceptable with respect to the impact on the character of the area and the character of the host dwelling.

Protected Trees

27. There are several trees which are protected via a Tree Preservation Order around the Site. Concerns were raised with the Applicant's agent regarding the proximity of a proposed single storey rear extension to a band of protected trees to the northern rear boundary of the Site. In order to address these concerns, the siting of the rear extension has been amended so that an acceptable separation distance between the trees and the proposed development has been established. The Applicant's agent has provided a tree protection plan which has been recommended as a condition.

Amenity

28. Planning Policy SD8 seeks to provide sufficient levels of privacy and amenity for all existing and future occupiers of land and buildings, while the Householder Extensions and Alterations SPD provides further support over the impacts of extensions on neighbouring occupiers.

29. Concerns have been raised by neighbouring occupiers regarding the impact on their amenity as a result of the proposed development; principally concerns were raised regarding overlooking, loss of privacy and overbearing impacts. Each of these concerns are addressed below.

No.1 The Willows

30. The closest neighbouring residential dwelling to the host dwelling is No.1 The Willows, which is sited approximately 16 metres due south-west from the host dwelling and set at a lower level due to the topography in the area. Whilst the host dwelling would be increasing in height, it is not considered that an increase in 1.2 metres would have a detrimental impact on this neighbouring occupier's amenity owing to the separation distance of 16 metres, the mature trees screening the Site and the siting of the host dwelling and neighbouring dwelling with respect to the movements of the sun. It is therefore not considered that a 1.2 metre increase in height over and above the original height of the host dwelling would be considered detrimental in terms of being an overbearing or overshadowing presence for these neighbouring occupiers.

31. In terms of overlooking, it is conceded that a 16-metre separation distance would fall short of the 21-metre separation distance guidance with respect to facing habitable room windows, especially when considering there are considerable level changes between the sites and the addition of an enlarged first floor.

32. The Applicant and their Agent have therefore sought to address this issue with respect to the overlooking caused by the originally submitted plans, and have since removed first floor bedroom windows which previously were facing the neighbouring dwelling's habitable room windows, due to guidance stipulating at least a 27 metre separation distance between the two should be maintained; owing to the topography and addition of a first floor to the dwelling.

33. The proposals have now been revised so that whilst there are windows present at first floor facing No.1 The Willows, these now consist of a rooflight serving an en-suite and a further en-suite window which is proposed to be obscurely glazed. Further to this, there is existing overlooking between habitable room windows; 1no bedroom window within the first floor of the host dwelling and the facing habitable room windows at No.1, at a separation distance of approximately 18 metres, which is a considerable existing shortfall in window-to-window separation distance when assessed against the householder extensions and alterations SPD. In view of the existing overlooking between the Sites, the revisions to the proposals addressing the overlooking and the screening around the Site, it is considered that the proposed development is considered to be acceptable with respect to overlooking.

34. To the ground floor principal elevation, bi-fold door would be inserted to the proposed single storey extension. The Applicant has proposed a 1.8-metre-high close boarded concrete and timber post fence which is considered to mitigate any overlooking of No.1 The Willows between habitable room windows at ground floor level. This boundary treatment has therefore been recommended as a condition.

No.4 The Willows

35. To the east is No.4 The Willows. Whilst concerns regarding increased overbearing, overlooking and privacy are noted, the host dwelling at its closest point is sited approximately 28 metres away from this neighbouring dwelling and are angled approximately 45-degrees from one another. The Site is also bound by mature trees and fencing to this boundary. Whilst views onto the proposed development would be achievable from this neighbouring dwelling, it is not considered that undue amenity impacts would occur given the separation distances involved.

36. Concerns have been raised with regards to the potential for the flat roof of the single storey rear extension to be used as a terrace. Whilst the use of the flat roof as a formalised terrace area is not included on the plans, it is acknowledged that the master bedroom has double doors at first floor which could lead out onto the flat roof extension. Whilst the plans stipulate that this would be a Juliet balcony, should the flat roof be used as a terrace, direct views into No.4 The Willows in the east and No.1 Park View could be achieved. Therefore, a condition has been recommended so that the flat roof of the single storey rear extension is not to be used as a raised terrace/balcony.

No.3 The Willows

37. To the south-east of the host dwelling is No.3 The Willows. There would be an approximate separation distance of 23 metres between the dwellings, the Sites are screened by a band of mature tree cover and the proposed 1.8-metre-high boundary treatment, and there would be no facing habitable room windows. Given the above mitigating factors, it is not considered that the proposed development would give rise to adverse amenity impacts for this neighbouring occupier.

38. In accordance with local plan policies SD3 and SD8, it is considered that the proposed works would not result in a significant overbearing or overshadowing impact or significant loss of privacy and therefore is considered acceptable.

Highway Safety

39. As a result of the proposed development, the host dwelling would become a 5no bedroom dwelling. In accordance with SPD3 parking provision, the Site would require 4no in-curtilage parking spaces. In accordance with the submitted details, there would be 2no spaces within the proposed garage and the existing driveway is large enough to accommodate the further 2no spaces required. There is therefore not considered to be any highway safety related implications arising from the implementation of the proposed development and is therefore considered to be acceptable.

Other Matters

40. As advised by Natural England, householder extensions are unlikely to increase population and are therefore outside of the scope for Nutrient Neutrality.
41. In terms of this application, no accompanying protected species surveys have been submitted to consider impact on bats. That said, the property is of modern construction with sealed soffits and appears to be generally low risk for bat presence. An informative could be applied to consider any residual impact in this regard.

Residual Matters

42. Concerns have been raised regarding typographical errors on submitted drawings, access and damage to the private way during the construction period, waste and ASB and the security of the Site. These are not considered to be material planning considerations relevant to the determination of this application and have therefore not been considered.
43. With regards to localised flooding caused by the formation of a new driveway, the Applicant has not proposed to create a new driveway and therefore has not been considered as part of this application. Should a new driveway be created, permitted development rights are in place for Class F hardstanding within the curtilage which would require the Applicant to incorporate drainage within the curtilage for hardstanding over 5m² should any hardstanding be installed at a later date.

Conclusion

44. In view of the assessment above, it is considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable.
45. In planning terms, the proposed development is considered acceptable in all other regards and is therefore recommended for approval subject to those planning conditions set out in the report.

Financial Implications

No known implications other than the associated costs of implementation of the proposals/maintenance.

Environmental Implications

No known environmental impacts other than those discussed within the main body of the report.

Biodiversity Net Gain

Biodiversity Net Gain is not required as Householder developments are exempt.

Legal Implications

Officers need to complete this based on specifics of case and any Legal implications on the Council.

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.

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Ward and War Councillors

Ward	Bishopsgarth & Elm Tree
Ward Councillor	Councillor Hugo Stratton
Ward Councillor	Councillor Emily Tate

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
Householder Extensions and Alterations SPD Adopted 2021

Name of Contact Officer: Joe Port

Post Title: Planning Officer

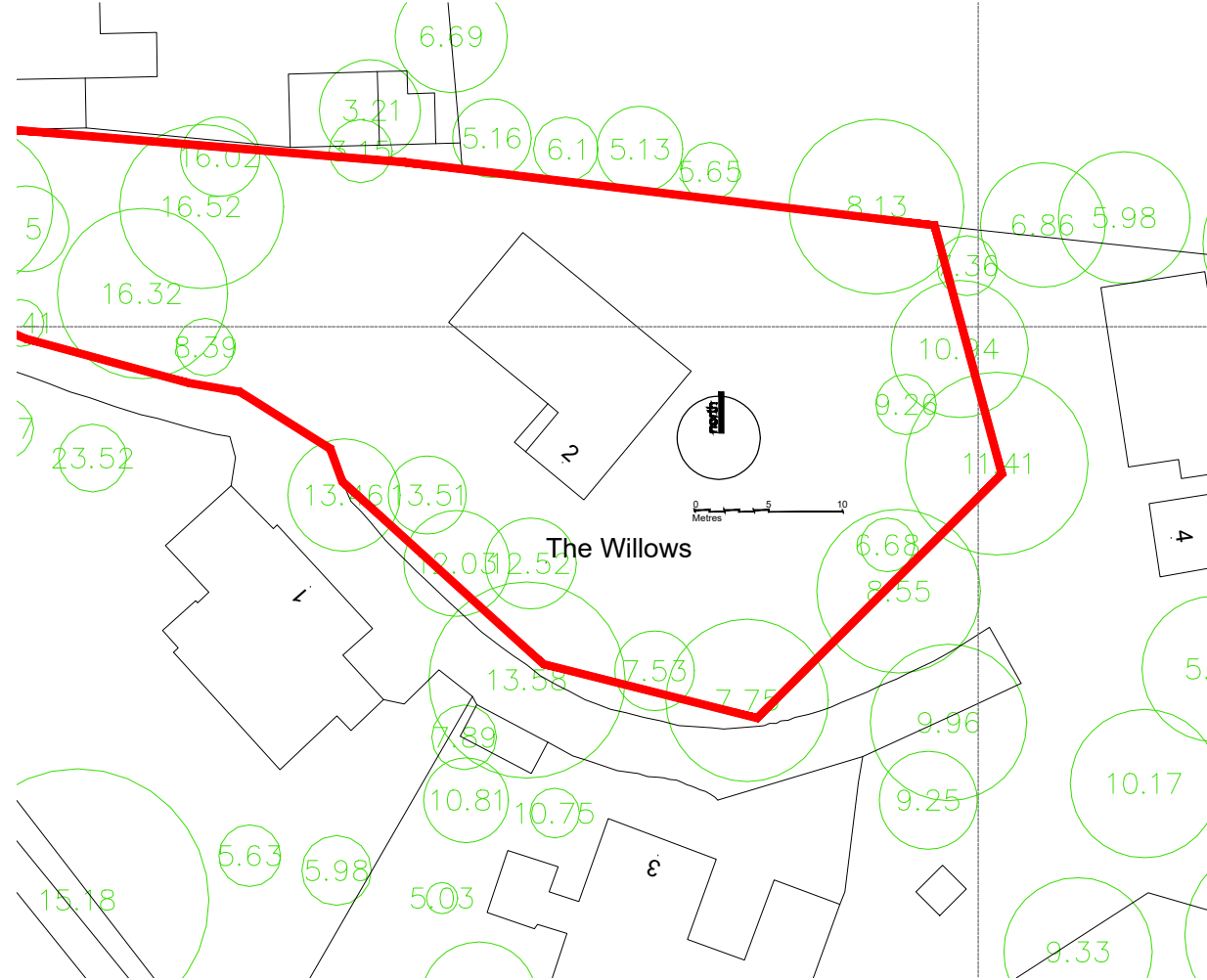
Telephone number: 01642 524362

Email Address: joe.port@stockton.gov.uk

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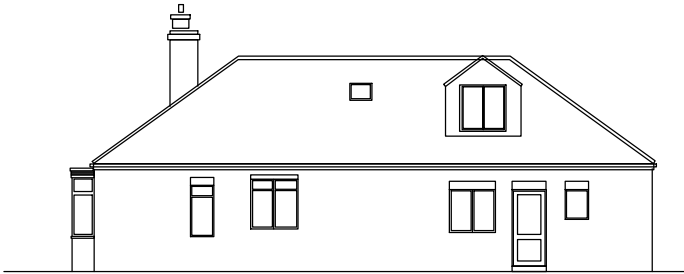
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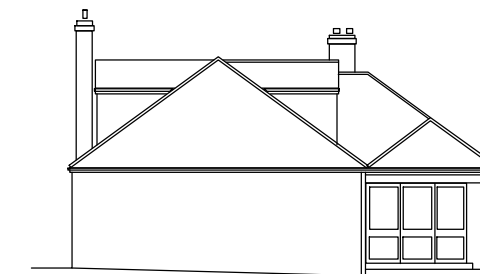
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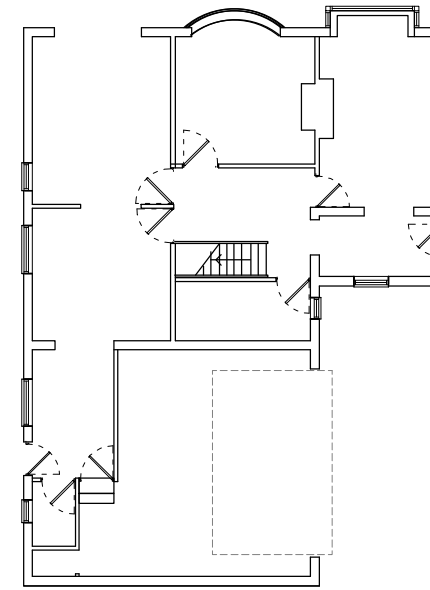
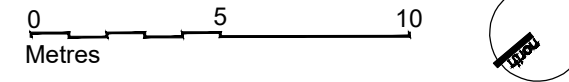
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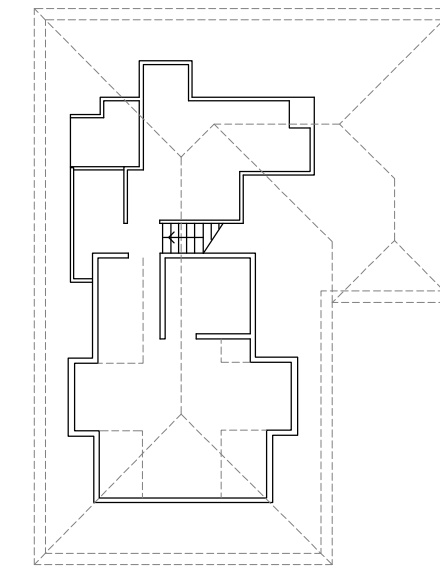
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS & ELEVATIONS -
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B	01-05-25	NORTH POINT ADDED
A	30-04-25	INFO UPDATED
REV	DATE	DETAILS

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CLIENT:
4000-25

PROJECT:
2 WILLOWS
STOCKTON-ON-TEES

DRAWING TITLE:
EXISTING DETAILS

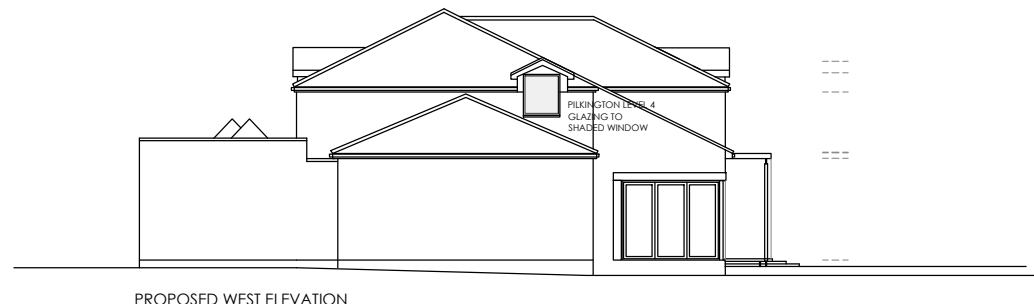
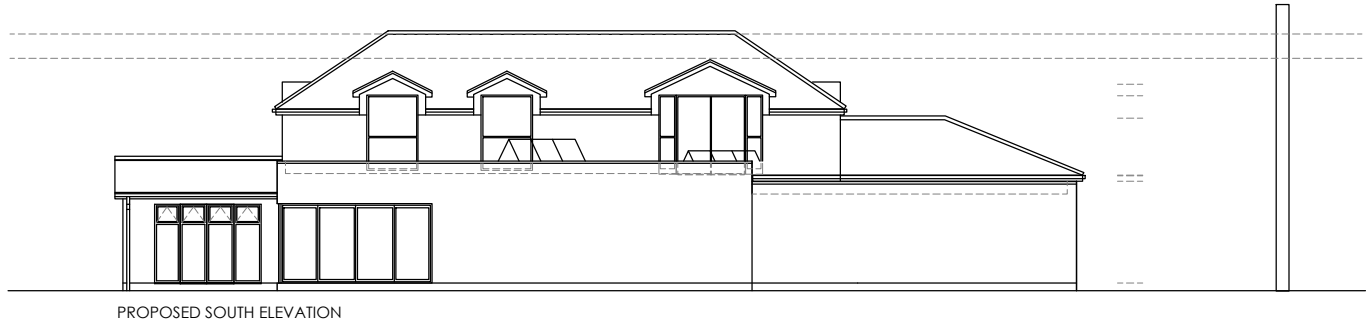
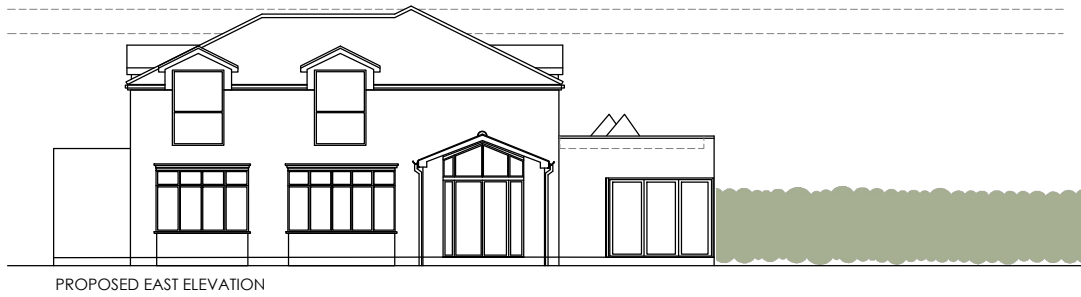
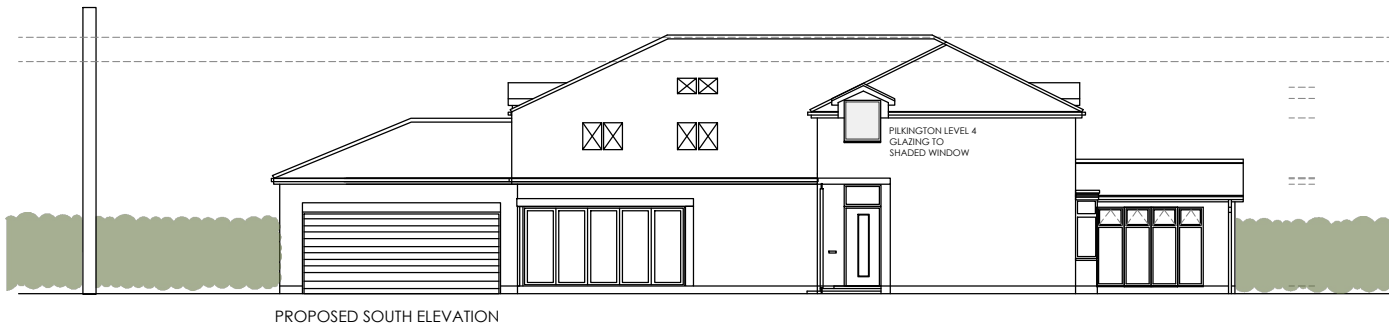
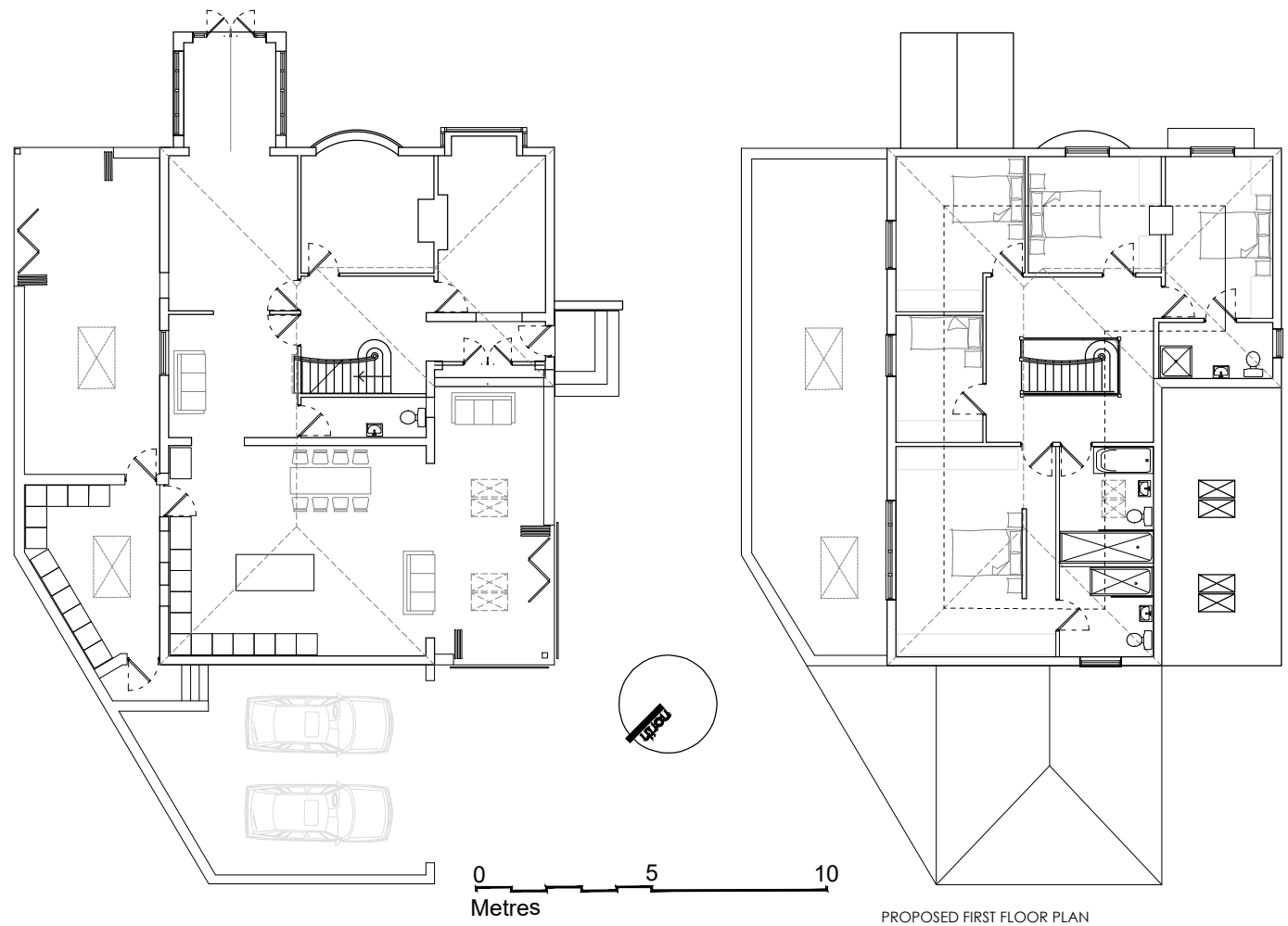
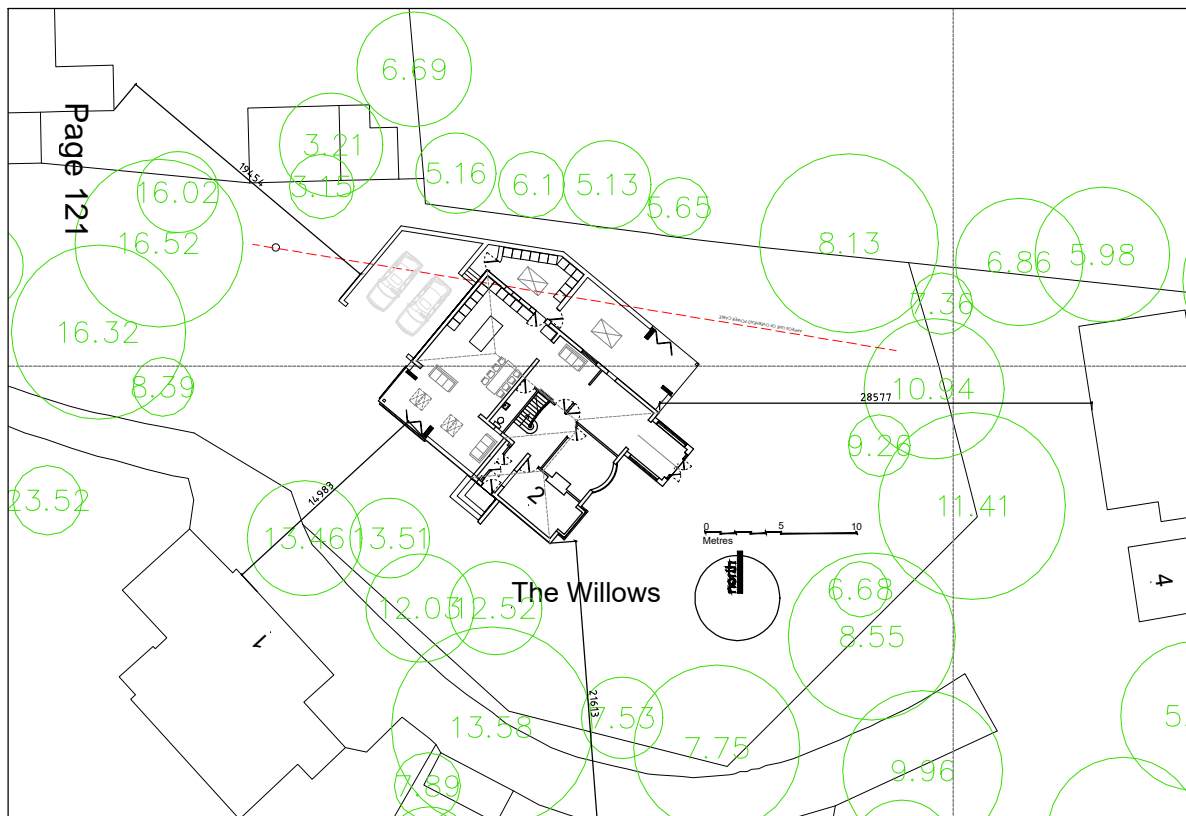
PURPOSE OF ISSUE: **PLANNING**

SCALE: AS NOTED

DATE: APR 25 DRAWN: sjd

DRAWING NO: 4000-25-100 **B**

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PROPOSED ELEVATIONS PLANS - SCALE : 1:100@A1 1:200@A3

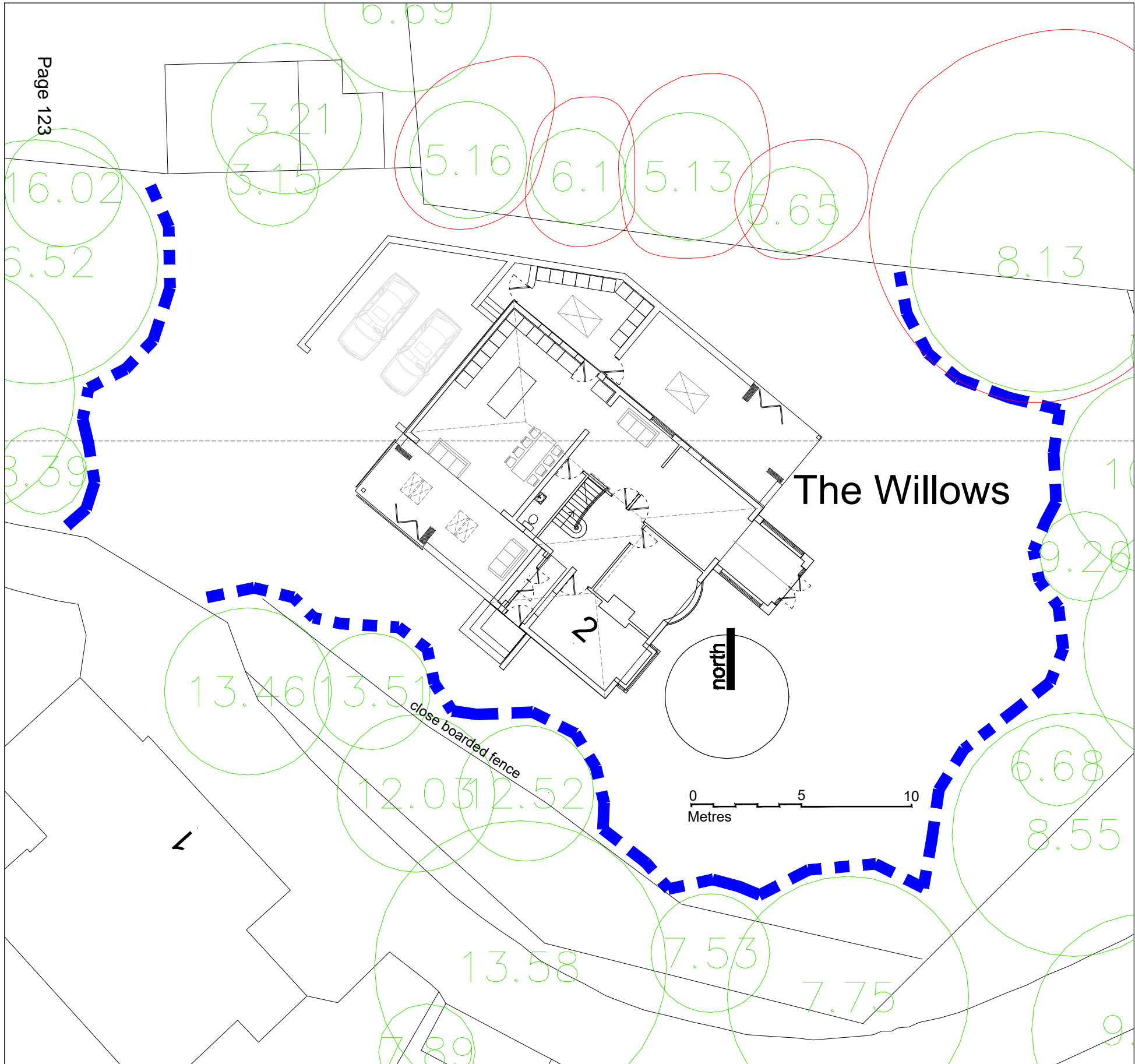
REV	DATE	DETAILS
F	07-04-26	DOUBLE DOORS TO MAIN BEDROOM REPLACED WITH FIXED LIGHT WINDOWS
E	16-10-25	PLAN & ELEVATIONS UPDATED
D	01-07-25	PLAN & ELEVATIONS UPDATED
C	23-06-25	EAVES & ROOF HEIGHT REDUCED
B	01-05-25	NORTH POINT ADDED
A	30-04-25	INFO UPDATED

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CLIENT:	4000-25
PROJECT:	2 WILLOWS STOCKTON-ON-TEES
DRAWING TITLE:	PROPOSED DETAILS
PURPOSE OF ISSUE:	PLANNING
SCALE:	AS NOTED
DATE:	APR 25
DRAWN:	sjd
DRAWING NO:	4000-25-101 F

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SCALE : 1:100@A1 1:200@A3

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1800MM HIGH CLOSE BOARDED CONCRETE POST AND TIMBER FENCE

Protected Status Of Trees
Trees may be legally protected, this may either be in the form of a Tree Preservation Order (TPO) or that the trees are located within a Conservation area. In addition some tree felling may require a felling licence from the Forestry Commission. Potentially large penalties may be enforced for illegally carrying out works on protected trees. It is recommended that checks are made before any works are undertaken and no work should commence until permission has been granted. Please note that there are a number of exemptions from the requirement to obtain a felling licence including land on which full planning permission has been granted by the local authority, however the exemption does not cover land where only outline planning permission has been granted, or on land which has been allocated for residential development within local authority urban and local development plans.

Arboriculture
The first arboricultural works on site will be the removal of all the conflicting trees which are identified on the Tree Protection Plan (TPP) by the broken black ring surrounding the tree centre and referred to in appendix 1 of this report. It may be appropriate to remove trees 1 and 12 at this time although this is not essential to facilitate the development and is for arboricultural management purposes.

Stumps
The stumps may either be ground out using a stump grinding machine or removed as part of the ground excavation works.

Planting
The second operation will be the planting works to the retained trees which are identified in appendix 1 and must conform to BS 3998 (2010) Recommendations for Tree Work. Depending on the timing of operations and the contractors schedule, the tree removal may be undertaken as part of the demolition process and the planting works not required for development (as indicated in appendix 1) held in place until later in the project.

Wildlife Habitats
Consideration must be given to wildlife when conducting tree works, particularly birds and bats. Bats
All UK bats and their roosts are protected by law. The legislation protecting bats are:
• The Wildlife & Countryside Act 1981 (WCA)
• Conservation of Habitats and Species Regulations 2017
For all countries of the UK, the legal protection for bats and their roosts may be summarised as follows:
It is a criminal offence to carry out the following:
1. Deliberately capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/offer/transfer a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost
In a court, 'deliberately' will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence (rather than most likely have.)
Penalties on conviction - the maximum fine is £5000 per incident or per bat (some roosts contain several hundred bats), or six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.
No visual signs were found to indicate the presence of bats in the surveyed trees.
When carrying out tree works it is essential that the contractor or other competent person carries out a specific bats in trees risk assessment which can be obtained from the 'Arboriculture Association' or the 'Bat Conservation Trust' (BCT). If evidence of bats is found work must stop immediately and Natural England Batwise Guidance (2015) (300 228). A further inspection may be required by a licensed bat handler or roost visitor.
Bats
In the UK, all wild bats, their nests and their eggs are protected by law.
• The Wildlife and Countryside Act 1981
• The Countryside (for CROW) Act 2000
No nesting birds were present at the time of inspection though signs of past nesting activity were evident and as such caution must be exercised.
As with bats the contractor has an obligation to carry out visual checks prior to works. Where possible tree works should be carried out in the period from August to the end of February in order to avoid the bird nesting season.

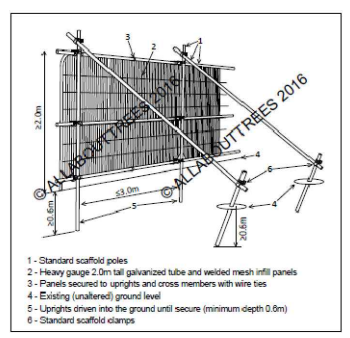
Acceptable techniques for the laying of services in order of preference are:
- Trenchless by use of thrust boring or similar techniques. The pit excavators for starting and receiving the machinery should be located outside of the root protection area. To avoid root damage, the mole should run at a depth of at least 600mm.
Use of external lubricants on the mole other than water (eg oil or bitumen) should be avoided.

Method	Trenchless Solutions (M&P)	Excavation Solutions (M&P)	Installation Of Underground Services	Restrictions For
Micropiling	<50	100 to 300	<40	Quality full pipe, deep excavation, waterlogged conditions, shallow other (drainage)
Surface bored trenching	<100	25 to 1000	100	Pressure pipes, cables, conduits, fibre optic
Open trenching	>100	100 to 2000	70	Any large scale pipes and ducts
Deep trenching (2)	>100 (2)	30 to 100	<40	Cable, water and cable connections, fibre optic, etc. (depth)

Ground Protection Areas & Erection Of Scaffolding Within The Tree Root Protection Areas
In some cases it will be necessary to provide pedestrian access within the root protection area of the trees, or to create space for scaffolding and working areas. To prevent damage occurring to the trees, the following technique should be observed. The areas requiring this protection are marked in hatched orange on the tree protection plan.
The following diagrams visualise the layout requirements. By sufficiently protecting the route of the tree, the pedestrian access or scaffolding and associated working areas can be placed within the root protection area. There is no limitation as to the size of the ground protection area, but we would advise that it is at least 0.5m from the trunk of any tree.
A summary of the requirements for the erection of the scaffolding and working areas is detailed below.

- Protective barriers should be erected onto a framework of scaffolding (as per the fencing diagram in section 5.1) to comply with the recommendations of BS 5837.
- The barrier is erected prior to the commencement of work at a suitable distance from the building to allow for the erection of the main scaffolding.
- A porous geotextile fabric should be laid onto the undisturbed ground surface and a layer of sand or compressible material such as woodchip applied to level the area.
- Boards should be laid onto the sand to protect the rootplate. Scaffolding boards are usually adequate for pedestrian loads.
- The boarding must remain until building works are completed.

Protective Barrier Erection
Customarily protective barriers would be positioned to protect all of the retained trees, however in this instance the southern boundary fence can be used in lieu of a protective barrier.
The protective barriers are to be erected prior to the commencement of site works including demolition, soil stripping or movement, bringing onto site of materials, supplies or machinery. Tree works can be undertaken prior to the erection of the barriers.
The barriers must be erected in the position indicated on the Tree Protection Plan (TPP) by the dark blue line and be constructed as per the following specification.
The barriers should be considered essential and should not be removed or altered without prior recommendation by an Arboriculturalist and approval of the local planning authority.
The barrier should consist of a vertical and horizontal framework of scaffold tubing which is adequately braced to resist impacts. The vertical scaffold tubes need to be placed at a distance not exceeding 3m apart. The welmesh or Heras panels need to be 2.3m tall and are securely attached to the scaffold framework with wire or scaffold clamps. The wire or scaffold clamps should be secured on the inside of the barrier to avoid any snagging. Panels on rubber or concrete feet are not resistant to impact and should not be used.
No fencing shall be made to any tree and all possible care must be taken to prevent damage to tree roots when locating the posts.
All types of barriers must be firmly attached to prevent movement by site personnel or vehicles and all weather signs with the working 'Construction exclusion zone - keep out' should be attached.



- ROOT PROTECTION AREA/ZONE
- TREE TO BE REMOVED AND TREE REFERENCE NUMBER
- PROVISION OF PROTECTIVE BARRIER

Ground Protection Suitable For Pedestrian Movement Only
Single thickness of scaffold boards
100mm depth of woodchip to be separated (compression course)
Geotextile material
Undisturbed ground with tree roots

Ground Protection Suitable For Pedestrian Overlap To A Gross Weight Of 2t
Proprietary reinforced ground protection boards over an ground (compression course)
100mm depth of woodchip to be separated (compression course)
Geotextile material
Undisturbed ground with tree roots

Drainage Runs/Underground Services
It is assumed that the existing services will be exploited where possible, but if new works are required it is important that they comply with the National Joint Utilities Group (NJUG) Guidelines for the planning, installation, and maintenance of utility services in proximity to trees and BS 5837:2012. The excavation of open trenches by machine will be unacceptable within the protective zone of any of the retained trees.
Whenever possible, services should be routed outside of any retained trees RPA. When this is not possible apparatus should be routed together in a common duct and any inspection chambers sited outside the RPA.
Acceptable techniques for the laying of services in order of preference are:
- Trenchless by use of thrust boring or similar techniques. The pit excavators for starting and receiving the machinery should be located outside of the root protection area. To avoid root damage, the mole should run at a depth of at least 600mm.
Use of external lubricants on the mole other than water (eg oil or bitumen) should be avoided.

Substrate For Wheelchairs Or Tracked Construction Traffic Exceeding 2t Gross Weight

- 150mm of 60mm x 100mm timber slatting
- 200mm x 50mm timber slatting
- Geotextile membrane
- 400mm of crushed 0/4mm aggregate
- 100mm of 60mm x 100mm timber slatting
- 100mm of 60mm x 100mm timber slatting

Location of Site Compound & Storage Areas
The contractor's site compound, storage & parking areas must be located outside of the root protection areas (RPAs) of the retained trees.
All site storage areas, especially cement mixing and washing points for plant and vehicles must also be situated outside of the root protection areas (RPA). Where there is a possible risk of polluted water runoff heavy duty geotextile sheeting and sand bags must be used to contain spillages and contamination.
Demolition
The demolition work near the trees must be undertaken with great care with every effort made to avoid damage to aerial and underground portions of the tree. Roots frequently grow adjacent to, and underneath structures and surfacing and damage can occur when the roots are physically disturbed or the soil around them is compacted from the weight of machinery or material.
When demolishing structures near to trees the machine should ideally break the walls and roof into the footprint of the building floor slab (pullback methodology) and avoid any debris falling into the root protection area.
If this is not possible the section of the building adjacent to the tree will need to be demolished by hand.
Existing surfacing should be carefully lifted using either a long reach machine positioned outside of the root protection area or manually using hand tools. Surfacing is broadly defined as any hard surfacing used for vehicular access, parking or pedestrian pathways. Including tarmac, crushed stone, solid stone, compacted aggregate, concrete and timber decking, but excluding compacted soil with no hard covering.
In summary:
• Machines with long reach may be positioned outside of the root protection area (RPA) and used to demolish the building or carefully remove debris providing this does not disturb the RPA or the aerial portion of the tree
• Appropriate hand tools for manual removing debris include pneumatic or powered breaker, sledgehammer, crow or prying bar, pick, nutcracker, spade, shovel, trowel, fork or wheelbarrow. Scissors and hand saw should be available to cut any exposed roots. The debris must be moved across existing hard surfacing or temporary ground protection thereby avoiding compaction of the soil.
• If appropriate the below ground structures should be left in place if their removal was to cause excessive root disturbance.

Arboricultural Supervision
The following programme of supervision is proposed to assist in the presentation and protection of the retained trees during all aspects of the proposed development.
The supervision arrangements must be sufficiently flexible to allow for the supervision of all sensitive works as they occur. The Arboricultural Consultant's initial role is to liaise with the developer and the council to ensure that the appropriate protective measures are in place before any works commence on site and once the site is active monitor compliance with the Arboricultural conditions and advise on any tree problems that may arise.
Site Management
It is the developer's responsibility to ensure that the details of the Arboricultural method statement and any agreed amendments are known and understood by all relevant site personnel. Copies of the agreed documents must be kept on site at all times and the site manager or other appropriate person must brief all personnel who could impact the trees on the specific tree protection requirements.
This should form part of the site induction procedure and be written into the appropriate site management documents.

Temporary ground protection should be tailored to the likely load it will be subjected to.
The following diagrams indicate the acceptable techniques for:
• Pedestrian
• Plant and vehicle access up to 2 tons gross weight
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REV	DATE	DETAILS
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B	25-09-25	ROOT ZONES AND BOUNDARY FENCE ADDED
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Project Information

Clients: 4000-25
Project: 2 WILLOWS STOCKTON-ON-TEES
Drawing Title: TREE PROTECTION DETAILS
Purpose of Issue: PLANNING
Scale: AS NOTED
Date: APR 25
Drawn: sjd
Drawing No: 4000-25-102

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