

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

**For the period between 17 May 2011 and 6 June 2011**

<b>APPLICATION NO. a) APPLICANT b) AGENT</b>	<b>DESCRIPTION/ SITUATION</b>
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**M/FP/0210/11/P**

a) Mr Ali Saddiqui b) Mr D Mccabe	Bounday wall with front and rear access, hardstanding area to front/side, alterations to approved canopies and new windows  11, 13 & 15 Cambridge Road Middlesbrough
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- 1 No works to the hardstanding hereby permitted shall take place until samples of the materials to be used in the construction of the hardstanding have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details  
Reason: To ensure the use of satisfactory materials
  
- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20th April 2011 and shall relate to no other plans.  
  
Reason: To ensure a satisfactory form of development and for the avoidance of doubt.
  
- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
  
- 4 A scheme specifying the replacement of 3no trees on the application site shall be submitted to and approved in writing by the local planning authority. The scheme shall include a full specification of the tree types and full details of the method and position of their planting, together with a programme of the works  
Reason: In the interests of a satisfactory form of development
  
- 5 If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the

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same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the general amenities of the area.

**6 REASON FOR APPROVAL**

This application is satisfactory in that the design of the boundary wall with rear access, hardstanding area to front/side, alterations to approved canopies and new windows accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the alterations are designed so that their appearance is complementary to the existing dwellinghouses and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The wall, hardstanding and alterations will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwellinghouses.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**7 GUIDANCE NOTES**

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

**8 GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

**9** While planning permission is not required for a new access onto an unclassified road the permission of the Highway Authority to carry out works in the highway IS required. This application includes the formation of an access onto Linden Grove which is unclassified. The applicant is strongly advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site so that access can be discussed.

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PLANNING PERMISSION FOR THIS APPLICATION DOES NOT  
AUTOMATICALLY INCLUDE HIGHWAY AUTHORITY PERMISSION

10 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0240/11/P**

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|-----------------------------|--|
| a) Mr Subha Sadiq Ali Ayoub | First floor only extension to rear and single storey |
| b) Mr Riaz Kaldani          | extension to rear                                    |
|                             | 60 Woodlands Road                                    |
|                             | Middlesbrough  |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 7th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The external elevations of the extensions hereby approved shall be built in materials to match in type, style and colour the external elevations of the existing dwelling/building

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area

4 REASON FOR APPROVAL

This application is satisfactory in that the rear extensions accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the proposed development would not have either a significant effect

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on the townscape character of the area or a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**5 GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

**6 GUIDANCE NOTES**

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

**7 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

**8 GUIDANCE NOTES**

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

**9 INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0247/11/P**

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|--------------------|------------------------------------|
| a) Mr King         | Single storey extension to rear    |
| b) Mr G Phillipson | 53 Sidmouth Close<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/FP/0285/11/P**

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|-----------------|---|
| a) Mr A Mahmood | Revised dormer extension to front and rear and<br>single storey extension to rear |
| b) Mr R Kaldani | 84 Woodlands Road<br>Middlesbrough  |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 17th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the proposed dormer extensions hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed extensions accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 **GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642

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728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

**6 GUIDANCE NOTES**

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

**7 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0301/11/P**

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|----------------------------------|---|
| a) Mr E Matthews                 | First floor only extension to rear              |
| b) Architectural Consultants Ltd | 5 Diomed Court<br>Marton Manor<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 21st March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

**4 REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension and accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local

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Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwelling house and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

**5 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0302/11/P**

a) Mr P Broome	Part change of use from office (B1) to
b) Mr G Whitehead - G W Architectural	bistro/restaurant (A3) with external covered seating area
	Victoria House 159 Albert Road Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 22nd March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The premises shall be used for restaurant purposes and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to



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that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: For the avoidance of doubt and in the interests of the general amenities of the area

- 4 Before the use commences details of the arrangements for the storing and disposal of refuse or waste shall be submitted to and approved in writing by the local planning authority. Thereafter the use shall not be operated otherwise in accordance with these approved details, which shall be completed prior to any part of the development being brought into use and which shall subsequently be retained at all times

Reason: In the interests of the general amenities of the area

- 5 Before the first use of the proposed restaurant details of any ventilation and fume extraction systems for the effective control of fumes and odours from the premises shall be submitted to and approved in writing by the local planning authority. These details shall include a full technical specification by a suitably qualified technical or professional person, specifying the position and design of the ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at the premises. Thereafter these systems and/or measures shall be installed before the use commences and shall be operated, maintained and retained in accordance with the manufactures recommendations including the frequency of replacing filters

Reason: To ensure that an effective means of ventilation and fume extraction is installed in the interests of the amenities of the area

- 6 No loudspeakers, tannoy or public address systems shall be installed and there shall be no form of public address or music in the proposed external seating area

Reason: In the interests of the general amenities of the area

- 7 Before the first use commences a scheme for water drainage incorporating measures to prevent water from flowing onto the adjacent highway from the extended external canopy, shall be submitted to and approved in writing by the local planning authority. Thereafter, this scheme shall be implemented in accordance with the approved details

Reason: To ensure that appropriate drainage infrastructure is provided in the interests of sustainable development and highway safety

- 8 REASON FOR APPROVAL

This application is satisfactory in that the proposed restaurant use accords with the principles of the national Planning Policy Statements on 'Delivering Sustainable Development (PPS1) and 'Planning for Sustainable Economic Growth' (PPS4) and

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the local policy criteria (Policies CS4, CS5 and DC1) in the Core Strategy of the Middlesbrough Local Development Framework (LDF) and Policies REG20 and REG22 in the Regeneration DPD. In particular the proposed development would be in keeping with the existing land-use character of this part of the town centre and will not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed use would not adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use. The restaurant use is therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements. Therefore there are no material considerations that would indicated that the application should be refused.

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**M/FP/0303/11/P**

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|------------------|-----------------------------------|
| a) Mr I Mcintosh | Single storey extension to rear   |
| b) Mr A Caddy    | 12 Pendock Close<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
  
- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th April 2011 and shall relate to no other plans.  
  
Reason: To ensure a satisfactory form of development and for the avoidance of doubt.
  
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.  
  
Reason: To ensure the use of satisfactory materials.
  
- 4 **REASON FOR APPROVAL**  
This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local

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Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwelling house and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

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**M/ADV/0316/11/P**

- a) Mcdonalds Restaurant Ltd
- b) Mrs S Carpenter

Various signage to building including customer order monitor display and illuminated fascias

Mcdonalds Restaurant  
Parkway Court  
Coulby Newham  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The level of illumination of the signs shall not exceed the appropriate luminance for a zone E3 area of 600cd/m<sup>2</sup>.

Reason: In the interests of highway safety/amenity of the area.

- 4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the illuminated rooftop signage and freestanding order point canopy accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy

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requirements (Policy CS5 & DC1 of the Council's Local Development Framework) In particular the illuminated rooftop signage and freestanding order point canopy are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The illuminated rooftop signage and freestanding order point canopy will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

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**M/FP/0317/11/P**

- a) Mcdonalds Restaurant
- b) Mrs S Carpenter

Alterations to external elevations including installation of customer order display with canopy, extended patio area & external cladding

Mcdonalds Restaurants Ltd  
Parkway Court  
Coulby Newham  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed alterations accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the alterations are designed so that the appearance is complementary to the existing building and so that they will not have a detrimental impact on the amenity of any adjoining or nearby resident. The alterations will not

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prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to site.  
The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/ADV/0318/11/P**

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|-------------------------|---|
| a) Mcdonalds Restaurant | Various site signage including internally illuminated gateway sign, freestanding signs and banner |
| b) Mrs S Carpenter      |   |
|                         | Mcdonalds Restaurants Ltd<br>Parkway Court<br>Coulby Newham<br>Middlesbrough                      |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The level of illumination of the signs shall not exceed the level for a zone E3 area of 600cd/m<sup>2</sup>.

Reason: In the interests of highway safety/amenity of the area.

4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the signage accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the signage is designed so that its appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The signage will not prejudice highway

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safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

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**M/ADV/0319/11/P**

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|--------------------------|---|
| a) Mcdonalds Restauarant | 1no internally illuminated freestanding totem sign                      |
| b) Mrs S Carpenter       | Mcdonalds Restaurant<br>Parkway Court<br>Coulby Newham<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The luminance of the sign should not exceed the appropriate luminance for a zone E3 area of 600cd/m2.

Reason: In the interests of highway safety/amenity of the area.

- 4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the free standing totem sign accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the free standing totem sign is designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The free standing totem sign will not prejudice highway safety either by obscuring visibility or be of a

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conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

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**M/FP/0324/11/P**

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|------------------|---|
| a) Mr G Houghton | Installation of extraction flue to rear                   |
| b) Mr G Hughes   | Grove Lodge Care Home<br>341 Marton Road<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extraction Flue accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

In particular the extraction Flue is designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extraction Flue will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

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**M/FP/0325/11/P**

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|------------------------|--|
| a) Mr T Gowland        | Single storey extension to rear              |
| b) Mr Garry Phillipson | 9 Auckland Avenue<br>Marton<br>Middlesbrough |

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/FP/0326/11/P**

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|--------------------|--|
| a) Mr I Atkinson   | Erection of bus shelter                                  |
| b) Miss J Marshall | Southfield Road (Opposite Centre House)<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed bus shelter accords with the principles of National Planning Policy (Planning Policy Statement 1 and PPG13) and local policy requirements (Policies CS4, DC1 & CS5 of the Council's Local Development Framework).

In particular the bus shelter would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposal would significantly affect any landscaping nor prevent adequate and safe access to the building or adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/FP/0327/11/P**

- |                  |   |
|------------------|---|
| a) Mr G Metcalfe | Single storey extension to rear<br>147 Baldoon Sands<br>Middlesbrough |
|------------------|---|

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on the 28th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/FP/0328/11/P**

a) Mr Zubir Malik

Change of use from vehicle depot ( sui generis) to  
MOT centre (B2)

108 North Ormesby Road  
Middlesbrough

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The use hereby permitted shall not be open to customers outside the following times 8am to 5pm Mondays to Fridays and 9am to 5pm on Saturdays. The use will not be permitted on Sundays or Bank Holidays.

Reason: In the interests of the amenity of the area.

- 4 **REASON FOR APPROVAL**

The application is satisfactory in that the change of use from a bus depot to an MOT Centre accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy REG20, DC1, CS4, CS5 of the Council's Local Development Framework)

In particular the MOT Centre is located within an area used for business and residential purposes and as such the MOT Centre will be consistent with the use of the surrounding area. The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. (The use neither individually or cumulatively will affect the function or character of the area) (The MOT Centre will not have a significant affect on visual amenity)

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations, which would indicate that the development should be refused.

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**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

**M/FP/0330/11/P**

a) Mr K Mohammed

Variation of condition 3 of M1137/81 to remove restrictions on occupation of flat & install new front door

126 Borough Road  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the additional door accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

In particular the additional door is designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

- 4 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

**M/FP/0334/11/P**

a) Mr F Masoud

Two storey extension to side  
40 Church Lane  
Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on the 29th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The development shall only be carried out using finishing materials of which samples have been submitted to and approved by the local planning authority prior to commencement of the development.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

highway without the specific consent of the Highway Authority.

**6**      **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

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**M/ADV/0339/11/P**

- |                 |   |
|-----------------|---|
| a) Mr B Marriot | 1no internally illuminated fascia sign & 1no internally illuminated projecting sign |
| b) Mr C Fox     | 3 Newport Road<br>Middlesbrough   |

- 1      The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 30th March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2      The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3      The level of illumination of the signs shall not exceed the appropriate luminance for a zone E3 area of 800cd/m<sup>2</sup>.

Reason: In the interests of highway safety/amenity of the area.

- 4      The underside of any projecting sign must have a minimum clearance of 2.45m above the footway

Reason: To ensure highway safety

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TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

5 GUIDANCE NOTES

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

6 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0340/11/P**

- |                              |  |
|------------------------------|--|
| a) Mr Althaf Hussain         | 1.1 metre high boundary wall with railings to front,     |
| b) Stainsby Design - B Moore | 1.8 metre high boundary wall with fencing infill to side |
|                              | 111 Glendale Road<br>Middlesbrough                       |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed boundary wall and fence accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the boundary wall and fence is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The boundary wall and fence will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.





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TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

**3 REASON FOR APPROVAL**

This application is satisfactory in that the installation of vehicular kerb crossing to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the kerb crossing will not have a detrimental impact on the amenity of any adjoining or nearby resident. The kerb crossing will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**4 INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

**5 GUIDANCE NOTES**

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

**6 GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

**M/FP/0343/11/P**

- |                 |  |
|-----------------|--|
| a) Mr P Golding | Single storey extension to rear        |
| b) Miss J Hayes | 7 Whernside<br>Marton<br>Middlesbrough |

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 1st April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
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**M/FP/0344/11/P**

- a) Mr A Skellick
- b) Mr P Skinner

First floor only extension to rear and single storey extension to rear with alterations to existing garage roof

9 Gunnergate Lane  
Marton  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 1st April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extensions accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

In particular the extensions are designed so that their appearance is complementary to the existing dwelling house and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

5 **GUIDANCE NOTES**

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0345/11/P**

- |                        |   |
|------------------------|---|
| a) J D Wetherspoon Plc | Alterations to elevations including new wall, hard landscaping to existing seating areas & 6no condensing units to side |
| b) Mr A Thompson       | Former The Tavern Public House<br>228-230 Linthorpe Road  |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 31st March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 Before the first use of any ancillary food preparation and cooking areas, details of any ventilation and fume extraction systems for the effective control of fumes and odours from the premises shall be submitted to and approved in writing by the local planning authority. These details shall include a full technical specification by a suitable qualified technical or professional person, specifying the position and design of the ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at the premises. Thereafter, these systems and/or measures shall be installed in accordance with the approved details before the use commences, and shall be operated, maintained and retained in accordance with the manufacturers recommendations including the frequency of replacing filters

Reason: To ensure that an effective means of ventilation and fume extraction is installed in the interests of the amenities of the area

- 4 Before any fixed service plant and/or equipment including the series of 6 condenser units to be installed and/or repositioned on the premises is first used a

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
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noise assessment shall be submitted to and approved in writing by the local planning authority. The noise assessment shall be a BS4142:1997 ('Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas') type assessment prepared by a suitably qualified person detailing the noise impact that the proposed condenser units will have upon neighbouring premises to the development. The assessment should also identify existing background noise levels at the neighbouring noise sensitive premises, together with the predicted noise levels from the proposed condenser units at the same location. A scheme of noise mitigation and/or control measures should also be provided as part of this assessment. Thereafter, these measures shall be implemented and retained in accordance with the approved details before the first operation of the plant/equipment.

Reason: To ensure that appropriate noise attenuation measures are carried out in the interests of the amenities of the area and of achieving and appropriate form of sustainable development in accordance with PPG24 on 'Planning & Noise'.

- 5 The external elevations of the extension hereby approved shall be built in materials to match in type, style and colour the external elevations of the existing building

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area

- 6 The external elevations shall be painted in accordance with a colour scheme to be submitted to and approved in writing by the local planning authority and thereafter shall be maintained in accordance with those approved details

Reason: To ensure the use of appropriate colours in the interests of the visual amenities of the area

7 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed external works accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the proposed development will not have a detrimental impact on the amenity of any adjoining or nearby resident. The external works will not significantly affect any landscaping nor prevent adequate and safe access to the dwelling or adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

8 **GUIDANCE NOTES**

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

9 GUIDANCE NOTES

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

10 GUIDANCE NOTES

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

11 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

12 GUIDANCE NOTES

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

13 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

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**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

**M/FP/0351/11/P**

- |                |  |
|----------------|--|
| a) Mr G Moore  | Single storey extension to rear              |
| b) Mr C Wilson | 5 Hesleden Avenue<br>Acklam<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

**M/FP/0360/11/P**

a) Mr R Strange

Change of use from car windscreen repair (B1) to gym (D2)

6 Cannon Park Road  
Cannon Park Industrial Estate  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The premises shall be used for a gymnasium and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification

Reason: To clarify the terms of the permission as only the specified use is appropriate in this location

- 4 REASON FOR APPROVAL

This application is satisfactory in that the proposed use accords with the principles of national Planning Policy Statements on 'Delivering Sustainable Development' (PPS1) and 'Planning for Sustainable Economic Growth' (PPS4) and the local policy criteria (Policies CS4, DC1 REG20 and REG22) in the Core Strategy and Regeneration DPD of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would be complementary to the existing uses and will not have a detrimental impact on the amenities of the surrounding area. The proposed use will not prejudice the regeneration of the wider area of Cannon Park and would not adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use. The proposed gymnasium use is therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements. Therefore, there

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

are no material considerations that would indicate that the application should be refused.

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**M/FP/0361/11/P**

a) Mr Mason

Conservatory to rear  
43 Ayresome Park Road  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 26th May 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

In particular the conservatory is designed so that its appearance is complementary to the existing dwelling house and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

considerations that would indicate that the development should be refused.

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**M/FP/0362/11/P**

a) Mr M Atkinson

Single storey extension to rear  
30 Applegarth  
Coulby Newham  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 7th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise first approved in writing by the local planning authority.

Reason: To ensure the use of satisfactory materials.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the rear extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the rear extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material

**PLANNING & DEVELOPMENT COMMITTEE  
TOWN PLANNING APPLICATIONS APPROVED BY  
THE HEAD OF REGENERATION & PLANNING**

considerations which would indicate that the development should be refused.

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**M/FP/0363/11/P**

a) Mr & Mrs M Ripley

Two storey extension to side, single storey extension to rear and porch to front

33 Hanson Grove  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 7th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension to side, single storey extension to rear and front porch accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extensions and porch are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The works will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development,

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fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**5 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0368/11/P**

- |                   |  |
|-------------------|--|
| a) Mr & Mrs Lines | Two storey extension to side (demolition of existing garage) |
| b) Mr J Bates     | 25 The Holt<br>Coulby Newham<br>Middlesbrough                |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 8th April 2011 and part superseded by plans dated 18th May 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

**3 REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension at side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the two storey extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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4 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0375/11/P**

a) Mrs T Wells

Change of use from warehouse (B8) to gymnasium (D2)

Unit J Warelands Way  
Longlands  
Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 11th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 REASON FOR APPROVAL

The application is satisfactory in that the change of use from warehouse to Gymnasium (D2) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework)

In particular the property is located within an area used for business and industrial uses and as such the Gymnasium use will be consistent with the use of the surrounding area. The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. (The use neither individually or cumulatively will affect the function or character of the area) (The use will not have a significant affect on visual amenity)

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations, which would indicate that the development should be refused.

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**M/FP/0376/11/P**

- |                              |   |
|------------------------------|---|
| a) Mr N Foster               | Single storey extensions to side and rear |
| b) Stainsby Design - B Moore | 6 Muirfield<br>Nunthorpe<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 11th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to side and rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

4 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0388/11/P**

- |                 |   |
|-----------------|---|
| a) Mrs Mulligan | Replacement driveway to front                   |
| b) Mr A Mckie   | 2 Daleston Avenue<br>Linthorpe<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 A scheme for surface water drainage, incorporating both sustainable drainage systems principles and guidance provided by the Environment Agency and measures to prevent water from flowing onto the adjacent highways shall be submitted to and approved in writing by the local planning authority and thereafter to be fully implemented to the satisfaction of the local planning authority

Reason: In the interests of sustainable development

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the replacement driveway to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the driveway is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The driveway will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.



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5 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

6 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>).

Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0389/11/P**

- |                |  |
|----------------|--|
| a) Mr H Chohan | Two storey extension to side             |
| b) Mr H Chohan | 2 The Drive<br>Stainton<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed two storey extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the two storey extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly

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affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**4 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0391/11/P**

a) Evolve Design Ltd

New shop front and installation of 1no additional refrigeration plant to rear  
Co-Operative Food Store  
469 Linthorpe Road  
Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 Before any fixed plant and machinery including refrigeration and air conditioning equipment, is used on the premises it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of airborne and structure borne sound in accordance with a scheme to be approved in writing by the Local Planning Authority, and such scheme of works as may be agreed shall be carried out in complete accordance with a programme of works also to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area.

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**4 REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed new shop-front and installation of 1no additional refrigeration plant to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the new shop-front and installation of 1no additional refrigeration plant to rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The new shop-front and installation of 1no additional refrigeration plant to rear will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

**5 INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>).

Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0393/11/P**

- |                |                                     |
|----------------|-------------------------------------|
| a) Mr M Heuck  | New shop front                      |
| b) Mr D Morris | 449 Linthorpe Road<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete

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accordance with the plans and specifications received on 14th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

**3 REASON FOR APPROVAL**

This application is satisfactory in that the design of the shop front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the shop front is designed so that its appearance is complementary to the existing property and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The shop front will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**4 GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

**5 GUIDANCE NOTES**

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

**6 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/ADV/0399/11/P**

- |  |  |
|--|--|
| a) Barclays Bank Plc<br>b) Miss M Yadave | 1no internally illuminated fascia sign & 1no internally illuminated projecting sign<br>45 Kings Road<br>North Ormesby<br>Middlesbrough |
|--|--|

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 14th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The level of illumination of the signs shall not exceed the appropriate level for a zone 3 area of 600cd/m<sup>2</sup>.  
The underside of any projecting sign must have a minimum clearance of 2.45m above the footway.

Reason: In the interests of highway safety/amenity of the area.

4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the internally illuminated fascia sign and the internally illuminated projecting sign accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the signs are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The signs will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

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**M/ADV/0401/11/P**

- |                      |   |
|----------------------|---|
| a) Barclays Bank Plc | 1no internally illuminated fascia sign & 1no internally illuminated projecting sign |
| b) Miss M Yadave     | 257 Acklam Road<br>Middlesbrough  |

- 1 The level of illumination of the signs shall not exceed that appropriate for a zone E3 area of 600cd/m<sup>2</sup>.  
The underside of any projecting sign must have a clearance of 2.45m above the footway.

Reason: In the interests of highway safety/amenity of the area.

2 REASON FOR APPROVAL

The application is satisfactory in that the design and appearance of the 1no internally illuminated fascia sign and 1no internally illuminated projecting sign accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the signs are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The signs will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

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**M/FP/0403/11/P**

- |                |  |
|----------------|--|
| a) D J Plummer | Replacement of M/FP/0490/08/P subject to new time limit (first floor rear extension, two storey rear extension and detached garage.)<br>2 The Village<br>Marton<br>Middlesbrough |
|----------------|--|

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1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on the 12th March 2008 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The development shall only be carried out using finishing materials of which samples have been submitted to and approved by the local planning authority prior to commencement of the development.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

6 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the

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highway without the specific consent of the Highway Authority.

**7 GUIDANCE NOTES**

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

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**M/FP/0411/11/P**

- |                 |  |
|-----------------|--|
| a) Mr Yates     | Single storey extension to rear              |
| b) Mr R Horsley | 3 Coate Close<br>Hemlington<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 15th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

**3 REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension at rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension at rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material





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Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0415/11/P**

a) Mrs C L & Mr K M Henderson      Change of use from hairdressing salon (A1) to tattoo studio (Sui generis) with ancillary retail use  
53 Corporation Road  
Middlesbrough

1      The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2      The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 18th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3      **REASON FOR APPROVAL**  
The application is satisfactory in that the change of use from hairdressing salon (A1) to tattoo studio (Sui Generis) with ancillary retail (A1) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework)  
In particular the property is located within an area used for mixed uses and as such the tattoo studio with ancillary retail use will be consistent with the use of the surrounding area. The tattoo studio with ancillary retail will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the tattoo studio with ancillary retail be of a level likely to result in an unacceptable impact on nearby residents. (The tattoo studio with ancillary retail neither individually nor cumulatively will affect

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the function or character of the area) (The tattoo studio with ancillary retail will not have a significant affect on visual amenity)

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations, which would indicate that the development should be refused.

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**M/FP/0416/11/P**

- |               |   |
|---------------|---|
| a) A J Fox    | Single storey extension to rear with attached garage to side (demolition of existing) |
| b) Mr L Paley | 41 Tollesby Lane<br>Marton<br>Middlesbrough   |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 18th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear with attached garage to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension and garage are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The development will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/FP/0418/11/P**

- |                          |   |
|--------------------------|---|
| a) Mr N & Mrs A Phillips | Single storey extension to rear         |
| b) Mr J Leaf             | 71 The Grove<br>Marton<br>Middlesbrough |

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 18th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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5      **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0419/11/P**

- |                              |                                 |
|------------------------------|---------------------------------|
| a) Mr Hakeel Sharif          | Single storey extension to rear |
| b) Stainsby Design - B Moore | 6 Angle Street<br>Middlesbrough |

- 1      The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 18th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2      The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3      The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4      **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).  
In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the

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amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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**M/FP/0420/11/P**

- |                       |  |
|-----------------------|--|
| a) Mr J Vigilante     | Two storey extension to rear and replacement |
| b) Sean Mclean Design | double detached double garage                |
|                       | 12 Cambridge Avenue                          |
|                       | Linthorpe                                    |
|                       | Middlesbrough                                |

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 31st May 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension to rear and replacement double detached garage accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework). In particular the extension and garage are designed so that their appearance is complementary to the existing dwellinghouse and so that they will not have a

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detrimental impact on the amenity of any adjoining or nearby resident. The development will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**5 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0424/11/P**

- |                 |  |
|-----------------|--|
| a) Mrs S Dey    | Single storey extension to rear and first floor bay window to side |
| b) Mr S Pinches | 7 Embleton Avenue<br>Middlesbrough                                 |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

**3 REASON FOR APPROVAL**

This application is satisfactory in that the design of the single-storey extension at rear and first floor bay window at side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the single-storey extension at rear and first floor bay window at side is designed so that its appearance is complementary to the existing dwellinghouse

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and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single-storey extension at rear and first floor bay window at side will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

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**M/FP/0425/11/P**

a) Mr S Rehman	Single storey extension to rear and attached garage to side/rear
b) Mr G Phillipson	38 Fairfield Avenue Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey extension at rear and attached garage to side/rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension at rear and attached garage to side/rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or



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nearby resident. The single storey extension at rear and attached garage to side/rear will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

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**M/FP/0426/11/P**

- a) Mr J Scott Detached timber summerhouse in rear garden area  
6 West Side  
Nunthorpe Village  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 REASON FOR APPROVAL  
This application is satisfactory in that the design of the detached timber summerhouse in rear garden accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).  
In particular the summerhouse is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The summerhouse will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.  
The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material

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considerations which would indicate that the development should be refused.

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**M/FP/0427/11/P**

a) P Jones  
First floor only bay window to side  
3 Gypsy Lane  
Marton  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date 18.04.2011 which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed of the first floor only bay window to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the first floor only bay window to side is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The first floor only bay window to side will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

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**M/FP/0428/11/P**

- |                 |   |
|-----------------|---|
| a) Mr M Mcmann  | Single storey extension to rear               |
| b) Mr D Warwick | 136 Trimdon Avenue<br>Acklam<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension at rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension at rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension at rear will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

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**M/FP/0431/11/P**

a) Mr J Mullen Replacement timber windows and door  
38 Linden Grove  
Linthorpe  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 22nd March 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 Prior to development commencing on site a scheme of works shall be agreed with the local planning authority. Such a scheme shall permit the local planning authority to inspect the removal of the existing windows and recommend appropriate remedial works

Reason: To allow a scheme for retention of any surviving stained glass on site

- 3 Details of such a scheme shall be submitted to the local planning authority, agreed in writing and implemented in full thereafter

Reason: To ensure a satisfactory form of development and for the avoidance of doubt

- 4 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the replacement timber windows and door to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the window and door are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The replacement windows and door to front will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and

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safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**6**      **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>). Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0434/11/P**

- |                   |   |
|-------------------|---|
| a) Mr C Middleton | Two storey extension to side/rear and single storey extension to rear |
| b) Mr M Warren    | 54 Applegarth<br>Coulby Newham<br>Middlesbrough                       |

- 1      The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2      The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 10th May 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3      The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

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**4 REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension to side/rear and single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework). In particular the extensions are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**5 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0439/11/P**

- a) Barclays Bank Plc
- b) Mr J Bell

Alterations to elevations including replacement garage doors at rear, new surround to ATM, CCTV camera & 2No lights  
257 Acklam Road  
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

**3 REASON FOR APPROVAL**

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This application is satisfactory in that the design of the alterations to elevations including replacement garage doors at rear, new surround to ATM, CCTV camera and 2no lights accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the alterations are designed so that their appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The alterations will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the property.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

**4 GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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**M/FP/0443/11/P**

- |                     |  |
|---------------------|--|
| a) Mr I Summersgill | Single storey rear extension                         |
| b) Mr A Bircham     | 62 The Grove<br>Marton-In-Cleveland<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the use of satisfactory materials.

- 3 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th May 2011 and shall relate to no other plans.

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Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

**4 REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension to rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension to rear will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

**5 INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>). Please be aware that where there is more than one condition a multiple fee may apply.

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**M/FP/0444/11/P**

- |                       |                                   |
|-----------------------|-----------------------------------|
| a) Mr Janisar Hussain | Detached store to rear            |
| b) Mr B Moore         | 7 Cambridge Road<br>Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.



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- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th April 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the detached garage to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the detached garage to rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The detached garage to rear will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

4 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

5 **GUIDANCE NOTES**

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

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**M/FP/0450/11/P**

a) Mr P Wilson

Two storey extension to rear with first floor extension to side

12 Keilder Rise  
Hemlington  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete

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accordance with the plans and specifications received on 3rd May 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension at rear with first floor extension to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the extensions are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

4 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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