

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

For the period between 7 June 2011 and 27 June 2011

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
--	-----------------------------------

M/FP/0231/11/P

- | | |
|------------------|---|
| a) Mr M Corrigan | Erection of 1No 15 metre high wind turbine |
| b) Miss C Tatum | Eastfields Farm
Nunthorpe
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 3rd 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 noise emission (LA90,10 minute) from the turbine, as measured in accordance with ETSU-R-97 "The assessment and rating of noise from wind farms", at any noise sensitive receptor (as legally existing at the time of the consent) between the hours of 7am to 11pm, shall be limited to a level not to exceed an LA90,10 minute of 35dB(A) at wind speeds up to 10 metres per second as measured or calculated at 10 metres height, or a noise level 5dB above the LA90,10 minute residual background noise level, measured as an LA90,10 minute, whichever is the higher.

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

- 4 The noise emission (LA90,10 minute) from the turbine, as measured in accordance with ETSU-R-97 "The assessment and rating of noise from wind farms", at any noise sensitive receptor (as legally existing at the time of the consent) between the hours of 11pm to 7am, shall be limited to a level not to exceed an LA90,10 minute of 43dB(A) at wind speeds up to 10 metres per second as measured or calculated at 10 metres height or a noise level 5dB above the LA90, 10 minute, residual background noise level, measured as an LA90,10

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

minute, whichever is the higher.

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

- 5 At the reasonable request of the Local Planning Authority, the operator of the development shall measure and assess at its own expense the level of noise emissions and/or tonal noise from the wind turbine generator following the procedures described in "The Assessment and Rating of Noise from Wind Farms, ETSU-R-97" published by ETSU for the Department of Trade and Industry. Written details should be forwarded to the Local Planning Authority.

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

- 6 The wind turbine and associated plant and equipment shall be maintained and serviced at intervals stipulated by the manufacturer.

Reason: To ensure the equipment operates in a satisfactory manner and in accordance with the manufacturers instructions in the interests of public safety.

- 7 In the event of a malfunction or breakdown, leading to an abnormal noise emission that exceeds the levels indicated in the of the above conditions, the manual break shall be applied to the turbines until remedial action has been carried out to return noise emissions to within the limits contained within this permission.

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

- 8 Once the development is operational the operator of the wind turbine shall keep a written log of all complaints made about noise from the turbine and shall include the name and contact details of the complainant along with the nature of the complaint and the time of day and date when the complainant reported noise disturbance. The log shall also identify any remedial action taken with reasons. Records shall be made available for inspection by an authorised officer of the Local Planning Authority upon request.

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

- 9 Access to the site of the wind turbine hereby approved is via a public right of way. Any damage to the public right of way caused by delivery or construction vehicles should be made good at the applicant's expense.

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

Reason: In the interests of public safety.

- 10 If the wind turbines hereby permitted cease to operate for a continuous period of 6 months, then unless otherwise agreed in writing by the local planning authority, a scheme for the de-commissioning and removal of the wind turbine generator and any other ancillary equipment and structures relating solely to that generator, shall be submitted to and agreed by the local planning authority within 6 months of the end of the cessation period. The scheme shall be implemented within 6 months of the date of its agreement by the local planning authority.

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

- 11 **REASON FOR APPROVAL**
The application is satisfactory in that the design of the proposed wind turbine accords with the principles of National Planning Policy (Planning Policy Statement 1 and 22) and local policy requirements (Policies CS1, CS4 and DC1 of the Council's Development Plan).

In particular the turbine will contribute to reducing the causes and impacts of climate change. It is designed so that its appearance is complementary to the surrounding area and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The wind turbine will not prejudice the appearance of the area and does not significantly affect any landscaping.

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.

M/FP/0260/11/P

- a) P B N Holdings Limited
b) Mr J Lee

Replacement of M/FP/0018/08/P subject to new time limit (Additional retail units & parking, alterations to access & elevations

Parkway Shopping Centre
Site Of Dalby House
Dalby Way
Coulby Newham

- 1 The development to which this permission relates must be begun not later than the

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

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 10th March 2011 and shall relate to no other plans.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any subsequent amending or replacement order), no internal alterations creating any additional floorspace for the retail sale of goods within the retail units and extensions hereby permitted shall be carried out without the further express consent of the Local Planning Authority.

Reason: In order to define the consent and further control the retail activity and amount of floorspace of the building(s) appropriate to this area.

- 4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

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

- 5 Before the first use of the development commences details of:
(a) The proposed additional service access/egress from Dalby Way; and
(b) The proposed closure of the access from Bickley Way;
shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall not be brought into use until those works have been implemented in accordance with the approved details.

Reason: In the interests of highway and pedestrian safety.

- 6 Before the first use of the development commences details of the following works shall be submitted to and approved by the Local Planning Authority:

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

- (a) Any external lighting of the building and parking areas;
- (b) Large scale details of the shopfronts and entrances; and
- (c) Details of the proposed shopfront security measures.

Thereafter, the development shall not be occupied until these schemes have been implemented in accordance with the approved details.

Reason: In the interests of visual amenity of the area and the appearance of the development.

- 7 A scheme for the storage and removal of refuse from the site shall be submitted to and approved by the local planning authority in writing and implemented before the use hereby approved commences. Thereafter, the development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory form of development.

- 8 Before any fixed plant and/or machinery is used on the premises it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of structure borne sound in accordance with a scheme to be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details before the use hereby approved commences.

Reason: To ensure that satisfactory noise attenuation measures are carried out and in the interests of the amenities of the area.

- 9 Before the first use of the development details of the siting and provision of covered and secure cycle parking facilities shall be submitted to and approved by the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details.

Reason: To ensure the provision of adequate cycle parking facilities.

- 10 Before the development commences a plan showing the location of temporary car parking for use during construction shall be submitted to and approved by the Local Planning Authority. Thereafter, this parking scheme shall be implemented before the start of the construction works hereby approved, and shall be removed on completion of these works.

Reason: In the interests of amenity and highway safety.

- 11 Before the first use of the development commences full details of both hard and

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

soft landscape works have been submitted to and approved by the Local Planning Authority. These details shall include proposed finishing levels or contours, vehicle and pedestrian access and circulation areas, trolley parking bays, and their hard surfacing materials. Thereafter, these hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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

- 12 Before the first use of the development commences a schedule of landscape maintenance for a minimum period of 5 years, including details of the arrangements for its implementation has been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details. Within this period (from the date of the implementation of the landscaping scheme) if any tree, or any tree planted in replacement of 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 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 amenities of the area.

- 13 Before the development commences a scheme for surface water drainage, incorporating both sustainable drainage system and measures to prevent water flowing onto the adjacent highway, shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development.

- 14 Before the first use of any ancillary food preparation and cooking areas, details of any ventilation and fume extraction systems to be used within such premises, including a full technical specification by a suitably qualified technical/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 in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, these details shall be installed before the use hereby permitted commences and shall be retained in full accordance with the approved details. The ventilation and extraction system hereby approved shall be operated and maintained in accordance with the manufacturers recommendations including the frequency of replacement filters.

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

Reason: To ensure that a satisfactory means of ventilation is provided.

15 REASONS FOR RECOMMENDATION:

This application for a "replacement" planning permission to be subject to an extended time limit is considered to be appropriate for both the application site itself and within the surrounding area in that the proposal is in accordance with national and local planning policies, statements and guidance. The relevant policies, statements and guidance are contained within the following documents:

- Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development
- Planning Policy Statement 4 (PPS4) - Planning for Sustainable Economic Growth, and Planning for Town Centres: Practice Guidance on Need, Impact and the Sequential Approach
- Planning Policy Guidance Note 13 (PPG13) - Transport
- Middlesbrough Local Development Framework - Core Strategy, approved February 2008; and Regeneration DPD, approved February 2009

In particular, this proposal for a Major Development meets the national planning policy statements and guidance, and the Local Development Framework policies, regarding the efficient use of land, retail development and town centres, the appropriate design and layout of development, sustainable development, and accessibility that would result in a development that would be in keeping with the scale and character of the surrounding townscape, and would not be detrimental to the local amenities of the surrounding area.

Issues of the principle of the proposed retail development, the impact of the proposed scale and design, the highways implications of the proposal, and of local amenity have been considered fully and are not considered to give rise to any inappropriate or undue affects. Accordingly, the Local Planning Authority considers that there are no material planning considerations that would override the general assumption that development be approved unless other material factors determine otherwise. On this basis the recommendation to approve conditionally is as set out for these reasons.

16 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.

17 GUIDANCE NOTES

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

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.

18 GUIDANCE NOTES

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

19 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.

20 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.

21 GUIDANCE NOTES

Demolition requires notification under Section 80 of the Building Act 1984 prior to any work commencing on site.

22 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.

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

M/FP/0311/11/P

- a) Terrace Hill (Middlesbrough) Ltd
b) Mr I Kettlewell
- Replacement of M/FP/0215/08/P subject to new time limit (construction of footpath & cycle link between A66 underpass
Gateway Middlehaven
(Former Asda Site)
Between A66 And Riverside Stadium
Cargo Fleet

- 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 accordance with the details shown on the plans and specifications received on 1st February 2008 and shall relate to no other plans.

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

- 3 Notwithstanding the submitted plans, details of the proposed landscaping adjoining the pedestrian and cycleway link and of the external lighting and CCTV coverage shall be submitted to and approved by the local planning authority. Thereafter, the proposed scheme shall be carried out in accordance with the approved details prior to the commencement of the main development phases approved under planning permissions previously referenced as M/RES/0210/08/P, M/FP/0211/08/P and M/FP/0212/08/P or their duly granted replacement permissions or renewals.

Reason: To ensure and appropriate form of sustainable development in the interests of pedestrian safety and accessibility

- 4 Before development commences 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

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

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 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.

M/FP/0377/11/P

- | | |
|-------------------|---|
| a) Mr P Broome | Construction of 2no car parks with 2.1metre high boundary wall and railings |
| b) Mr G Whitehead | Land Adjacent Royal Middlehaven House
Albert Street
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.

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

- 2 The development hereby approved shall be carried out in complete accordance with the details shown on 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 Before development commences samples and/or details of the materials to be used in the construction of the external surfaces of the proposed boundary walls hereby permitted shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved samples and details

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

- 4 Notwithstanding the submitted details and before development commences details of the proposed boundary wall and railings to Albert Street, which shall be to a design similar to the existing boundary wall and railings on Bridge Street West, shall be submitted to and approved in writing by the local planning authority. Thereafter these works shall be implemented in accordance with the approved details before the first use of the development

Reason: To ensure an appropriate form of sustainable development in the interests of good design and the amenity and character of the adjoining part of the Historic Quarter Conservation Area

- 5 Before development commences a scheme for surface water drainage, incorporating the principles and guidance on sustainable drainage systems principles 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: To ensure that appropriate drainage infrastructure is provided in the interests of sustainable development and highway safety

- 6 Before the first use of the development the pavement crossing on Albert Street that will become redundant as a result of the development shall be reinstated to footpath to the adoptable standards as specified in the Design Guide and Specification. Thereafter, these works shall be implemented in accordance with as agree programme of works

Reason: In the interests of highway safety and to achieve an appropriate form of sustainable development

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

7 REASON FOR APPROVAL

This application is satisfactory in that the proposed use and construction of the car parks and boundary treatments accords with the principles of national Planning Policy Statements on 'Delivering Sustainable Development' (PPS1), 'Planning for Sustainable Economic Growth' (PPS4) and 'Planning for the Historic Environment' (PPS5) and Planning Policy Guidance Note 13 on 'Transport' and the local policy criteria in Policies CS4, CS5 & DC1 in the Core Strategy and Policies REG1 & REG23 of the Regeneration DPD in the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby business. The proposed car parks and boundary treatments will support the existing businesses in this part of the Historic Quarter Conservation Area 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 works are 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.

8 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.

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 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 Albert Street 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.

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

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

- 11 **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.
- 12 **GUIDANCE NOTES**
The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.
- 13 **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.
- 14 **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.
-

M/FP/0379/11/P

- | | |
|------------------|---|
| a) Mr R Birch | Conversion & alterations to form 5No clusters of student accomodation including boundary wall with railings to front

168-172 Borough Road
Middlesbrough |
| b) Mr C Stockley | |

- 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

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

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 revised scheme for the front elevation of the property shall be submitted to and approved in writing by the Local Authority and such scheme as may be agreed shall be implemented in full, before the occupation of the student accommodation commences.

Reason: To ensure a satisfactory form of development.

- 4 A revised scheme showing the incorporation of a refuse storage area within the development shall be submitted and approved in writing by the Local Planning Authority and such scheme as may be agreed shall be implemented in full, before the occupation of the student accommodation commences.

Reason: To ensure a satisfactory form of development.

- 5 A revised scheme showing the provision of five car park spaces and secure cycle parking within the development shall be submitted to and approved in writing by the Local Planning Authority and such scheme may be agreed shall be implemented in full, before the occupation of the student accommodation commences.

Reason: To ensure a satisfactory form of development.

- 6 A revised scheme shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall mitigate the impact of the adjacent hot food shop on the occupiers of the student accommodation by way of a revised layout, noise attenuation relative to the hot food shop and road traffic noise and an odour barrier, such scheme as may be agreed shall be implemented before the occupation of the student accommodation commences.

Reason: In the interests of the amenities of the occupiers of the student accommodation.

7 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the conversion and alterations to form 5 no. clusters of student accommodation including boundary wall with railings 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).

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

In particular the conversion and alterations to form 5 no. clusters of student accommodation including boundary wall with railings to front 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 conversion and alterations to form 5 no. clusters of student accommodation including boundary wall with railings to front 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.

8 GUIDANCE NOTES

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

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.

M/FP/0432/11/P

a) Mr G Rayner	Conversion of garage to habitable room 43 Barberry Coulby Newham Middlesbrough
----------------	---

1 The materials to be used in the construction of the external surfaces of the conversion of garage to habitable room hereby permitted shall match those used in the dwelling
Reason: To ensure the use of satisfactory materials

2 The development hereby approved shall be carried out in complete accordance with the elevation plans received on 26th April 2011 and the site layout plans received on 3rd June 2011 and shall relate to no other plans.

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

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 conversion of garage to habitable room 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 conversion of the garage 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 conversion 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.

M/FP/0433/11/P

a) Mr D Morgan	Two storey extension to side 23 Highbury Avenue Acklam 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.

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th 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 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 highway without the specific consent of the Highway Authority.

M/FP/0438/11/P

a) Mr P Wilson

Change of use from Building Society (A2) to tattoo studio (sui generis) and cafe (A3) on ground and first floors with alterations to front elevation

25 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

**PLANNING & DEVELOPMENT COMMITTEE
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.

- 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 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. Reason: To ensure a satisfactory form of development

- 4 Before any ventilation and fume extraction system suitable for all restaurant and café uses within Class A3 is used on the premises details, including a full technical specification by a suitably qualified technical professional person, specifying the position of ventilation fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at the premises in pursuance of this permission shall be submitted to and approved in writing by the local planning authority and shall be installed and thereafter shall be retained in full accordance with the approved details. The ventilation and extraction system referred to in this condition shall be operated and maintained in accordance with the manufacturers recommendations including the frequency of replacement filters. Reason: To ensure a satisfactory form of development

5 **REASON FOR APPROVAL**

The application is satisfactory in that the change of use from Building Society (A2) to tattoo studio (Sui Generis) and café (A3) 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 retail uses and as such the tattoo studio with cafe use will be consistent with the use of the surrounding area. The tattoo studio (Sui Generis) and café (A3) 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 (Sui Generis) and café (A3) be of a level likely to result in an unacceptable impact on nearby residents. (The tattoo studio (Sui Generis) and café (A3) neither individually nor cumulatively will affect the function or character of the area) (The tattoo studio (Sui Generis) and café (A3) 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.

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

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.

M/FP/0440/11/P

- | | |
|----------------------|--|
| a) Barclays Bank Plc | 1no air condenser unit to rear, CCTV camera, light & new ATM surround to front |
| b) Mr J Bell | 45 Kings Road
North Ormesby
Middlesbrough |

- 1 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.

- 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 Before any fixed plant and machinery, including refrigeration and air conditioning, 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 which identifies the noise emissions that will be generated in relation to existing noise levels at the development, and approved in writing by the local planning authority.

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

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the air condenser unit to rear,

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

CCTV camera, light and new ATM surround 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 proposal 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 air condenser unit, CCTV camera, light and new ATM surround 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.

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

M/FP/0441/11/P

- | | |
|---------------------|---|
| a) Mr P Nelson | Siting of 1no timber clad steel storage container to rear |
| b) S J R Architects | Martonside Nursery
Martonside Way
Middlesbrough |

- 1 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.

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

- 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 storage container 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 container 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 resident. The container 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.

M/FP/0445/11/P

- | | |
|-----------------|--|
| a) Mrs A Dorsi | Two storey extension to side and front |
| b) Mr S Pinches | 17 Woodlea
Coulby Newham
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13th June 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.

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

3 REASON FOR APPROVAL

This application is satisfactory in that the design of the two-storey extension to side and 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 two-storey extension to side and front 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 two-storey extension to side and front 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.

M/FP/0446/11/P

a) Mr S Afzal

Extension to residential curtilage to provide new driveway and access

50 Cawood Drive
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.

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

3 REASON FOR APPROVAL

The application is satisfactory in that the change of use from service land to residential cartilage and creation of accessway accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 of the Council's Local Development Framework) In particular the residential cartilage is located within an area used for residential purposes and as such the use as residential cartilage will be consistent with residential 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 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.

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

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

M/FP/0456/11/P

- | | |
|----------------|--|
| a) Mr L Hannan | Two storey extension to rear |
| b) C Linton | 4 Gypsy Lane
Marton-In-Cleveland
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 3rd May 2011 and shall relate to no other plans.

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

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 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 two 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 two 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 **GUIDANCE NOTES**

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

M/FP/0457/11/P

- a) Mr C B & Mrs M E Millward Change of use from guest house (C1) to dwellinghouse (C3)
8 Kensington Road
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 4th May 2011

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

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**

The application is satisfactory in that the change of use from guesthouse (C1 to dwellinghouse (C3) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 and CS5 of the Council's Local Development Framework).

In particular the change of use from guesthouse (C1 to dwellinghouse (C3) will not have a detrimental impact on the amenity of any adjoining or nearby property. The change of use from guesthouse (C1 to dwellinghouse (C3) will not prejudice the appearance of the area and it does not significantly affect any landscaping nor prevent adequate and safe access to the building.

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.

4 **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.

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.

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

M/CAC/0467/11/P

- a) Jomast Developments Limited Demolition of perimeter wall to western boundary of existing car park
Land On Northern Side Of School Croft
Exchange Square
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 works shall be carried out in complete accordance with the plans and specifications submitted on 5th May 2011 and shall relate to no other details.

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 proposed demolition accords with the principles of national Planning Policy Statement (PPS5) on 'Planning for the Historic Environment' and the local policy criteria in Policies CS5 and DC1 of the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed demolition will not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed works are 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 indicate that the application 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**

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

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

M/FP/0468/11/P

a) Jomast Developments Extension of existing car park with associated access
and erection of boundary
Land Adjacent School Croft
Exchange Square
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 May 2011 and shall relate to no other plans.

Reason: To ensure an appropriate form of sustainable 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 Before development commences a detailed scheme for surface water drainage, incorporating

(a) The principles and guidance on sustainable drainage systems provided by the Environment Agency;

(b) 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

5 **REASON FOR APPROVAL**

The application is satisfactory in that the proposed additional parking spaces

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

accords with the principles of National Planning Policy Statements on 'Delivering Sustainable Development' (PPS1) and 'Planning for the Historic Environment'(PPS5) and the local policy criteria in policies CS4 and CS5 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident, and would not adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use. The proposal is therefore considered to be acceptable and fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.

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.

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.

M/FP/0469/11/P

- | | |
|--------------------------------|---|
| a) Jomast Developments Limited | Variation of Condition 2 on M/FP/0009/09/P to enable parking area to be used otherwise than in relation to the approved development

1 School Croft
Zetland Place
Middlesbrough |
|--------------------------------|---|

1 REASON FOR APPROVAL

The application is satisfactory in that the proposed variation of Condition 2 accords with the principles of National Planning Policy Statements on 'Delivering Sustainable Development' (PPS1) and 'Planning for Sustainable Economic Growth' (PPS4) and the national guidance of Planning Policy Guidance Note 13 on 'Transport'. This variation would also comply with the Local Development Framework (LDF). The proposed variation will support the regeneration of the area 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 variation is

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

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

M/FP/0475/11/P

- | | |
|--------------------|--|
| a) Mr Featherstone | Replacement conservatory to rear |
| b) Mr R Horsley | 62 Gypsy Lane
Marton
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th 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 conservatory 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 conservatory 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 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 considerations which would indicate that the development should be refused.

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

M/FP/0476/11/P

- | | |
|------------------|--|
| a) Mr J Shergill | Single storey rear extension |
| b) Mr S Pinches | 63/64 Thistle Rise
Coulby Newham
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 21st June 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 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 single storey 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 single storey rear 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
THE HEAD OF REGENERATION & PLANNING**

M/FP/0478/11/P

- | | |
|--------------------------|--|
| a) Mrs S Woodhouse | Single storey extension to rear |
| b) P M T Design Services | 27 Low Lane
Brookfield
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th 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 proposed 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 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.

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

M/FP/0486/11/P

- | | |
|--|--|
| a) The Mall Limited Partnership
b) Mr M Jenkins | Ground floor infill extensions to front and new shop fronts to ground floor units
70-80 Linthorpe Road
Cleveland Centre
Middlesbrough |
|--|--|

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 9th 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 ground floor infill extensions to front and new shop fronts to ground floor units 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 and shop fronts are designed so that their appearance is complementary to the existing properties and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The proposal will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the 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.

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

M/FP/0487/11/P

- a) Mr & Mrs A Howard New pitched roof to front elevation and over existing
b) Mr L Paley garage to side
 12 Bowland Close
 Nunthorpe
 Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 9th 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 proposed new pitched roof to front and garage over 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 new pitched roof to front and garage over 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 new pitched roof to front and garage over 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.

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.

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

M/FP/0488/11/P

a) Mr J Cole Replacement boundary wall

2 Wycherley Avenue
Linthorpe
Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed boundary wall 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 boundary wall 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 boundary wall will not prejudice the appearance of the conservation 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.

2 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.

3 GUIDANCE NOTES

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

M/FP/0489/11/P

a) Mr J Fawcett Replacement boundary wall

14 Cambridge Avenue
Linthorpe
Middlesbrough

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

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed boundary wall 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 boundary wall 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 boundary wall will not prejudice the appearance of the conservation 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.

2 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.

3 GUIDANCE NOTES

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

M/FP/0491/11/P

- | | |
|-----------------|---|
| a) Mr M Jones | Single storey extension to rear |
| b) Mr A Bircham | 9 Southwood
Coulby Newham
Middlesbrough |

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

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.

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

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.

M/FP/0493/11/P

- a) The Mall Limited Partnership
b) Mr M Jenkins

Alterations to Grange Road elevation including louvre ventilation to new first floor plant area and refurbished windows

5-11 Newton Mall
Cleveland Centre
Grange Road
Middlesbrough

- 1 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.

- 2 The development to which this permission relates must be begun not later than the

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

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 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 which identifies the noise emissions that will be generated in relation to existing noise levels at the development and approved in writing by the local planning authority.

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

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the alterations to Grange Road elevation louvres and plant area and 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 the 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 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**

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.

7 **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

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

(<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.

M/FP/0495/11/P

- | | |
|--------------------|--|
| a) Mr Harrison | Replacement windows |
| b) Mr N Stephenson | 4 Poplars Road
Linthorpe
Middlesbrough |

- 1 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.

- 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 replacement windows to front 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 replacement windows 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 windows will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwellinghouse.

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
THE HEAD OF REGENERATION & PLANNING**

M/FP/0497/11/P

- | | |
|-----------------|---|
| a) Mr M Bowen | Single storey extension to rear |
| b) Mr A Bircham | 14 Coate Close
Hemlington
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 11th 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 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.

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

M/FP/0498/11/P

- | | |
|------------------|--|
| a) Mr P Loughran | Attached garage to side |
| b) Mr A Bircham | 2 Canberra Road
Marton
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 11th 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 proposed garage 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 garage 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 garage 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.

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.

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

M/FP/0508/11/P

- | | |
|-----------------|---|
| a) Mr J Smith | Single storey extension to side |
| b) Mr A Bircham | 22 Oldbury Grove
Hemlington
Middlesbrough |

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

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 13th 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 single storey extension 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 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
THE HEAD OF REGENERATION & PLANNING**

M/FP/0520/11/P

- a) Mr C Pearson First floor extension to side and porch to front
- b) Mr W Henderson 16 Cranford Gardens
Acklam
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 9th June 2011 and shall relate to no other plans.

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

3 The landing window shall be rendered opaque and shall be maintained as opaque glazed at all times to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring residential occupiers

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 proposed first floor extension to side and porch 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 first floor extension to side and porch to front 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 extension to side and porch to front will not prejudice the appearance of the area and does not significantly affect any landscaping nor

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

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 replacement windows 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 windows 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.

M/FP/0529/11/P

- | | |
|------------------|---|
| a) Mr S Robinson | First floor only extension to side on brick pillars and |
| b) Mr P Taylor | extension to existing garage |
| | 55 The Willows |
| | Marton-In-Cleveland |
| | 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 18th 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 first floor extension to side

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

and extension to existing 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 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 first floor extension and extension to garage 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.

M/FP/0534/11/P

- | | |
|-----------------|--|
| a) Mr A Pickett | Single storey extension to side with formation of garage |
| b) Mr S Pinches | 19 Aysgarth Road
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 19th 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

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

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 side with formation of 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 it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension to side with formation of garage 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.

M/FP/0539/11/P

a) Mr S M Robinson

Detached garage to rear (Demolition of existing)
8 Rydal Avenue
Acklam
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 20th May 2011 and shall relate to no other plans.

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

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

- 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 detached garage 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 garage 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 garage 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.
