

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

For the period between 28 June 2011 and 12 July 2011

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/0163/11/P

- | | |
|---------------------|---|
| a) Dr Mohammad Riaz | Single storey extension to rear |
| b) Mr Mohammad Riaz | 3 Oxford Road
Linthorpe
Middlesbrough |

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

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

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

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

Reason: To ensure the use of satisfactory materials.

- 4 The proposed guttering located along the shared boundary wall shown as part of the scheme hereby approved shall be constructed so that it is not visible from No 5 Oxford Road.

Reason: In the interests of the amenity of the occupier of the adjoining property

- 5 **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

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

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

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

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.

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.

M/FP/0272/11/P

a) Mr A Shakoor

Single storey extension to rear
237 Marton 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 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

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requirements of Section 91 of the Town and Country Planning Act 1990.

3 REASON FOR APPROVAL

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

In particular the extension 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/RES/0430/11/P

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|------------------|---|
| a) Mr M Ramsdale | Erection of 5No single storey lock-up factory units with associated car parking |
| b) Mr D Loughrey | Land Adjoining Maxwell Road
Middlesbrough |

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

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

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

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

- 3 The units hereby approved shall be used as B1 use only and for no other purpose in the Schedule to the Town and Country Planning Use Classes Order 1987 (as amended).

Reason : To define the consent and for the avoidance of doubt.

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- 4 Prior to the commencement of the development hereby approved, details of the construction methodology and measures for the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how energy efficiency is being addressed and show the on-site measures to be taken to produce a minimum of 10% of the total energy requirements of the development by means of renewable energy source. The approved details/scheme shall be implemented prior to the first occupation of the building hereby approved and retained in perpetuity.
Reason : To secure a satisfactory form of development.
- 5 Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences. The details of the proposed lighting shall include a plan of the lighting columns including lighting levels that will be provided to the site and at the facades of neighbouring premises. The construction and use of the floodlighting shall be carried out in accordance with the approved details.
Reason: To secure a satisfactory form of development and in the interests of the amenities of the area.
- 6 Prior to the commencement of development the days and times for deliveries and collections shall be submitted to and agreed in writing by the Local Planning Authority and shall thereafter be carried out in full accordance with the approved details.
Reason : To secure a satisfactory form of development and in the interests of the amenities of the area.
- 7 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.
- 8 A BS:4142 type noise assessment shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences. The assessment shall identify noise levels at the site along with the noise which will be generated at the development and its impact upon neighbouring premises. The assessment should identify noise from within the units and from sources such as deliveries being made, noise from fixed plant and machinery. The assessment should include details of any measures identified to protect neighbouring premises from noise. Any measures identified in the assessment to protect residents from noise generated due to the use of the site should be implemented before the use of the development commences.

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9 REASON FOR APPROVAL

The application is satisfactory in that it is in accordance with the principles of National Planning Policy (Planning Policy Statement 1) and Local Policy requirements Policies CS1, DC1, CS4, CS5, CS7 and REG16 of the Middlesbrough Local Development Framework, Core Strategy

In particular, the development is considered acceptable in terms of use, design and appearance and will not be detrimental to the amenities of the area.

Issues of highway and pedestrian traffic and vehicular access have been considered fully and found to be satisfactory.

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

10 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.

11 GUIDANCE NOTES

The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/diversion work that may be required.

12 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.

13 INFORMATIVE

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

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

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

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M/FP/0448/11/P

- a) Mrs H Steele
b) Mr R Collinson
- Conversion of garage into habitable room and
enclosure of existing porch

54 Cranbrook
Marton
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 dwelling.

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 12th March 2011 and shall relate to no other plans.

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

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

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

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the conversion of garage to habitable room and enclosure of porch 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 conversion 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 of garage and enclosure of porch will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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5 GUIDANCE NOTES

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

M/FP/0449/11/P

a) Mr Salam Yousef

Erection of 1no single storey industrial unit
Premier Food Supplies
Warelands Way
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 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 The premises hereby approved shall be used for Class B1 Business or Class B8 Storage and Distribution and for no other purpose in the Town & Country Planning (Use Classes) Order 1987

Reason: For the avoidance of doubt

5 A full and competent site investigation and risk assessment to determine the ground conditions and to identify any remediation works which need to be carried out to the site in order to bring it to a standard suitable for use, shall be submitted to and approved in writing by the local planning authority prior to development taking place. Development shall thereafter take place in accordance with the approved details

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Reason: To secure a satisfactory development

- 6 Prior to commencement of development, details of refuse storage facilities shall be submitted to and approved in writing by the local planning authority. The refuse storage facilities shall be provided in accordance with the approved details before the use commences.

Reason: To ensure a satisfactory form of development.

7 **REASON FOR APPROVAL**

The application is satisfactory in that it is in accordance with the principles of National Planning Policy (Planning Policy Statement 1) and Local Policy requirements Policies CS1, DC1, CS4, CS5, CS7 and REG16 of the Middlesbrough Local Development Framework, Core Strategy.

In particular, the development is considered acceptable in terms of use, design and appearance and will not be detrimental to the amenities of the area.

Issues of highway and pedestrian traffic and vehicular access have been considered fully and found to be satisfactory.

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

10 **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.

11 **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

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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/0451/11/P

- | | |
|----------------------------------|---|
| a) W M Morrison Supermarkets Plc | Variation of opening hours 7am-10pm Monday-Saturday (Supermarket) & 7am-10pm Monday-Wednesday, 7am-10.30pm Thursday & Friday (Petrol) |
| b) Gordons Llp | |

Berwick Hills Centre
Ormesby Road
Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the variation of opening hours 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 opening hours will not have a detrimental impact on the amenity of any adjoining or nearby residents.

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/0452/11/P

- | | |
|-------------|--|
| a) Mr F Ali | Detached garage to rear
77 Oxford Road
Middlesbrough |
|-------------|--|

- 1** 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.

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

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- 2 The materials to be used in the construction of all external surfaces of the detached garage hereby permitted shall match those used in the existing host property, unless otherwise first approved in writing by the local planning authority

Reason: To ensure the use of satisfactory materials.

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

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

4 **REASON FOR APPROVAL**

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

6 **GUIDANCE NOTES**

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

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7 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.

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.

M/FP/0455/11/P

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|----------------|---|
| a) Mr K Devine | First floor only extension to side |
| b) Mr C Boyd | 18 Farthingale Way
Hemlington
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 June 2008 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

4 REASON FOR APPROVAL

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

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the

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

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

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/LBC/0465/11/P

a) Jomast Developments Limited Installation of standby generator with associated screening wall and fence to rear
Zetland Buildings
Exchange Square
Middlesbrough

1 The works shall not be begun later than the expiration of THREE YEARS from the date of this consent.

Reason: Required to be imposed pursuant to section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended by the Planning & Compulsory Purchase Act 2004.

2 The works shall be carried out in accordance with the details shown on the plans and specifications submitted on 5th May 2011 and shall relate to no other details.

Reason: In the interests of the amenity and character of the Grade II listed buildings within the Historic Quarter Conservation Area.

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

Reason: In the interests of the amenity and character of the Grade II listed buildings within the Historic Quarter Conservation Area.

4 Notwithstanding the submitted plans, details of any additional works for the mitigation of noise and air quality emissions from the stand-by generator shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with those approved details before the first use of the building.

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Reason: In the interests of the amenity and character of the Grade II listed buildings within the Historic Quarter Conservation Area.

5 REASON FOR APPROVAL

This application is satisfactory in that the proposed works to this Grade II Listed Building in the Historic Quarter Conservation Area accord with the principles of the national Planning Policy Statements on "Delivering Sustainable Development" (PPS1) and "Planning for the Historic Environment" (PPS5), and the local policy criteria regarding Sustainable Development and Design (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 business. The proposed installation and enclosure will not prejudice the character of the area by reason of traffic generation, car parking or noise associated with the use. These proposed enabling 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 should be refused.

6 INFORMATIVE

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

M/FP/0466/11/P

a) Jomast Developments Ltd Installation of standby generator with associated screening wall and fence to rear

Zetland Buildings
Exchange Square
Middlesbrough

1 The development shall not be begun later than the expiration of **THREE YEARS** from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended.

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- 2 The works shall be carried out in accordance with the details shown on the plans and specifications submitted on 5th May 2011 and shall relate to no other details. Reason: In the interests of the amenity and character of the Grade II listed buildings within the Historic Quarter Conservation Area
- 3 The materials to be used in the construction of the external surfaces of the wall enclosure hereby permitted shall match those used in the existing building. Reason: In the interests of the amenity and character of the Grade II listed buildings within the Historic Quarter Conservation Area.
- 4 Before the stand-by generator hereby approved is first operated on the premises an acoustic assessment in accordance with BS4142: 1997 ("Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas"), or alternative standards with regard to noise affecting commercial premises, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall identify:
- (a) Any residential premises that may be affected by noise from the use, testing and maintenance of the stand-by generator;
 - (b) The existing noise levels at the site, together with the noise levels which will be generated by the stand-by generator and their impact on neighbouring premises; and
 - (c) Details of any mitigation measures to protect neighbouring premises from noise. Thereafter, any mitigation measures identified in the assessment in order to protect residents from noise generated due to the use of the stand-by generator shall be implemented before the use of the development commences.
- Reason: To ensure that appropriate noise attenuation or mitigation measures are carried out in the interests of the amenities of the area, and of achieving an appropriate form of sustainable development in accordance with PPG24 on "Planning & Noise".
- 5 Before the stand-by generator hereby approved is first operated on the premises an assessment shall be submitted detailing emissions generated from the generator shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out in accordance with methods to be agreed by the Local Planning Authority in the light of the presence of commercial and residential uses in the area and the potential impact upon office accommodation including:
- (a) A demonstration that the development would comply with the air quality standards set out in the Air Quality (England) Regulations 2000 (and any subsequent amendment or replacement Regulations), and/or an analysis of the appropriate exposure limits regarding commercial premises
 - (b) An examination of the following pollutants which are of specific concern: Nitrogen Dioxide, Particulate Matter 10 (PM10) and Sulphur Dioxide using

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dispersion modelling software which meets the requirements of the LAQM.TG(09);
and

(c) Details of any mitigation measures to protect neighbouring premises from emissions, including a potential exhaust flue (as necessary) based on a flue height calculation using methods detailed in the Local Air Quality Management Technical Guidance LAQM.TG(09).

Thereafter, any mitigation measures identified in the assessment in order to protect residents from emissions generated due to the use of the stand-by generator shall be implemented before the use of the development commences.

Reason: To secure an appropriate and sustainable form of development and to prevent potential nuisance from air pollution in the interests of the amenities of the area and of the potential occupiers of the development in accordance with PPS23 on "Planning & Pollution Control".

6 REASON FOR APPROVAL:

This application is satisfactory in that the proposed works to this Grade II Listed Building in the Historic Quarter Conservation Area accord with the principles of the national Planning Policy Statements on "Delivering Sustainable Development" (PPS1) and "Planning for the Historic Environment" (PPS5), and the local policy criteria regarding Sustainable Development and Design (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 business. The proposed installation and enclosure will not prejudice the character of the area by reason of traffic generation, car parking or noise associated with the use. These proposed enabling 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 should be refused.

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

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

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

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M/FP/0477/11/P

a) F J Taylor 2.5m high garden wall to side and rear
 248 Acklam Road
 Middlesbrough

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

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

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

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

Reason: To ensure the use of satisfactory materials.

4 REASON FOR APPROVAL
This application is satisfactory in that the design of the proposed wall 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 wall 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 wall will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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5 GUIDANCE NOTES

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

M/ADV/0479/11/P

- | | |
|---------------------|--|
| a) Mr Azizur Rahman | 1no internally illuminated fascia sign |
| b) Mr G Thornton | 1a Marton Estate Square
Stokesley Road
Marton
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th 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 level of illumination of the sign shall not exceed 600cd/m².

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

4 REASON FOR APPROVAL

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

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

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

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

M/FP/0481/11/P

- a) Miss L Smitheringale Erection of detached double garage/workshop to rear
b) Mr J Lewis 117 Oxford Road
 Linthorpe
 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 Before vehicular access to the garage hereby approved becomes necessary a highway closure must be obtained from the Council's Highways Department and no form of vehicular access shall take place until such time as the closure is in place

Reason: To ensure the necessary highway order is in place

- 4 REASON FOR APPROVAL

This application is satisfactory in that the design of the detached garage to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies 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.

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

M/FP/0482/11/P

a) Mr D Casson	Erection of detached double garage/workshop to rear
b) Mr J Lewis	115 Oxford Road Linthorpe 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 Before vehicular access to the garage hereby approved becomes necessary a highway closure must be obtained from the Council's Highways Department and no form of vehicular access shall take place until such time as the closure is in place

Reason: To ensure the necessary highway order is in place

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the detached garage to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies 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.

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THE HEAD OF REGENERATION & PLANNING**

M/FP/0490/11/P

- a) Mrs H Gardiner
- b) Mr P Taylor

Single storey extension to side & relaxation of original planning consent for matrons house to use as a dwellinghouse

The Bungalow
The Pastures
Coulby Newham
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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of satisfactory materials.

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

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

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the extension and use of the property as a private dwellinghouse 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 works will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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considerations, which would indicate that the development should be refused.

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/0494/11/P

a) Mr P Parry

Dwarf boundary wall and pillars to front
1 Barnack Avenue
Marton
Middlesbrough

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

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

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

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

3 The development 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 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 area and does not significantly affect any landscaping nor prevent adequate and safe access to the

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dwelling.

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

5 INFORMATIVE

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

6 GUIDANCE NOTES

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/0496/11/P

- | | |
|----------------------|--|
| a) Mr & Mrs L Finlay | Pitched roof over existing garage |
| b) Mr B Moore | 7 Fairy Dell
Marton-In-Cleveland
Middlesbrough |

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

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

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

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

- 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 pitch roof over 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 pitch roof over 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 pitch roof over 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/0507/11/P

- | | |
|-------------------|---|
| a) Mr V Thompson | Conservatory to rear |
| b) Mr W Henderson | 38 Woodrush
Coulby Newham
Middlesbrough |

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

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

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- 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 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (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.

M/FP/0523/11/P

- | | |
|------------------|---|
| a) Mr R Pittam | Attached garage extension to side/rear with front and rear dormers, single storey extension to rear |
| b) Mr G Beadnall | 22 Collingham Drive
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 10th June 2011 and shall relate to no other plans.

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

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- 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 A scheme showing a reduction in height of the proposed roof and design of dormer windows shall be submitted to and approved in writing by the Local Planning Authority to a time scale to be agreed with the Local Authority. The extension shall be constructed in accordance with approved scheme.

Reason: to ensure a satisfactory form of development in the interests of amenity.

5 **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.

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

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

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M/FP/0525/11/P

- a) Mr M Hutt Single storey extension to rear
b) Mr B Moore 30 Brabourn Gardens
 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 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 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.

5 **GUIDANCE NOTES**

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

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highway without the specific consent of the Highway Authority.

M/FP/0526/11/P

- | | |
|-----------------------|--|
| a) Mrs Glennise Bryan | Single storey extension to rear |
| b) Mr B Moore | 63 Queens Road
Linthorpe
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 23rd May 2011 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the 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.

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M/FP/0528/11/P

a) Mr M McGuckin

b) Mac Plans

Vary cond. 2 of M/FP/0896/10/P to allow 2-storey extension to rear, relocation of a/c units and bin store to side

284-290 Linthorpe Road
Middlesbrough

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

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

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

Reason: To ensure the use of satisfactory materials.

4 The development hereby approved shall be built in accordance with secure by design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

5 The use hereby permitted shall not be open to customers outside the following times 11am to 11pm Mondays to Saturdays and 12pm to 11pm Sundays and Bank Holidays Reason: In the interests of the amenity of the area.

6 A plan showing the location of temporary car parking to accommodate operatives and construction vehicles during the development of the site and measures to

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protect any existing footpaths and verges shall be submitted to and approved in writing by the local planning authority and implemented upon commencement of construction and thereafter such parking is to be removed on completion of works
Reason: In the interests of amenity and highway safety

- 7 Details of a ventilation and fume extraction system suitable for all hot foodtakeaway uses within class A3, 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/odour 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 before the development hereby permitted commences 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 means of ventilation is provided
- 8 Any deliveries or collections made to or from the rear of the premises must be kept between the hours of 8:00am and 7:00pm Monday to Saturday, and between the hours of 9:30am and 6:30pm Sunday.Reason: In the interests of the amenity of the area.
- 9 A scheme for the incorporation of a grease trap on the drainage system to the premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include specific details of the type of grease trap.Such scheme as may be approved shall be implemented and be operational before the use of the development hereby approved commences.Reason: To ensure the prevention of damage to the public sewer system.
- 10 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the proposed extension and the location of the bin store 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 extension and the location of the bin store 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 properties. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.
- 11 **INFORMATIVE**
Under the Town & Country Planning (Fees for Applications and Deemed

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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.

12 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.

13 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/0532/11/P

- | | |
|-----------------------|--|
| a) Mr Mohammed Sharif | New pitched roof over garage with external alterations |
| b) Mr B Moore | Rear Of 82 Lothian Road
Middlesbrough |

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

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

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

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building and the materials to be used in the construction of the roof covering shall match those

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used in the surrounding dwellings.

Reason: To ensure the use of satisfactory materials.

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed pitched roof and external alterations accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework). In particular the pitched roof and external alterations are designed so that their appearance is complementary to the existing building and so that they will not have a detrimental impact on the amenity of any adjoining or nearby resident. The pitched roof and external alterations will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the building. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

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.

M/FP/0533/11/P

- | | |
|------------------------|--|
| a) Mr & Mrs N Marshall | Single storey extension to rear with pitched roof over existing garage |
| b) Mr D Dugdale | 4 Rosewood Court
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 (DRAWING NUMBER 11.043.PP01) received and approved on 19th May 2011 and shall relate to no other plans.

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

- 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 and pitched roof over 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 single storey extension to rear and pitched roof over existing 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 single storey extension to rear and pitched roof over existing 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.

M/ADV/0535/11/P

- | | |
|----------------|--|
| a) Mr J Barker | Relocation of existing freestanding advance sign
Corner Of Newport Road & Marsh Street
Middlesbrough |
|----------------|--|

- 1 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

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avoidance of doubt.

- 2 The precise position of the relocated sign shall be agreed by the Local Planning Authority on site before any works of installation take place.

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

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the design and location of the advertisement 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 advertisement is designed so that its appearance is complementary to the existing property and provides a functional purpose so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The development will not prejudice the appearance of the area.

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/0547/11/P

- | | |
|-------------------|--|
| a) Mr S & A Hales | Single storey extension to rear |
| b) Mr A Bircham | 60 The Grove
Marton-In-Cleveland
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 23rd May 2011 and shall relate to no other plans.

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

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

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

5 **INFORMATIVE**

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

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THE HEAD OF REGENERATION & PLANNING**

M/FP/0548/11/P

- | | |
|------------------------|--|
| a) St Pius X Rc School | Single storey extension to front to provide new reception area |
| b) Mr C Ross | St Pius X R C School
Amersham Road
Middlesbrough |

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

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

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

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

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

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to front to provide new reception area 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 extension is designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

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

5 **GUIDANCE NOTES**

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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.

M/FP/0550/11/P

- | | |
|----------------|--|
| a) Mrs L Burke | Single storey extension to side |
| b) Mr B Knox | 58 Ferndale Avenue
Berwick Hills
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 25th May 2011 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the 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 single storey extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly

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

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/0551/11/P

- | | |
|------------------|---|
| a) Mr P Kavanagh | Single storey extension to rear |
| b) Mr D Chadwick | 26 Brancepeth Avenue
Park End
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th 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 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 single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension is designed so that its appearance is

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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/0553/11/P

- | | |
|--------------------|---|
| a) Mr & Mrs M Todd | Conservatory to rear (demolition of existing) |
| b) Mr M Spence | 14 Seamer Road
Thornton
Middlesbrough |

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

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

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

- 3 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the proposed conservatory to rear (demolition of existing) 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 to rear (demolition of existing) 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 to rear (demolition of existing) will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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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/0554/11/P

- | | |
|--|---|
| a) Taylor Woodrow &
Middlesbrough College | Variation of condition 19 M/FP/2491/05/P to allow
substitution of approved house types (plots 8-12
(consec) & 68-145 (consec) |
| b) Mr M Richardson | Former Marton Campus
Marton Road
Middlesbrough |

- 1 The development to which this planning permission relates must be begun no later than the expiration of 3 years beginning with the date on which this permission is granted.
Reason: The time limit 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 6 May 2011 and shall relate to no other plan.
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 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc), proposed and existing functional services above and below ground (eg drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc), retained historic landscape features and proposals for restoration, where relevant.

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Reason : In the interests of the amenities of the area

- 5 Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers, densities where appropriate; implementation programme.

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

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out 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.

- 7 No development shall take place until there has been submitted and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

- 8 Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2008 (or any order revoking and re-acting that Order with or without modification), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the Local Planning Authority may protect the visual amenities of the area

- 9 Notwithstanding the provisions of the Town and Country Planning General Development Order 2008 (or any order revoking re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road.

Reason: In order that the Local Planning Authority may protect the visual amenities of the area.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that order (with or without modification) no windows/dormer windows other than those expressly authorised by this permission) shall be constructed

Reason: In order that the Local Planning Authority may protect the visual

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amenities of the area.

- 11 Notwithstanding the provisions of the town and Country Planning General Permitted Development Order 2008 (or any Order revoking or re-enacting that Order) no alterations shall be made to the external elevations of the dwellinghouse without the specific written consent of the Local Planning Authority.
Reason: To ensure a satisfactory form of development.
- 12 A plan showing the surface water drainage that has been designed to prevent this water from flowing onto the highway to the detriment of all highway users must be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of amenity and highway safety.
- 13 Notwithstanding the submitted plans prior to the commencement of development details of a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the local Planning Authority. Thereafter this scheme shall be implemented before the use commences.
Reason: To ensure a satisfactory form of development.
- 14 **REASON FOR APPROVAL**
The application is acceptable in that it is in accordance with National and Local Planning Policy Guidance contained in Planning Policy Statement 1 and Planning Policy Statement 3 and the Middlesbrough Local Development Framework Core Strategy Policies CS1, CS5, CS4, CS9 and DC1.
The proposed development is of scale, layout, design and appearance appropriate to its context and would not be materially detrimental to the character and appearance of the locality and surroundings or the amenities of nearby residents. The development will integrate within the existing urban form and contribute to the overall quality and character of the area.
Issues of highways and traffic vehicular access for the development, car parking and pedestrian movement have been fully considered and found to be satisfactory.
The application is therefore considered to be an acceptable form of development in accordance with the National and Local policy and guidance and there are no material considerations which indicate the development should be refused.
- 15 **INFORMATIVE**
Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website
(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>).

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

M/ADV/0562/11/P

- | | |
|------------------|--|
| a) Mr M Holmes | 1no non-illuminated fascia sign, 2no non-illuminated |
| b) Mr G Kempston | free standing totem signs and directional signs |
| | Trinity Catholic College |
| | Saltersgill Avenue |
| | Middlesbrough |

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

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

2 **REASON FOR APPROVAL**

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

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

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

3 **GUIDANCE NOTES**

All signs and/or fences must be erected on private land

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M/FP/0565/11/P

- | | |
|-------------------|--------------------------------------|
| a) Mr B Gilmartin | Single storey extension to front |
| b) Mr P Rudsdale | 44 Wellspring Close
Middlesbrough |

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

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

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

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

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

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey extension 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 single storey extension 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 single storey extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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5 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/0566/11/P

- | | |
|-------------------|---|
| a) Mr M Elliot | Single storey extension to rear (demolition of existing conservatory) |
| b) Mr G Henderson | 43 Woodrow Avenue
Marton
Middlesbrough |

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

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

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

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

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

Reason: To ensure the use of satisfactory materials.

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed single storey extension to rear (demolition of conservatory) 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 (demolition of 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 single storey extension to rear (demolition of conservatory)

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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/0569/11/P

- | | |
|-----------------------|--|
| a) Mr & Mrs Middleton | Single storey extension to rear |
| b) Mr D G Turner | 17 Melrose 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 16th 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 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 single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension to rear is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a

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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.

M/FP/0570/11/P

a) Mrs K Biswas
Conservatory to rear and porch to front
28 Raydale
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 31st May 2011 and shall relate to no other plans.

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

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

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

4 **REASON FOR APPROVAL**

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

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In particular the conservatory to rear 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 conservatory to rear and porch 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.

M/FP/0593/11/P

a) Mr R Sampson Change of use from craft centre (B1/B2) to shop (A1)
67 Gilkes Street
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 7th 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 change of use from craft centre (B1/B2) to shop (A1) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the change of use will not have a detrimental impact on the amenity of any adjoining or nearby property. The shop use 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,

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

M/FP/0595/11/P

a) Mr J Harkin

Single storey extension to rear and first floor
extension to rear

23 Malvern 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 7th 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear and first floor extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework). In particular the extensions are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development,

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

5 GUIDANCE NOTES

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

M/FP/0597/11/P

- | | |
|--------------------|---|
| a) Mr King | Replacement windows |
| b) Mr N Stephenson | 53 The Avenue
Linthorpe
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 8th 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 replacement timber windows 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 timber 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.

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M/FP/0598/11/P

a) Miss T Rafiq
Single storey extension to rear
166 Waterloo Road
Middlesbrough

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

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

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 8th 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

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

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the 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**

Interference or alteration of the highway requires a licence under the Highway Act

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

6 GUIDANCE NOTES

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

7 GUIDANCE NOTES

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

M/FP/0599/11/P

- | | |
|----------------------------|--|
| a) Tees Valley Housing Ltd | Installation of photovoltaic pv panels to roof |
| b) Mrs L Dobson | Rivers House
63 North Ormesby Road
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 8th June 2011 and shall relate to no other plans.

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

3 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed installation of photovoltaic PV panels to roof 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 panels are designed so that their appearance is complementary to the existing building and so that they will not have a detrimental impact on the

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amenity of any adjoining or nearby occupier. The photovoltaic PV panels will not prejudice the appearance of the area and do 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/0603/11/P

a) Mrs M Liddle
Single storey extension to rear (demolition of existing conservatory)
63 Southwood
Coulby Newham
Middlesbrough

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 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 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 single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).
In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the

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

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

M/FP/0604/11/P

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|-----------------|--|
| a) Mr Fowler | Single storey orangery extension to rear |
| b) Mr R Horsley | 60 Woodlea
Coulby Newham
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 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 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 single storey orangery 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 orangery 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

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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/0612/11/P

a) Miss P Davidson

Siting of 1no container unit for use as youth facility
Hemlington Recreation Centre
Cass House Road
Middlesbrough

- 1 The permission hereby granted is valid only until 30th June 2014 and the building shall be removed on or before that date and the land reinstated to its former use, unless the prior approval of the local planning authority has been obtained to an extension of the period of validity
Reason: The building is not considered suitable for permanent retention on this site
- 2 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the siting of 1no container unit for use as youth facility 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 unit is designed so that its appearance is not detrimental to the existing area and so that it will not have a detrimental impact on the amenity of any adjoining or nearby occupier. The container unit will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the area.
The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.
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PLANNING & DEVELOPMENT COMMITTEE
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THE HEAD OF REGENERATION & PLANNING

M/FP/0625/11/P

a) Mr M Manuel
Extension to residential curtilage
26 Curthwaite
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 13th June 2011 and email 29th June 2011 and shall relate to no other plans/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 change of use from public land to private residential curtilage 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 change of use will be consistent with the uses in the surrounding area. The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. Issues of open space, landscaping and retention of trees and the relationship with the surrounding area have been considered and found to be satisfactory.

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.
