

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

For the period between 30 August 2011 and 19 September 2011

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/0614/11/P

- | | |
|----------------------------------|--|
| a) Mr P Barker | Single storey extension to side |
| b) Architectural Consultants Ltd | 22a Cornfield 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 10th 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 bedroom extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

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

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M/FP/0664/11/P

- a) Mr G Eccles
b) Mr G Phillipson
- Retrospective change of use to dwelling, dormer windows to front and rear, detached garage and hardstanding area
- 15a The Village
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 21st June 2011, the floor plans (drawing number 03 revision C) and Tree Inspection (PHA2012-011) received on 16th August 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**
The application is satisfactory in that the retrospective change of use to a residential dwelling, the erection of dormers and dormer windows and a detached garage accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework). In particular the property is located within an area used for residential dwellings and as such the dwelling use will be consistent with the use of the surrounding area. The retrospective change of use to a residential dwelling, the erection of dormers and dormer windows and a detached garage will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. The retrospective change of use to a residential dwelling, the erection of dormers and dormer windows and a detached garage neither individually nor cumulatively will affect the function or character of the area and does not significantly affect any

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landscaping nor prevent adequate and safe access to the dwelling. The retrospective change of use to a residential dwelling, the erection of dormers and dormer windows and a detached garage will not have a significant affect on visual amenity. The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations, which would indicate that the development should be refused.

5 GUIDANCE NOTES

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

6 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.

7 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.

8 GUIDANCE NOTES

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Council's Naming and Numbering representative Helen Green on 01642 728460.

M/FP/0702/11/P

a) Mr P Carter

Single storey extension to rear (demolition of existing conservatory)

b) Mr W Henderson

25 Walton Avenue
Linthorpe
Middlesbrough

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

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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 25th July 2011 and shall relate to no other plans.

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

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

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

4 **REASON FOR APPROVAL**

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

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The 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/0723/11/P

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|-------------------|---|
| a) The Sea Cadets | Change of use from 2no dwellings to training facility, single storey extension to rear, hardstanding area and jetty |
| b) Mr G Whitehead | |
| | East Lodge
Albert Park
Middlesbrough |

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

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accordance with the plans and specifications received on 4th July 2011 and shall relate to no other plans.

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

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

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

- 3 The development hereby approved shall be carried out using the materials samples of which were submitted to and agreed by the local planning authority on 17th August 2011

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

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

- 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 **REASON FOR APPROVAL**

This application is satisfactory in that the change of use from 2no dwellings to training facility, single storey extension to rear, hardstanding area and jetty accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the proposal will not have a detrimental impact on the amenity of any adjoining or nearby property. The change of use, extension, hardstanding area and jetty will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

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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.

7 GUIDANCE NOTES

A Flood Risk Assessment is required for this application in line with Section 62 of PPS25

8 GUIDANCE NOTES

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

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

M/FP/0731/11/P

a) Mcdonalds Restaurants Ltd

Variation of condition 6 on M/FP/0421/98/P to allow opening hours 5am - midnight daily

b) Mr B Basi

Mcdonalds Resturant
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 REASON FOR APPROVAL

The application is satisfactory in that it is in accordance with Middlesbrough Local Plan policy E1. The increase in hours will not negatively impact on the surrounding area in terms of its environmental impact or effect on amenity.

The McDonald's Restaurant is set well away from the nearest residential properties and will have minimal impact in terms of noise and disturbance. The proposal will have no impact on amenity or be visible from outside the Parkway Centre.

The application is therefore considered to be appropriate development and fully in accordance with local and national policy and guidance and there are no material considerations that would indicate that the application for extension of hours should be refused

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M/FP/0734/11/P

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|----------------|--|
| a) Miss A Reed | Two storey extension to side and single storey extension to rear |
| b) Mr A Reed | 38 Minsterley 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 6th July 2011 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

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

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

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

- 5 While planning permission is not required for a new access onto an unclassified

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road the permission of the Highway Authority to carry out works in the highway IS required. This application includes the formation of an access onto Minsterley Drive which is unclassified. The applicant is strongly advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site so that access can be discussed.

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

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/0735/11/P

a) Mr A Hussain

Two storey extension to rear, single storey extensions to side & rear and porch at front

17 Cambridge 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 August 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 Full technical plans and specifications of the proposed UPVC window above the front door on the front elevation must be submitted to and approved in writing by the local planning authority before the window is installed at the property. Reason:

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To ensure a satisfactory form of development.

- 5 Prior to the commencement of development a landscaping scheme showing details of 5no trees to be planted on the site and their location shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented in accordance with the approved details in the first planting season following the substantial completion of the external elevations of the garage
Reason: In the interests of the visual amenity and the character of the Conservation Area

- 6 If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. Reason: In the interests of the visual amenity and the character of the Conservation Area.

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

- 8 **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.

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

- 10 **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.

- 11 **GUIDANCE NOTES**

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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.

M/FP/0739/11/P

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|------------------------|--|
| a) Mr & Mrs P Grimwood | Single storey extension to rear |
| b) Mr A Bircham | 15 St Austell Close
Hemlington
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.
- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th August 2011 and shall relate to no other plans.
Reason: To ensure a satisfactory form of development and for the avoidance of doubt.
- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 4 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).
In particular the single storey extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.
The application is therefore considered to be an acceptable form of development,

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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/0748/11/P

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|----------------------------------|---|
| a) Mr Ruddock | Single storey extension to rear and ramped access to side |
| b) Architectural Consultants Ltd | 30 Saltersgill Avenue
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

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

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

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

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

4 **REASON FOR APPROVAL**

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

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

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

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approved in writing by the local planning authority. Reason: To record the historic assets of the dwelling in line with PPS5.

5 Full technical plans and specifications of the timber windows for the front and rear elevation must be submitted to and approved in writing by the local planning authority before the windows are installed at the property. Reason: To ensure a satisfactory form of development.

6 **REASON FOR APPROVAL**

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

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.

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

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obstruction to the general public.

M/FP/0779/11/P

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| a) Mr P Hutchinson | Two storey extension to side, single storey extension to side and porch to front |
| b) Mr S Pinches | 14 Harvester 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 received on 23rd August 2011 and shall relate to no other plans.

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

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

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

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension to side, single storey extension to side 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).

In particular the extensions and porch are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The two storey extension to side, single storey extension to side 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,

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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

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/0788/11/P

a) Mr S Bedford	Single storey extension to side
b) Mr G Young	57 Ash Green Coulby Newham 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 22nd July 2011 and shall relate to no other plans.

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

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

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

4 REASON FOR APPROVAL

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

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Council's Local Development Framework).

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

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

M/FP/0790/11/P

a) Mr D Siedle

Pitched roof to existing rear dormer windows &
installation of Juliet balcony

2 Orchard Road
Linthorpe
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 22nd July 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 pitched roof to existing rear dormer window and installation of Juliet balcony 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 proposal 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 pitched roof to existing rear dormer window and Juliet balcony will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe

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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/0796/11/P

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|-----------------|--|
| a) Mr W Kaid | Extension to existing detached garage |
| b) Mr A Bircham | 33 Cambridge 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 23rd August 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 extension to existing detached garage accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension 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 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,

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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/0800/11/P

- | | |
|--------------------|---|
| a) Mr Bartlett | Replacement windows to front |
| b) Mr N Stephenson | 69 Cambridge Road
Linthorpe
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 25th July 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 Prior to works commencing, the applicant shall provide in writing to the local planning authority a start date. The leaded panels that are to be restored and encapsulated into insulating glass units shall be reinstated to their original position within the windows of the applicant's property, and the date of completion of that installation shall also be confirmed in writing by the local planning authority

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

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the replacement windows 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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requirements of Section 91 of the Town and Country Planning Act 1990.

4 REASON FOR APPROVAL

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

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

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

M/FP/0806/11/P

a) Mr P Mann	Single storey extension to rear 32 The Avenue Nunthorpe Middlesbrough
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- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th July 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.

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Reason: To ensure the use of satisfactory materials.

4 REASON FOR APPROVAL

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

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

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

M/FP/0820/11/P

- | | |
|----------------|---|
| a) Mr R Thomas | Conservatory to rear |
| b) Mr A Caddy | 33 Woodvale
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 2nd August 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

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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.

4 GUIDANCE NOTES

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

M/FP/0823/11/P

a) Mr Stewart	Change of use from workshop (B2) to residential dwelling house, with alterations to elevations
b) Mr J Bates	1 Essex Street Middlesbrough

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

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

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

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

3 REASON FOR APPROVAL

The application is satisfactory in that the change of use from workshop to residential dwelling house with alterations to elevations accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS4, CS5 & DC1 of the Council's Local Development

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Framework)

In particular the change of use is located within an area identified on the Councils Local Plan for residential purposes and as such the use as a dwelling house will be consistent with the residential use of the surrounding area. The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. Neither the individual nor cumulative use will have a significant affect on visual amenity. The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations which would indicate that the development should be refused.

4 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.

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/0825/11/P

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|----------------|---|
| a) Ms M Mclure | Single storey extension to rear and pitched roof over |
| b) Mr M Gales | existing garage |
| | 96 Low Lane |
| | Middlesbrough |

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

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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 2nd August 2011 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension and pitched roof 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 pitched roof is designed so that their appearance is complementary to the existing dwelling house and so that they will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension and pitched roof will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

5 **GUIDANCE NOTES**

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

6 **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.

7 **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

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deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

M/FP/0827/11/P

- | | |
|-----------------|---|
| a) Mr T Park | Single storey extension to rear |
| b) Mr A Bircham | 19 Dewberry
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 5th September 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 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.

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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/0843/11/P

- | | |
|-------------------|--|
| a) Mr D Vacchieri | Conservatory to rear |
| b) Mr B Moore | 6 Fox Howe
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 11th August 2011 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

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

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

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

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considerations which would indicate that the development should be refused.
