

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

**For the period between 11 May 2010 and 31 May 2010**

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

**M/LBC/0293/10/P**

- |   |  |
|---|--|
| a) Caterleisure Limited<br>b) Mr D Williams | Internal alterations to provide preparation facilities for existing retail unit<br><br>'Travelines' Middlesbrough Railway Station<br>Zetland Road<br>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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th March 2010 as supplemented by e-mail and plan received 10th May 2010 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 proposed internal alterations to Middlesbrough Station would accord with the principles of national Planning Policy Statement (PPS5) on 'Planning for the Historic Environment' and its supporting Planning Practice Guidance and the local policy criteria in Policies CS4, CS5 & DC1 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would comply with the statutory duty regarding listed buildings and will not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed works are therefore considered to be acceptable and fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.

---

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

**M/FP/0303/10/P**

a) Mr P Profitt  
First floor only extension to side  
161 Guisborough Road  
Nunthorpe  
Middlesbrough

- 1 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing 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 7th May 2010 and shall relate to no other plans.

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

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

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

4 **REASON FOR APPROVAL**

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

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

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

5 **GUIDANCE NOTES**

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

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

highway without the specific consent of the Highway Authority.

---

**M/FP/0304/10/P**

- |                  |   |
|------------------|---|
| a) Mrs R Hussain | Part two storey/part single storey extensions to side |
| b) Mr N Poulter  | and rear including attached garage                    |
|                  | 2 Asterley 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 18h March 2010 and part superseding plans detailing the roof design for the garage received on 16th April 2010 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.

Reason: To ensure the use of satisfactory materials.

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

Reason: In the interests of sustainable development

- 6 **REASON FOR APPROVAL**  
This application is satisfactory in that the design of the proposed extension

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

accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

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 that would indicate that the development should be refused.

---

**M/FP/0305/10/P**

a) Mr N Woodall	Detached double garage
b) Mr S Mclean	Stainton House Hemlington Road Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.  
Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
  
- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th April 2010 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.  
  
Reason: To ensure the use of satisfactory materials.
  
- 4 No development shall take place within the area indicated until the applicant, or

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

their agents or successors in title, has completed the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved in writing by the local planning authority.

Reason: The site is of archaeological interest.

**5 REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed double garage 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 double garage 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 double garage will not prejudice the appearance of the area and does not significantly affect the setting of the listed buildings, 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/0322/10/P**

a) Mr I Honzik  
Two storey extension to side  
36 Comfrey  
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 4th May 2010 and shall relate to no other plans.

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

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

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.

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 Development Plan).

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**

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**

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.

---

**M/FP/0324/10/P**

- a) Mr D & Mrs C A Smithson  
b) Mr S D Pinches

First floor only side extension and single storey rear extension  
10 Fearnhead  
Marton  
Middlesbrough

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

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th March 2010 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.

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 Development Plan).

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 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.

---

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

**M/FP/0343/10/P**

- |                    |  |
|--------------------|--|
| a) Mr A Wardingham | First floor only side extension                    |
| b) Mr S D Pinches  | 101 Southdean Drive<br>Hemlington<br>Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th April 2010 and 20th May 2010 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.

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 Development Plan).

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

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



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

**M/FP/0362/10/P**

a) Mr Azad Mohammed Gharib      Change of use from a1 to a3 cafe  
244 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 1st April 2010 and shall relate to no other plans.

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

3      Prior to the preparation of any hot food, details of a ventilation and fume extraction system suitable for all hot food uses, including a full technical specification by a suitably qualified technical professional person, specifying the position of ventilation fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at the premises in pursuance of this permission shall be submitted to and approved in writing by the local planning authority and shall be installed 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: In the interests of the amenity of the area.

4      All foul drainage associated with the use hereby approved shall be connected to the public sewer.

Reason: For the avoidance of doubt and to ensure an acceptable form of development

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

**5 REASON FOR APPROVAL**

The application is satisfactory in that the change of use from A1 (shop) to A3 (café) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 & REG24 of the Council's Development Plan)

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

The 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.

---

**M/FP/0366/10/P**

- |                   |                                 |
|-------------------|---------------------------------|
| a) Mr K Conley    | Two storey rear extension       |
| b) Mr S D Pinches | 16 Preen Drive<br>Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 10th May 2010 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.

Reason: To ensure the use of satisfactory materials.

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

- 4 Opaque glazing shall be inserted and thereafter retained in the first floor windows in the north facing elevation.

Reason: To avoid overlooking in the interests of the amenity of occupiers of adjacent properties.

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 Development Plan).

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/0371/10/P**

- a) Mr I Vickers  
Replacement of 2no bay windows and 1no first floor window to front  
48 Thornfield Road  
Linthorpe  
Middlesbrough

- 1 A scheme shall be submitted to and approved in writing by the Local Planning Authority showing the specific details of the windows, including properties, glazing bars and particulars of any patterning or colouring. Only those details as may be approved shall be constructed.

Reason: To ensure a satisfactory form of development.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th April 2010 and shall relate to no other plans.

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

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

- 3 The 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 replacement 2no bay windows and 1no first floor window 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 Development Plan).

In particular the replacement 2no bay windows and 1no first floor window 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 replacement 2no bay windows and 1no first floor window 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 that would indicate that the development should be refused.

---

**M/FP/0373/10/P**

- |                                  |                                  |
|----------------------------------|----------------------------------|
| a) Mrs B Coates                  | Single storey extension to rear  |
| b) Architectural Consultants Ltd | 481 Acklam Road<br>Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 8th April 2010 and shall relate to no other plans.

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

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

- 3 The materials to be used in the construction of the external surfaces of the 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 (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 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/0376/10/P**

- |               |   |
|---------------|---|
| a) Ms J Hardy | Conservatory to rear                            |
| b) Mr R May   | 8 Whithorn Grove<br>Hemlington<br>Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the hand drawn scaled plans only received on 7th April 2010.

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

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

- 3 The materials to be used in the construction of the external surfaces of the 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 conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

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/0377/10/P**

a) Mr C McDonough

b) 147 Design Ltd

Single storey extension to rear (demolition of existing detached garage)

69 Gunnergate Lane  
Marton  
Middlesbrough

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 7th April 2010.

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

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

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

---

**M/FP/0379/10/P**

- |                              |   |
|------------------------------|---|
| a) Mrs Rahman                | Single storey extension to side, porch to front |
| b) Stainsby Design - B Moore | 32 Strait Lane<br>Stainton<br>Middlesbrough     |

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

Reason: To ensure the use of satisfactory materials.

- 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 in complete accordance with the plans and specifications received on 7 May 2010 and shall relate to no other plans.

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

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

**4 REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to side and porch at 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 Development Plan).

In particular the extension 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 proposal 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/0391/10/P**

- |                              |   |
|------------------------------|---|
| a) Mr B Escritt              | Two storey extension to side                    |
| b) Stainsby Design - B Moore | 60 Willowbank<br>Coulby Newham<br>Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th April 2010 and shall relate to no other plans.

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



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

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

Reason: To ensure the use of satisfactory materials.

- 4 A plan showing the location of two car parking spaces within the curtilage must be submitted to and approved in writing by the Local Planning Authority and subsequently constructed to their satisfaction

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

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 (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 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.

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/0404/10/P**

- |                             |  |
|-----------------------------|--|
| a) Mrs S Carpenter          | External alterations to elevations and patio area including removal of light beams and additional cladding |
| b) Mcdonalds Restaurant Ltd | Mcdonalds Restaurants Ltd<br>Cambridge Road<br>Middlesbrough   |

- 1 The development hereby approved shall be carried out in complete accordance with the elevations received on 14 April 2010 and the layout plan

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

received on 12 May 2010 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 external alterations to elevations and patio area, including removal of light beams and additional cladding accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

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

---

**M/ADV/0405/10/P**

a) Mrs S Carpenter

b) Mcdonalds Restaurant Ltd

4no illuminated fascia signs, 5no illuminated freestanding signs, 3no banners and customer order display

Mcdonalds Restaurants Ltd  
Cambridge Road  
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the elevations received on 14 April 2010 and the layout plan received on 12 May 2010 and shall relate to no other plans.

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

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

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

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

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

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

4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the 4no internally illuminated fascia signs, 5no internally illuminated freestanding signs, 3no banners and customer order display accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Development Plan)

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, banner and customer order display 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.

---

**M/ADV/0413/10/P**

- a) Mr J Adnitt  
b) Mr P Sanderson

1no internally illuminated fascia sign 1no internally illuminated projecting sign and 2no window vinyls  
45 Dundas Street  
Middlesbrough

- 1 The level of illumination of the signs shall not exceed 800cd/m<sup>2</sup>.

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

- 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

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

granted.

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

- 3 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 15th April 2010 and shall relate to no other plans.

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

4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the 1no internally illuminated fascia sign, 1no internally illuminated projecting sign and 2no window vinyls accord with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Development Plan)

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.

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.

---

**M/FP/0419/10/P**

- |                |   |
|----------------|---|
| a) Mrs S Fall  | Erection of canopy to rear                                      |
| b) Mr R Hewish | St Clares R C Primary School<br>Trimdon Avenue<br>Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th April 2010 and shall relate to no other plans.

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

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

- 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 canopy 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 Development Plan).

In particular the canopy 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 property. The canopy will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

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

---

**M/FP/0420/10/P**

- |               |   |
|---------------|---|
| a) Mr J Brown | Single storey extension to rear               |
| b) Mr D Brown | 81 Fox Howe<br>Coulby Newham<br>Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

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

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

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

- 3 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th April 2010 and shall relate to no other plans.

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 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 Development Plan).

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/0426/10/P**

- |                 |  |
|-----------------|--|
| a) I Routh      | Single storey extension to rear          |
| b) Mr A Bircham | 42 Eagle Park<br>Marton<br>Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 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 in complete

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

accordance with the plans and specifications received on 20th April 2010 and shall relate to no other plans.

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 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 Development Plan).

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/0428/10/P**

- |                              |  |
|------------------------------|--|
| a) Mrs M Kiddell             | Single storey extension to side/rear             |
| b) Stainsby Design - B Moore | 32 Belmont Avenue<br>Brookfield<br>Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20th April 2010 and shall relate to no other plans.

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

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

- 3 The materials to be used in the construction of the external surfaces of the 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 single storey extension to side/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 Development Plan).

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/0443/10/P**

- |                |  |
|----------------|--|
| a) Mrs J Scott | Conversion of garage into habitable room, single |
| b) Mr L Paley  | storey extension to side with attached garage    |
|                | 39 Rushmere                                      |
|                | Marton   |
|                | Middlesbrough                                    |

- 1 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing 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 April 2010 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



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

expiration of three years beginning with the date on which this permission is granted.

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

- 4 No alterations shall be made to the existing vehicle access point and dropped kerb to the property without first gaining the formal permission of the local planning authority

Reason: In the interest of highway safety

5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the conversion of garage to habitable room and single storey extension to side with attached 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 Development Plan).

In particular the conversion of garage and the extension 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 proposal 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 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.

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.

---