

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

**For the period between 22 June 2010 and 12 July 2010**

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

**M/FP/0067/10/P**

a) Mr Bikhtiyar Saeed Khaleel	Change of use from retail shop (a1) to cafe (a3) 17 Gresham 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 4th February 2010 and shall relate to no other plans.

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

3 The ventilation and fume extraction system installed and used at the premises in pursuance of this permission shall be retained in full accordance with the approved details. The ventilation and extraction system referred to in this condition shall be operated and maintained in accordance with the manufacturers recommendations including the frequency of replacement filters

Reason: To ensure a satisfactory means of ventilation is provided

4 The use shall not take place other than between the hours of 08.00 to 20.00 Monday to Saturday and 11.00 to 19.00 Sundays and Bank or Public Holidays

Reason: In the interests of the amenity of the area

5 Deliveries to and from the property shall not take place outside the opening times, nor at any time on Sundays, Bank or Public Holidays

Reason: In the interests of the amenity of the area

6 REASON FOR APPROVAL

The application is satisfactory in that the change of use from retail shop (A1) to

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

café (A3) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS4, CS5, CS13 & DC1 of the Council's Development Plan)

In particular the cafe is located within an area identified on the Councils Local Plan as white land and is in the immediate vicinity of the nearby local centre of Parliament Road and as such will be consistent with the local centre 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 individual or cumulative use will not affect the function or character of the area. The change of use will not have a significant affect on visual amenity.

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

**7 GUIDANCE NOTES**

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

---

**M/FP/0460/10/P**

- |                                   |  |
|-----------------------------------|--|
| a) Mr S Bowler                    | Two storey side extension                  |
| b) Henderson Architectural Design | 4 Chalford Oaks<br>Acklam<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 the 18th June 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

**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 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**

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

---

**M/FP/0466/10/P**

- |                 |                                    |
|-----------------|------------------------------------|
| a) Mr R Horner  | Two storey extension to side/ rear |
| b) Mr A Vandome | 22 Grosvenor 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 29th April 2010 and the part superseding plans showing the half hipped roof detail received on 9th June 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 The first floor bathroom window on the west elevation must be opaque glazing and shall be installed before the use of the room commences. Thereafter the window shall be retained as approved.

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

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/0468/10/P**

- |                              |   |
|------------------------------|---|
| a) Mr Najid Hussain          | Single storey extension at rear                   |
| b) Stainsby Design - B Moore | 5 Broughton Avenue<br>Easterside<br>Middlesbrough |

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

- 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 30th 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 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 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 highway without the specific consent of the Highway Authority.

---



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

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/0471/10/P**

- |                   |   |
|-------------------|---|
| a) Mr A Sanderson | Single storey extension to side and pitched roof over |
| b) Mr W Henderson | existing rear offshoot                                |
|                   | 1 Tewkesbury Avenue                                   |
|                   | 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 30th 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 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,

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

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/0487/10/P**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| a) Mr M Rafiq                   | Single storey extension to rear     |
| b) B I M Architectural Services | 65 Park Road South<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 hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th 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 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 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



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

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/0488/10/P**

a) Mrs A O'Neill  
Two storey extension to side  
16 Throckley Avenue  
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 15th June 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



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

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

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

5 **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 design of the conversion and partial demolition of former post office and flat to form 1No dormer bungalow with boundary wall and railings accord 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 and partial demolition of former post office and flat to form 1No dormer bungalow with boundary wall and railings is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conversion and partial demolition of former post office and flat to form 1No dormer bungalow with boundary wall and railings 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.

7 **GUIDANCE NOTES**

Implementation of this proposal will require a formal highway closure and the applicant should be informed that it is subject to public comment and therefore enclosure cannot guaranteed. For further information contact A. Hughes (728175)

8 **GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under

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

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

9 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.

10 GUIDANCE NOTES

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

11 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.

12 GUIDANCE NOTES

The applicant is strongly 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.

---

**M/FP/0500/10/P**

a) Mr J Miller

Conversion of existing rear ext to form 1no additional dwellinghouse with associated vehicular access

2 Griffin 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.

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

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 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.

- 3 The proposed access onto Lansdowne Road shall be 5m wide.

Reason: To ensure adequate access to parking spaces is provided.

- 4 The proposed access on to Griffin Road shall be located at least 5m from the centre point of the junction of Griffin Road and Lansdowne Road.

Reason: In the interests of highway safety.

5 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed conversion to two residential dwellings 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 is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conversion will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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

7 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.

- 8 While planning permission is NOT required for a new access onto an unclassified road the permission of the Highway Authority to carry out works in the highway IS required. This application includes the formation of an access onto Griffin Road that 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**

9 GUIDANCE NOTES

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

10 GUIDANCE NOTES

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

11 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.

12 GUIDANCE NOTES

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

13 GUIDANCE NOTES

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Council naming and numbering representative Helen Green on (01642) 728640.

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

---

**M/RES/0506/10/P**

- a) Mr P Halsall  
b) Mr J Hamilton
- Reserved matters app for south car park (667 spaces) with cycle bays & assoc access, lighting and landscaping
- Middlehaven Phase 1a (Revised)  
Land To North Of Windward Way  
Middlesbrough Dock Basin  
Middlehaven

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 Before the construction works to and form the vehicular accesses and footpaths from Windward Way commence details of those construction works including the materials to be used on the adopted highway, the finished levels, gully positions, layouts, signing, lining and material build ups must be submitted to and approved in writing by the local planning authority. Thereafter, these works shall be carried out in accordance with the approved details before the first use of the car park hereby approved

Reason: In the interests of visual amenity and highway safety

4 No development shall commence until a detailed scheme for the disposal of surface water from the development to prevent this water from flowing onto the highway to the detriment of all highway users has been submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with those approved details

Reason: To ensure that the disposal of surface water from the site does not flow onto the adjoining highways in the interests of highway safety

5 Before the use of the development commences details of the proposed cycle bays shall be submitted to and approved in writing by the local planning authority.

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

Thereafter, the development shall be carried out in accordance with those approved details

Reason: In the interests of amenity and highway safety

- 6 No development shall commence until 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. Thereafter these schemes shall be carried out in accordance with those approved details on the commencement of construction and shall be removed on completion of the development

Reason: In the interests of amenity and highway safety

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

Reason: To ensure a satisfactory form of development

8 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed car park construction and associated landscaping accords with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and Planning Policy Guidance Note 15 (PPG15) on 'Transport'. In addition, the proposals would accord with the local policy criteria in Policies CS1, CS2, CS4, CS5, CS17 and DC1 in the approved Core Strategy of the Middlesbrough Local Development Framework (LDF) as well as Policies REF1, REF2, REG3, REG20 and REG23 regarding Middlehaven in the approved Regeneration DPD. Moreover the proposals are in accordance with the approved Master Plan for this Phase 1 site and as such would effectively support the continued regeneration of this area.

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

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



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

- 9        **GUIDANCE NOTES**  
The development will be designed and constructed in accordance with the Councils Design Guide and Specification Edition number 1 January 1998
- 10       **GUIDANCE NOTES**  
The proposal will require major alterations to the existing highway network that will require a Section 278 agreement (HA1980) between the developer and the Council as Highway Authority. The applicant is urged to consult early with the Highway Authority (Tel: 01642 728156) to discuss these proposals. This agreement should be completed before work commences.
- 11       **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.
- 12       **GUIDANCE NOTES**  
Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.
- 13       **GUIDANCE NOTES**  
The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/diversion work that may be required.
- 14       **GUIDANCE NOTES**  
The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.
- 15       **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.
- 16       **GUIDANCE NOTES**

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

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.

17 **INFORMATIVE**

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

---

**M/FP/0513/10/P**

- |                              |  |
|------------------------------|--|
| a) Mrs A Mullins             | Single storey and two storey extension at rear |
| b) Stainsby Design - B Moore | 9 Forcett Close<br>Acklam<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 hereby approved shall be carried out in complete accordance with the plans and specifications received on 11th 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.

---

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

**M/FP/0519/10/P**

- |                       |  |
|-----------------------|--|
| a) Mr A & Mrs S Zaman | Part two storey/part single storey only extension to rear and dormer to rear |
| b) Mr J Tait          |  |
|                       | 38 Hutton Road<br>Longlands<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 marked 'Revision B' received on 7th July 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**

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/0521/10/P**

- |                              |                                     |
|------------------------------|-------------------------------------|
| a) Mr Y Montellier           | Single storey extension to rear     |
| b) Stainsby Design - B Moore | 46 Thornfield 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 26th 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 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 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

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

considerations which would indicate that the development should be refused.

---

**M/FP/0526/10/P**

a) Miss Z Amin  
Two storey rear extension  
38 Devonshire 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 13th 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**

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/0528/10/P**

- |                              |  |
|------------------------------|--|
| a) Mr T Peacock              | Single storey extension to front               |
| b) Stainsby Design - B Moore | 15 Pine Hill<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 hereby approved shall be carried out in complete accordance with the plans and specifications received on 13th 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 single storey extension 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 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

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

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/0532/10/P**

- |                   |  |
|-------------------|--|
| a) Miss Whiteway  | Replacment of existing drive with natural sandstone paving |
| b) Mr P Wilkinson | 10 Cornfield Road<br>Linthorpe<br>Middlesbrough            |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13th May2010 and shall relate to no other plans.

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

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

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

**3 REASON FOR APPROVAL**

This application is satisfactory in that the design of the replacement drive with natural sandstone paving 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 drive 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 drive 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/0547/10/P**

a) Mr P Hill  
Conservatory to side  
39 Pinewood 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 17th 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 conservatory 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 conservatory is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

---



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

**M/FP/0549/10/P**

a) Mr R Macey  
First floor only extension to side, single storey extension to front  
88 Clevegate  
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 18th 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 proposed first floor only extension to side and single storey extension 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 Development Plan). In particular the extensions are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 **GUIDANCE NOTES**



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

---

**M/FP/0552/10/P**

- a) Mrs P Donoghue  
b) Mr S D Pinches
- Two storey side extension and single storey rear extension  
27 Weymouth Avenue  
Tollesby Hall  
Middlesbrough

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

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

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 18th May 2010 and 29th June 2010 (ground floor plan revisions) 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.

5 **GUIDANCE NOTES**

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

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

---

**M/FP/0565/10/P**

- |                 |   |
|-----------------|---|
| a) Mr G Prior   | Conversion of existing wardens house into 2no flats |
| b) Mr R Asquith | 15 Bellamy Court<br>Middlesbrough                   |

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 21st 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 conversion of existing warden's house into 2no flats 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 into 2no flats 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 flats 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.

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

---

**M/FP/0605/10/P**

- a) Mr R Dickens  
b) Mr M Brown
- Conversion of garage to habitable room,  
conservatory and single storey extension at rear  
4 Southwood  
Coulby Newham  
Middlesbrough

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

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

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 1st June 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 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

5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed conversion of garage into habitable room, conservatory and single storey extension at rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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 conversion, conservatory and extension will not prejudice the appearance of the area and does not significantly

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

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

**6 GUIDANCE NOTES**

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

**7 INFORMATIVE**

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

---

**M/FP/0606/10/P**

- |                 |  |
|-----------------|--|
| a) Mr P Douglas | Pitched roof over existing garage, porch and bay window to front |
| b) Mrs C Scott  | 40 Connaught Road<br>Nunthorpe<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 1st June 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

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

building.

Reason: To ensure the use of satisfactory materials.

**4 REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed pitched roof over existing garage, porch and bay window 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 Development Plan).

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 over garage, porch and bay 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 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/0608/10/P**

a) Mr I Hoyle

Installation of mechanical plant to roof with alterations to south entrance elevation

James Cook University Hospital  
Marton 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 original plans and specifications received on 1st June 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 REASON FOR APPROVAL**

This application is satisfactory in that the proposed external plant accords with the principles of national Planning Policy Statements on 'Delivering Sustainable Development'(PPS1) and 'Planning & Pollution Control' (PPS23) and the local policy criteria in Policies CS5 and DC1 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposal would not affect any landscaping nor prevent adequate and safe access to the building, or adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use. The proposed plant is therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicated that the application should be refused.

---

**M/FP/0617/10/P**

- |                |   |
|----------------|---|
| a) Mr C Rush   | Conservatory at rear                            |
| b) Mr M Spence | 66 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 3rd June 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.



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

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 CS1, 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/0619/10/P**

a) Mrs L Wallace

Erection of 0.43m metal railing on existing wall to front/side

18 Claude Avenue  
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 3rd June 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 design of the proposed railings accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development

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

Framework).

In particular the railings are 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 residents. The railings 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.

---

**M/ADV/0624/10/P**

- |                       |  |
|-----------------------|--|
| a) Mr I Hoyle         | Erection of 2no construction site sign boards                  |
| b) P & H S Architects | James Cook University Hospital<br>Marton Road<br>Middlesbrough |

- 1 This consent shall expire on 31st January 2012 and unless further consent for the continued display of the permitted advertisements is granted, the advertisements shall be removed on or before that date  
Reason: In the interests of the visual amenities of the area as the site is not suitable for a permanent display of advertising

- 2 The display hereby approved shall be carried out in complete accordance with the plans and specifications received on 4th June 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**  
The application is satisfactory in that the design and appearance of the proposed signboard 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 signboards 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 signboards 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

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

the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

---

**M/FP/0647/10/P**

- |                    |                                    |
|--------------------|------------------------------------|
| a) Mr P Aire       | Attached garage to side            |
| b) Mr G Phillipson | 103 Overdale 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 29th June 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 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

- 5 **REASON FOR APPROVAL**

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

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

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

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

- 6 While planning permission is not required for a new access onto an unclassified road the permission of the Highway Authority to carry out works in the highway IS required. This application includes the formation of an access onto Overdale Road 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**

7 **GUIDANCE NOTES**

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

---

**M/ADV/0648/10/P**

- |                          |   |
|--------------------------|---|
| a) Home Retail Group Plc | Various replacement signs                                 |
| b) Ms T Barwick          | 1 Hill Street Shopping Centre<br>[Argos]<br>Middlesbrough |

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

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

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

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

4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the replacement signs accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's 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/0650/10/P**

- |                |  |
|----------------|--|
| a) Mr S Dhiman | Installation of plant equipment within existing loading bay with louvred screen and alts to elevations |
| b) Mr C Davies | 34 Hill Street Shopping Centre<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 hereby approved shall be carried out in complete accordance with the plans and specifications received on 10th June 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 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.

---

**M/ADV/0651/10/P**

- |                |  |
|----------------|--|
| a) Mr S Dhiman | 5no internally illuminated wall mounted sign lettering |
| b) Mr C Davies | 34 Hill Street Shopping Centre<br>Middlesbrough        |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 10th June 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 The level of illumination of the signs shall not exceed the appropriate luminance for a zone 3 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 5no internally illuminated wall mounted sign lettering 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)



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

effluent from entering the highway must be submitted to and approved in writing by the local planning authority and thereafter installed to their satisfaction

Reason: In the interest of amenity and highway safety

- 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 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

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

Reason: To ensure a satisfactory form of development

8 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the 1no two storey industrial unit with lower level storage and associated parking 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 industrial unit is designed so that its appearance is complementary to the area and so that it will not have a detrimental impact on the amenity of any adjoining or nearby building. The unit 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.

9 **INFORMATIVE**

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

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



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

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

10 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.

11 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.

12 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.

13 GUIDANCE NOTES

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

14 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.

15 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.

---

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

**M/FP/1788/04/P**

- |                 |  |
|-----------------|--|
| a) Mr Rashid    | Conservatory to rear and alterations to roof |
| b) Mr N Poulter | 3 Phillips Avenue<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 6th September 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 conservatory to rear and alterations to roof accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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 conservatory and alterations to roof 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/1797/04/P**

a) Mr Rashid	Alteration to roof line
b) Mr N Poulter	1 Phillips Avenue Middlesbrough

**1 REASON FOR APPROVAL**

This application is satisfactory in that the design of the alterations to roofline 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 alterations are designed so that the 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 alterations to roofline 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.

---