

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

For the period between 25 January 2011 and 14 February 2011

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/1360/10/P

- | | |
|---------------------------------------|--|
| a) A V Dawson Limited
b) Mr C Ross | Use for container operations & storage yard, construction of railway sidings, access, fencing & ancillary buildings

Land At Former D1 Oil Refinery Site
Forty Foot Road
Middlesbrough |
|---------------------------------------|--|

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications (Drawing No 0935/L304, 0935/L500) received on 4th November 2010.
Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 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

- 3 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

- 4 A full and competent site investigation, including risk assessment, must be undertaken and submitted to the local planning authority for approval. This must identify any contamination present and specify adequate remediation necessary. The risk assessment and remediation scheme must be approved in writing by the local planning authority and thereafter implemented, prior to the development taking place. Validation of the remediated site shall be provided in the form of a detailed completion statement confirming that works set out and agreed were completed and that the site is suitable for its intended use.
Reason: In the interests of the amenities of the area and to ensure a satisfactory form of development.

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

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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.

- 6 A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A)

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured

Reason: In the interests of the preservation of the area

- 7 Details of all ancillary buildings, fencing and gates shall be submitted to and approved in writing by the local planning authority and such details as may be approved shall only be implemented as part of the development hereby approved
Reason: In the interests of a satisfactory form of development

8 **REASON FOR APPROVAL**

This application is satisfactory in that the use of land for container operations and storage yard, construction of railway sidings, access and fencing accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the use of land for container operations and storage yard, construction of railway sidings, access and fencing is designed so that its appearance will complement the Riverside Park Industrial Estate and will not adversely affect any

neighbouring sites. The proposal will not prejudice the appearance or character of the local area and does not significantly affect any landscaping nor prevent adequate and safe access to the site.

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

9 GUIDANCE NOTES FOR APPLICANTS

Drainage

All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Excavations/Earthworks

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

Security of Mutual Boundary

Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Engineer.

Armco Safety Barriers

We would advise that the applicant should provide an Armco or similar barrier to be located in positions where vehicles may be in a position to drive into or roll onto the railway within their property given the considerable number of vehicle movements likely provision should be made at each turning area/roadway/car

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parking area adjacent to the railway.

Fencing

The Developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged. The fence should be in accordance with the new fence line as shown on the plans submitted and we would request to see details of it.

Lighting

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. Detail of any external lighting should be provided as a condition if not already indicated on the application.

Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

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

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

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protection/diversion work that may be required.

13 GUIDANCE NOTES

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

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 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/1397/10/P

a) A V Dawson Limited

b) Mr C Ross

Use of land for employment purposes including erection of 2no storage warehouses with boundary fencing & access

Forty Foot Road
Former Football Pitch
Middlesbrough

1 The development hereby approved shall be carried out in complete accordance with the plans and specifications (Drawing Nos 1006/L301, 1006/L304, 1006/L302, 1006/L303) received on 16th November 2010.

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

2 A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

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1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure archaeological interests are protected.

- 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 A full and competent site investigation, including risk assessment must be undertaken and submitted to the Local Planning Authority, for approval. This must identify any contamination present and specify adequate remediation necessary. The risk assessment and remediation scheme must be approved in writing by the Local Planning Authority and thereafter implemented, prior to the development-taking place. Validation of the remediated site shall be provided in the form of a detailed completion statement confirming that works set out and agreed were completed and that the site is suitable for its intended use.

Reason: To ensure any acceptable form of development.

- 5 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 the

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works.

Reason: In the interests of amenity and highway safety.

6 A scheme for surface water drainage incorporating

a) Sustainable drainage systems principles and guidance provided by the Environment Agency,

b) Measures to prevent water from flowing onto the adjacent highway,

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

7 A revised flood risk assessment shall be submitted to and approved in writing by the local planning authority and such assessment shall include details of flood warning and evacuation plans. Those details shall be carried out as part of the development hereby approved and use of the buildings shall not commence until those details are implemented.

Reason: To ensure that personnel are aware of the flood risk and the appropriate emergency measures to be carried out

8 REASON FOR APPROVAL

This application is satisfactory in that the erection for 2no storage warehouses with boundary fencing and vehicular access accords with the principles of National Planning Policy (Planning Policy Statement 1 & Planning Policy Statement 4) and local policy requirements (Policies DC1, CS4, CS5, CS7, REG12 & REG13 of the Council's Local Development Framework).

In particular the warehouses, fencing and access are designed so that the appearance is complementary to and harmonises with the Riverside Park Industrial Estate. The warehouses do not significantly affect any landscaping and will not have a detrimental impact upon the amenity of any nearby properties.

The development neither prejudices highway safety nor adequate and safe access to the premises.

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 INFORMATIVES

Drainage

All surface and foul water arising from the proposed works must be collected and

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diverted away from Network Rail property. In the absence of detailed plans all soakaways must be located so as to discharge away from the railway infrastructure.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Excavations/Earthworks

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

Security of Mutual Boundary

Security of the railway boundary will need to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Engineer.

Armco Safety Barriers

An Armco or similar barrier should be located in positions where vehicles may be in a position to drive into or roll onto the railway or damage the lineside fencing. Network Rail's existing fencing / wall must not be removed or damaged. Given the considerable number of vehicle movements likely provision should be made at each turning area/roadway/car parking area adjacent to the railway particularly around the proposed staff parking spaces in the south east of the site.

Fencing

Because of the nature of the proposed developments we consider that there will be an increased risk of trespass onto the railway. The Developer must provide a suitable trespass proof fence adjacent to Network Rail's boundary (minimum approx. 1.8m high) and make provision for its future maintenance and renewal. Network Rail's existing fencing / wall must not be removed or damaged.

Method Statements/Fail Safe/Possessions

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Method statements may require to be submitted to Network Rail's Asset Protection Engineer at the below address for approval prior to works commencing on site. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval.

Two Metre Boundary

Consideration should be given to ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus avoiding provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

Trees/Shrubs/Landscaping

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Acceptable:

Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer Campestre*), Bird Cherry (*Prunus Padus*), Wild Pear (*Pyrus Communis*), Fir Trees - Pines (*Pinus*), Hawthorne (*Cretaeagus*), Mountain Ash - Whitebeams (*Sorbus*), False Acacia (*Robinia*), Willow Shrubs (*Shrubby Salix*), Thuja Plicatat "Zebrina"

Not Acceptable:

Alder (*Alnus Glutinosa*), Aspen - Poplar (*Populus*), Beech (*Fagus Sylvatica*), Wild Cherry (*Prunus Avium*), Hornbeam (*Carpinus Betulus*), Small-leaved Lime (*Tilia Cordata*), Oak (*Quercus*), Willows (*Salix Willow*), Sycamore - Norway Maple (*Acer*), Horse Chestnut (*Aesculus Hippocastanum*), Sweet Chestnut (*Castanea Sativa*), London Plane (*Platanus Hispanica*).

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A comprehensive list of permitted tree species is available upon request.

Lighting

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. Detail of any external lighting should be provided as a condition if not already indicated on the application.

Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

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

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.

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

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

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

15 **INFORMATIVE**

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

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

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

M/FP/1410/10/P

- | | |
|--------------------|-------------------------------------|
| a) Mr Ussman Ahmed | Dormer extensions to front and rear |
| b) Mr Riaz Kaldani | 86 Woodlands 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 shall be carried out in accordance with the details shown on the plans and specifications received on 19th November 2010 and shall relate to no other plans.

Reason: To ensure an appropriate form of sustainable development in the interests of the amenities of the area and for the avoidance of doubt.

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

Reason: To ensure the use of satisfactory materials.

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4 REASON FOR APPROVAL

This application is satisfactory in that the proposed extensions accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria in Policies DC1 (General Development) and CS5 (Design) in the Core Strategy of the Middlesbrough Local Development Framework. 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 proposed extensions are therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.

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/1412/10/P

- | | |
|--------------------|--|
| a) Mr B Hussain | Dormer extensions to front & rear & single & two |
| b) Mr Riaz Kaldani | storey rear extensions |
| | 78 Woodlands 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 details shown on plans and specifications received on 19th November 2010 and shall relate to no other plans.

Reason: To ensure an appropriate form of sustainable development in the interests of the amenities of the area and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the proposed dormer extensions and the rear single storey and two storey extensions hereby permitted shall match those used in the existing building.

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Reason: To ensure the use of satisfactory materials.

- 4 Before development commences a scheme for surface water drainage incorporating measures to prevent water from flowing onto the adjacent highway(s) shall be submitted to and approved in writing by the local planning authority. Thereafter, this scheme shall be implemented in accordance with the approved details

Reason: To ensure that appropriate drainage infrastructure is provided in the interests of sustainable development and highway safety

5 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed extensions accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria in Policies DC1 (General Development) and CS5 (Design) in the Core Strategy of the Middlesbrough Local Development Framework. 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 proposed extensions are therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements.

Therefore, there are no material considerations that would indicate that the application should be refused.

6 **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**

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 **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.

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9 GUIDANCE NOTES

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

M/FP/1413/10/P

- | | |
|----------------------|-------------------------------------|
| a) Mr Arshad Mahmood | Dormer extensions to front and rear |
| b) Mr Riaz Kaldani | 84 Woodlands 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 details shown on the plans and specifications received on 19th November 2010 and shall relate to no other plans.

Reason: To ensure an appropriate form of sustainable development in the interests of the amenities of the area and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the dormer extensions 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 proposed extensions accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria in Policies DC1 (General Development) and CS5 (Design) in the Core Strategy of the Middlesbrough Local Development Framework. 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 proposed extensions are therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements.

Therefore, there are no material considerations that would indicate that the application should be refused.

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5 GUIDANCE NOTES

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

M/ADV/1444/10/P

- | | |
|----------------------|---|
| a) Barclays Bank Plc | display of internally illuminated fascia and projecting signs |
| b) Mr J Talley | 1 The Mall
Corporation Road
Middlesbrough |

- 1 The advertisement display shall not be begun later than the expiration of FIVE YEARS from the date of this permission.

Reason: Required to be imposed pursuant to the Town and Country Planning (Control of Advertisement) Regulations 2007.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 29th November 2010 and shall relate to no other plans.

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

- 3 The luminance of the sign(s) shall not exceed 600 cd/m².

Reason: In the interest of highway safety.

4 REASON FOR APPROVAL

This application is satisfactory in that the proposed external signage accords with the principles of national Planning Policy Guidance Note 15 (PPg15) "Outdoor Advertising" and the local policy criteria in Policies DC1 and CS5 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed signage would be an appropriate form and size of advertising both for the building and the surrounding town centre streetscene, and would not have a detrimental impact on the amenities of the surrounding area. Therefore, there are no material considerations that would indicate that the application should be refused.

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5 **INFORMATIVE**

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

6 **GUIDANCE NOTES**

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/1451/10/P

- | | |
|------------------|--|
| a) Mr D Johnson | 2no dormer windows to front & 3no dormer windows to rear |
| b) Mr D Spillane | 1 Normanby Road
Ormesby
Middlesbrough |

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

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

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

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

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

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

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

This application is satisfactory in that the design of the proposed 2No dormer windows to front and 3No dormer windows to rear accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the 2No dormer windows to front and 3No dormer windows 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 2No dormer windows to front and 3No dormer windows will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

5 INFORMATIVE

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

6 GUIDANCE NOTES

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

7 GUIDANCE NOTES

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

M/FP/1452/10/P

- | | |
|-----------------|---|
| a) Mrs H Howe | Single storey extension to side/rear & porch to front |
| b) Mr R Horsley | 20 Low Lane
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 2nd December 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 development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

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

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

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

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/1466/10/P

- a) Barclays Bank Plc
- b) Mr J Talley

install of glazed shopfront & 2 atm's to grd floor,
planar glazing to 1st & 2nd floors, & external plant at
roof level

1 The Mall
Corporation Road
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is 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 November 2010 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

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

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

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

5 REASON FOR APPROVAL

This application is satisfactory in that the proposed external works would accord with the principles of nation Planning Policy Statements (PPS1 and PPS4) that endorse the need for good quality design, as well as the local policy criteria in Policies DC1 and CS5 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed shopfront and upper floor glazing would contribute to the welcome regeneration of this part of the commercial and retail streetscene within the town centre, and would not have a detrimental impact on the amenities of the surrounding area. Therefore, there are no material considerations that would indicate that the application should be refused.

6 INFORMATIVE

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

7 GUIDANCE NOTES

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

8 GUIDANCE NOTES

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

M/FP/1467/10/P

- | | |
|----------------------|--|
| a) Mr Mohammed Yaqub | Dormer extensions to front & rear & two storey |
| b) Mr Riaz Kaldani | extension to rear |
| | 80 Woodlands 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.

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

- 2 The development hereby approved shall be carried out in complete accordance with the details shown on the plans and specifications received on 19th November 2010 and shall relate to no other plans.

Reason: To ensure an appropriate form of sustainable development in the interests of the area and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the dormer extensions and rear single storey and two storey 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 proposed extensions accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria in Policies DC1 (General Development) and CS5 (Design) in the Core Strategy of the Middlesbrough Local Development Framework. 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 proposed extensions are therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.

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/1468/10/P

- | | |
|----------------------|---|
| a) Mr Mohammed Yaqub | Dormer extensions to front & rear & single storey extension to rear |
| b) Mr Riaz Kaldani | 82 Woodlands 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

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the details shown on the plans and specifications received on 19th November 2010 and shall relate to no other plans.

Reason: To ensure an appropriate form of sustainable development in the interests of the area and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the dormer extensions and rear single storey 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 proposed extensions accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria in Policies DC1 (General Development) and CS5 (Design) in the Core Strategy of the Middlesbrough Local Development Framework. 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 proposed extensions are therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements.

Therefore, there are no material considerations that would indicate that the application should be refused.

5 **GUIDANCE NOTES**

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

M/ADV/1479/10/P

- | | |
|------------------|--|
| a) Mr P Halsall | Illumination of existing non-illuminated signage |
| b) Mr J Hamilton | Riverside One Marketing Suite
Greater Middlehaven
(Phase 1)
Middlesbrough |

- 1 The advertisement display to which this permission relates must be begun not later than the expiration of FIVE YEARS beginning with the date on which this

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

permission is granted.

Reason: Required to be imposed pursuant to the Town and Country Planning (Control of Advertisement) Regulations 2007.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 10th December 2010 and shall relate to no other plans.

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

- 3 The level of illumination of the sign(s) shall not exceed 600 cd/m².

Reason: In the interest of highway safety and the amenities of the area.

- 4 REASON FOR APPROVAL

The application is satisfactory in that the proposed replacement signage accords with the principles of the national Planning Policy Guidance Note 19 (PPG19) on "Outdoor advertisement Control" 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 display would not have a detrimental impact on the amenities of the surrounding part of the town centre, and is therefore considered to be an acceptable form of signage at this location in accordance with the relevant policy guidance. Therefore, there are no material considerations that would indicate that the application should be refused.

- 5 INFORMATIVE

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

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

M/FP/1480/10/P

- a) Mr C Hudson
b) Mr G Phillipson
- Two storey side/rear extension incorporating garage,
single storey rear extension & front porch.
21 Heythrop 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 16th January 2011 and shall relate to no other plans.

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

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

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the proposed two-storey side/rear extension incorporating garage, single storey extension at rear and porch to front accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the two-storey side/rear extension incorporating garage, single storey extension at rear and porch to front are designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The two-storey side/rear extension incorporating garage, single storey extension at rear and porch to front will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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

5 **INFORMATIVE**

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

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/1484/10/P

- | | |
|-----------------|------------------------------------|
| a) Mrs C Barber | Erection of 1no dwelling |
| b) Mr D Kitchen | 46 Clifton Street
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th January 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 development 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 The development hereby approved shall be built in accordance with secure by design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

- 5 A plan showing measures to protect existing footpaths and verges shall be submitted to and approved in writing by the Local Planning Authority and implemented upon commencement of construction. Reason: In the interests of amenity and highway safety

- 6 The rear wall of the development hereby approved shall be implemented entirely within the confines of the application site and no part of the structure, including guttering and eaves, shall project over the boundary line with the neighbouring property (44 Clifton Street)

Reason: For the avoidance of doubt

7 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed new dwelling accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1, CS4, CS5 and CS9 of the Council's Local Development Framework).

In particular the new dwelling is designed so that its appearance is complementary to the existing property and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The dwelling house will be consistent with the residential area and will not prejudice the appearance of the area. The dwelling does not significantly affect any landscaping nor prevent adequate and safe access to the existing property.

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

8 **GUIDANCE NOTES**

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

9 **GUIDANCE NOTES**

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

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

10 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.

11 GUIDANCE NOTES

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

12 GUIDANCE NOTES

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

13 GUIDANCE NOTES

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

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

14 GUIDANCE NOTES

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

M/FP/1487/10/P

- | | |
|---------------------|--------------------------------|
| a) Mr L White | Erection of 1no dwelling |
| b) A S P Associates | 53 Clive Road
Middlesbrough |

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

**PLANNING & DEVELOPMENT COMMITTEE
TOWN PLANNING APPLICATIONS APPROVED BY
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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 14th December 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 development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

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

Reason: To ensure a satisfactory form of development

- 5 A plan showing measures to protect existing footpaths and verges shall be submitted to and approved in writing by the Local Planning Authority and implemented upon commencement of construction.

Reason: In the interests of amenity and highway safety

- 6 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed new dwelling accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1, CS4, CS5 and CS9 of the Council's Local Development Framework).

In particular the new dwelling is designed so that its appearance is complementary to the existing property and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The dwelling house will be consistent with the residential area and will not prejudice the appearance of the area. The dwelling does not significantly affect any landscaping nor prevent adequate and safe access to the existing property.

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**

7 INFORMATIVE

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

8 GUIDANCE NOTES

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

9 GUIDANCE NOTES

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

10 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.

11 GUIDANCE NOTES

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

12 GUIDANCE NOTES

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

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

13 GUIDANCE NOTES

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

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

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/1494/10/P

a) Mr G Hamilton	Detached garage to front
b) Design Management	5 Gerrick Close Hemlington Middlesbrough

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th December 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 development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

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

In particular the 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

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

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/1496/10/P

a) Mr M Conwell

Erection of detached garage and conversion of existing garage to habitable room

b) Mr A Bircham

14 Cheltenham Avenue
Marton-In-Cleveland
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications (Drawing No 01, revision A; Drawing No 02, revision A) received on 21st January 2011.

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

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

Reason: To ensure the use of satisfactory materials.

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

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

- 4 A scheme for surface water drainage, incorporating sustainable drainage systems principles and guidance provided by the Environment Agency, 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

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

Reason: In the interests of sustainable development

5 REASON FOR APPROVAL

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

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

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

6 GUIDANCE NOTES

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

M/ADV/1506/10/P

a) Mr J Frary

3no internally illuminated fascia signs

b) Mr A Dale

1 Captain Cook Square
Middlesbrough

- 1 The advertisement display shall not be begun later than the expiration of FIVE YEARS from the date of this consent.

Reason: Required to be imposed pursuant to the Town and Country Planning (Control of Advertisement) Regulations 2007.

- 2 The advertisement display hereby approved shall be carried out in complete accordance with the plans and specifications received on 21st December 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
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- 3 The level of illumination of the sign(s) shall not exceed 600cd/m².

Reason: In the interests of highway safety and the amenities of the area.

4 **REASON FOR APPROVAL**

The application is satisfactory in that the proposed replacement signage accords with the principles of the national Planning Policy Guidance Note 19 (PPG19) on "Outdoor advertisement Control" 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 display would not have a detrimental impact on the amenities of the surrounding part of the town centre, and is therefore considered to be an acceptable form of signage at this location in accordance with the relevant policy guidance. Therefore, there are no material considerations that would indicate that the application should be refused.

5 **INFORMATIVE**

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

M/FP/1507/10/P

- | | |
|----------------|---|
| a) Mr S Healey | Single storey office extension & erection of |
| b) Mr B Moore | classroom portacabin & student rest room portacabin |
| | Richard Crosthwaite Centre |
| | Sotherby 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 21st December 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 development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey office extensions and erection of classroom portacabin and student restroom portacabin accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extensions and portacabins are designed so that their 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 occupier. The extensions and portacabins will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the site.

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

5 **GUIDANCE NOTES**

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

6 **GUIDANCE NOTES**

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

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

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M/FP/1508/10/P

- a) Mr G Murphy
b) Mr M Harkin
- Replacement of m/fp/2178/07/p subject to new time limit (2 storey extension to block b and erection of 1no bungalow)
- Murphys Court
Livingstone Road
North Ormesby
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 December 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 The development hereby approved shall be built in accordance with secure by design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences
Reason: To ensure a satisfactory form of development
- 5 A full and competent site investigation including risk assessment must be undertaken and submitted to the local planning authority for approval. This must identify any contamination present and specify adequate remediation necessary. The risk assessment and remediation scheme must be approved in writing by the local planning authority and thereafter implemented prior to the development taking place.
Reason: To secure a satisfactory form of development.

**PLANNING & DEVELOPMENT COMMITTEE
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- 6 Before the development commences a scheme for surface water drainage, incorporating both sustainable drainage systems principles and guidance provided by the Environment Agency and measures to prevent water from flowing onto the adjacent highways shall be submitted to and approved in writing by the local planning authority and thereafter to be fully implemented to the satisfaction of the local planning authority
Reason: In the interests of sustainable development
- 7 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 the works
Reason: In the interests of amenity and highway safety
- 8 **REASON FOR APPROVAL**
This application is satisfactory in that the replacement of M/FP/2178/07/P subject to a new time limit accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).
In particular the flats and bungalow are designed so that their appearance is complementary to the existing buildings 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 site or its buildings. 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 **GUIDANCE NOTES**
Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.
- 10 **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.
- 11 **GUIDANCE NOTES**

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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.

12 GUIDANCE NOTES

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

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

13 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.

M/FP/1513/10/P

- | | |
|-----------------------------|---|
| a) Mr G Dixon | Two storey extension to moses street elevation to provide additional bedrooms |
| b) Matthew Trotter & Miller | Elizabeth House
Elizabeth Terrace
North Ormesby
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 22nd December 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 development hereby permitted shall match those used in the existing building.

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Reason: To ensure the use of satisfactory materials.

- 4 A plan showing the location of temporary car parking to accommodate operatives and construction vehicles during the development of the site and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the local planning authority and implemented upon commencement of construction and thereafter such parking is to be removed on completion of works

Reason: In the interests of amenity and highway safety

5 **REASON FOR APPROVAL**

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

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

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 **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

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728156) before any work commences on site.

9 GUIDANCE NOTES

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

10 GUIDANCE NOTES

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person. In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

11 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/1514/10/P

- a) Mr G Williams
- b) Mr D Dugdale

Two storey extension to side, single storey extension to rear & pitched roof over existing detached garage
19 Kingcraft 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 (drawing No. 10.109.PP01.A) received and approved on 18th January 2011 and shall relate to no other plans.

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

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THE HEAD OF REGENERATION & PLANNING**

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

Reason: To ensure the use of satisfactory materials.

- 4 A detailed scheme for surface water drainage incorporating:

- a) sustainable drainage systems, principles and guidance provided by the Environment Agency,
- b) measures to prevent water from flowing onto the adjacent highway

shall be submitted to and approved in writing by the Local Planning Authority and thereafter such plan as may be approved shall be fully implemented to the satisfaction of the Local Planning Authority.

- 5 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed two-storey extension at side, single store extension at rear and pitched roof over existing detached garage accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the two-storey extension at side, single store extension at rear and pitched roof over existing detached 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 two-storey extension at side, single store extension at rear and pitched roof over existing detached 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 INFORMATIVE

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

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- 7 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 Kingcraft 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**

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

M/FP/1515/10/P

- | | |
|-----------------|------------------------------------|
| a) Mr R Pinkney | First floor bay window at side |
| b) Mr R Horsley | 6 Highbury 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 22nd December 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 development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.
- 4 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the proposed first floor bay

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window at side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the bay window 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 bay window 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.
