

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

For the period between 15 February 2011 and 7 March 2011

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/0002/11/P

- | | |
|-------------------|---------------------------------------------------|
| a) Mr A Runcieman | First floor extension to side with car port below |
| b) Mr G Young | 3 Northiam 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 4th 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 first floor extension to side with car port below 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 and car port are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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5 GUIDANCE NOTES

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

M/FP/0003/11/P

- | | |
|-----------------|-----------------------------------------------------------------------------------------|
| a) Mr S Mills | Ground floor extension to rear and alterations to existing single storey extension roof |
| b) Mr A Bircham | 9 Gypsy Lane
Marton
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th 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 single storey extension to rear and alterations to existing single storey extension roof accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

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

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dwelling.

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

M/FP/0005/11/P

- | | |
|-----------------|------------------------------------------|
| a) Mr I Chapman | Two storey and single storey extensions |
| b) Mr A Bircham | 11 Gypsy Lane
Marton
Middlesbrough |

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

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

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th 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 and single storey extensions to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

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

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

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/0006/11/P

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|--------------------|--------------------------------------------------------------------------------|
| a) Mr & Mrs Rubira | Proposed office infill on ground floor, with associated access and car parking |
| b) Mr R Lewis | Sylvan House
12-16 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 plans and specifications received on 5th 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 A plan showing the design and location of the cycle parking must be submitted to and approved in writing by the Local Planning Authority and thereafter installed to their satisfaction. Reason : In the interests of sustainability.

- 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

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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.

- 6 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

7 **REASON FOR APPROVAL**

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

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

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**

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

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11 GUIDANCE NOTES

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

M/FP/0007/11/P

a) Boro Properties	Change of use from a1(shop) to c3 (residential) with alterations to front elevation
b) Mr D McCabe	48 Beaumont Road Middlesbrough

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

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th 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 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

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5 REASON FOR APPROVAL

The application is satisfactory in that the change of use from retail to residential accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework)

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

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

6 GUIDANCE NOTES

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

7 GUIDANCE NOTES

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

8 INFORMATIVE

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

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

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

M/RES/0022/11/P

- a) Mr T Legg
- b) Mr A Clarke

Erection of 1no dwellinghouse with associated access and car parking
589 Marton Road
Middlesbrough

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

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

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

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

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

Reason: In the interests of sustainable development

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

Reason: In the interests of amenity and highway safety

- 7 The windows in the residential properties on the site shall be sufficient to ensure that habitable rooms are protected to less than 35dB(A) L10 (18 hours) measured between 6.00am and midnight (in accordance with Appendix 14 of the Middlesbrough Local Plan in relation to road noise). Internal noise levels must be obtainable while ventilation to habitable rooms meets the requirements of The Building Regulations 2000 (as amended). Windows and any associated ventilation

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equipment shall be of a design to be agreed in writing by the local planning authority prior to the installation of the windows and associated ventilation equipment. The windows and any associated ventilation equipment shall thereafter be installed in accordance with the approved details. All works which form part of the approved details shall be completed before any of the proposed dwellings are occupied.

Reason: In the interests of a satisfactory form of development and in the interests of the amenities of the potential residents of the flats above.

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

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

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

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M/FP/0030/11/P

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|-----------------------|---------------------------------------------------|
| a) Mr Mohammed Taswir | Dormer windows to side and rear |
| b) Mr Riaz Kaldani | 23 Cranford Gardens
Middlesbrough
Cleveland |

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

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 7th February 2011 and shall relate to no other plans.

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

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

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

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the dormer windows to side and 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 dormer windows to side and rear 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 dormer windows to side and rear will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

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

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

5 INFORMATIVE

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

6 GUIDANCE NOTES

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

7 GUIDANCE NOTES

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.

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M/FP/0048/11/P

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|-----------------|-----------------------------------|
| a) Mr P Graham | Single storey extension at side |
| b) Mr S Pinches | 131 Evesham Road
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th 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 development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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

4 **REASON FOR APPROVAL**

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

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

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M/FP/0049/11/P

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|------------------|--------------------------------------------------------------|
| a) Mrs L Jackson | Porch to front and pitched roof over existing side extension |
| b) Mr S Pinches | 86 Overdale Road
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th 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 development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the porch to front and pitched roof over existing side 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 porch and pitched roof are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The 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.

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considerations which would indicate that the development should be refused.

5 GUIDANCE NOTES

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

M/FP/0068/11/P

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|-----------------|---------------------------------------|
| a) Mr Wilson | Single storey extension to rear |
| b) Mr R Horsley | 17 Sudbury
Marton
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 26th 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 development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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

M/FP/0069/11/P

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|--------------------|--------------------------------------------------|
| a) Mr & Mrs C Lowe | Conservatory to rear |
| b) Mr M Spence | 8 Turnbull Way
Scholars Rise
Middlesbrough |

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

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

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

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

3 **REASON FOR APPROVAL**

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

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

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

M/FP/1453/10/P

a) Mr D Robinson

1st & 2nd floor change of use from offices(b2) to student accommodation, 3 storey ext to rear & alts to front elev

b) Mr N Gross

63 Borough Road
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications (Drawing Nos 469/04 & 469/03) received on 2nd December 2010.

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

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avoidance of doubt.

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

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

- 3 The 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 windows in the residential properties on the site shall be sufficient to ensure that habitable rooms are protected to less than 35dB(A) L10 (18 hours) (in accordance with Appendix 14 to the Middlesbrough Local Plan in relation to road noise). Internal noise levels must be obtainable while ventilation to habitable rooms meets the requirements of The Building Regulations 2000 (as amended). Windows and any associated ventilation equipment shall be of a design to be agreed in writing by the Local Planning Authority prior to the installation of the windows and any associated ventilation equipment. The windows and any associated ventilation equipment shall thereafter be installed in accordance with the approved details. All works which form part of the approved details shall be completed before any of the proposed dwellings are occupied.

Reason: To ensure a satisfactory form of development

- 5 All party walls and floors between proposed dwellings and proposed dwellings and office accommodation shall be insulated against transmission of airborne and impact sound to a standard equivalent to that contained in section E of the Building Regulations 2000 (as amended). The applicant shall satisfy the local planning authority that all party walls and floors meet the required standard prior to any part of the premises being occupied

Reason: To ensure a satisfactory form of development

- 6 Two of the four car parking spaces to the rear of the three storey extension (shown on Drawing No 469/03) must at all times be designated for residential use.

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

- 7 REASON FOR APPROVAL

This application is satisfactory in that the first and second floor change of use from office (B2) to student accommodation and the design of the three storey extension

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to rear and alterations to front elevation accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS13, CS4, CS9, DC1, CS5, REG20 & REG24 of the Council's Local Development Framework).

In particular the three storey extension to rear and alterations to front elevation are designed so that their appearance will complement the Borough Road streetscene and existing properties and will not adversely affect any neighbouring properties. The first and second floor change of use from office (B2) to student accommodation will not prejudice the character of the local area and does not significantly affect any landscaping nor prevent adequate and safe access to the site. The student accommodation will be consistent with the uses within the local area and will not be detrimental to the surrounding properties. The traffic generated, car parking and noise associated with the student accommodation will not be of a level likely to result in an unacceptable impact on nearby 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.

8 GUIDANCE NOTES

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

9 GUIDANCE NOTES

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.
