

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

For the period between 2 June 2009 and 22 June 2009

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/OUT/0263/09/P

- | | |
|-----------------------------------|---|
| a) Stockton Retail Park Ltd | Erection of a3 restaurant with associated car parking, access and landscaping |
| b) Mr C Blatchford - Blue Sky Pla | Phase 3 Teesside Leisure Park
Middlesbrough |

1 Approval of the details of landscaping shall be first obtained from the local planning authority before the development commences and thereafter implemented in accordance with the agreed details
Reason: To ensure a satisfactory form of development and for the avoidance of doubt

2 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, refuse or other storage units, signs, lighting etc.), proposed and existing functional services above and below ground (eg; drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.), retained historic landscape features and proposals for restoration, where relevant.

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

3 Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers, densities where appropriate; implementation programme.

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

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- 5 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

Reason: In the interest of the general amenities of the area.

- 6 A full and competent site investigation and risk assessment to determine the ground conditions to identify any remediation works which need to be carried out to the site in order to bring it to a standard suitable for use, shall be submitted to and approved in writing by the local planning authority prior to the development taking place. Development shall thereafter take place in accordance with the approved details. Validation of the remediated site shall be provided in the form of a detailed completion statement confirming that the works set out and agreed were completed and that the site is suitable for its intended use.

Reason: To secure a satisfactory form of development

- 7 Details of any floodlighting including security lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the buildings are occupied. Development shall be carried out in accordance with the approved details.

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

- 8 Prior to the development hereby approved commencing plans showing appropriate cycle parking facilities shall be submitted to and approved in writing by the local planning authority and thereafter shall be implemented in accordance with the approved details before the use commences

Reason: In the interests of the satisfactory development of the site

- 9 Prior to commencement of the development details of the means of enclosure of the site shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details prior to the use of the development commencing

Reason: To ensure a satisfactory form of development

- 10 Prior to the commencement of the use of the A3 unit times and days of operation shall be submitted to and approved in writing by the local planning authority and the use shall thereafter operate in accordance with the agreed times

Reason: To ensure a satisfactory form of development

- 11 The development hereby approved shall be carried out in full accordance with the

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revised details set out in letter dated 1 May 2009 and in accordance with revised plan Drawing No 9478-110

Reason: For the avoidance of doubt and to define the consent

- 12 Equipment that will effectively suppress the emission of fumes or smell and obviate any other nuisance from frying or any other processes carried out in the Class A3 restaurant shall be installed before the use hereby approved is commenced and maintenance of such equipment in an efficient state shall be carried out to the satisfaction of the local planning authority
Reason: In the interests of the amenities of the area
- 13 Drainage systems to the proposed development for Class A3 restaurant shall be provided with a suitable grease trap(s) so as to prevent the discharge of grease into the public sewer shall be submitted to and approved in writing by the local planning authority
Reason: To ensure a satisfactory form of development
- 14 Before any fixed plant and machinery (including refrigeration and air conditioning equipment) is used on the A3 unit 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. The scheme to be submitted shall include details of sound power levels of fixed plant and machinery, authentication performance of sound insulating material and machinery mountings and also locations of monitoring positions on the site boundary to measure noise from such plant and machinery.

Reason: In the interests of the amenities of the area.
- 15 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.
- 16 Details of a scheme for the storage of commercial waste and other waste produced from the Class A3 restaurant awaiting collection proposed development shall be submitted to and approved in writing by the local planning authority
Reason: To ensure a satisfactory form of development
- 17 Prior to the commencement of development a Travel Plan shall be submitted to and approved in writing by the local planning authority
Reason: To reduce the traffic impact of the development on the strategic road

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network

- 18 Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the local planning authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details
Reason: The overflow sewer to which the development will discharge has reached its design capacity and cannot accept the anticipated flows
- 19 Development shall not commence until a detailed scheme for the diversion of its apparatus or redesign of the proposal to avoid building over by the development hereby approved has been submitted to and approved in writing by the local planning authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details
Reason: There are 3 public sewers which cross the site and are shown built over on the application. Northumbrian Water will not permit a building over or close to its apparatus. Diversion or relocation of the apparatus may be possible at the applicant's full cost.
- The developer should contact Maurice Dunn at this office (0191 419 6577) to discuss the matter further
- 20 Development shall not commence until a detailed scheme for surface water from the development hereby approved has been submitted to and approved in writing by the local planning authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details
Reason: To ensure the discharge of SW from the site does not increase the risk of flooding from sewers in accordance with the requirements of PPS25 'Development and Flood Risk' and complies with the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2000.
- 21 The building hereby approved shall only be used for Use Class A3 restaurants and cafes and for no other purpose without the formal written consent of the local planning authority
Reason: For the avoidance of doubt and to define the consent
- 22 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

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to be fully implemented to the satisfaction of the local planning authority

Reason: In the interests of sustainable development

- 23 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

- 24 Prior to the commencement of development a plan showing the detailed alignment of the exit from the site including the junction with the service road shall be submitted to and approved in writing by the local planning authority and thereafter shall be constructed in full accordance with the approved details. The plan must show that the design of this area will allow all vehicles to manoeuvre in a safe manner within the site
Reason: To secure a satisfactory form of development and in the interests of highway safety

- 25 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- * all previous uses
- * potential contaminants associated with those uses
- * a conceptual model of the site indicating sources, pathways and receptors
- * potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The proposed development lies next to the Old River Tees and above the Sherwood Sandstone principal aquifer. The risks posed to these controlled water receptors requires further assessment and potentially remediation measures. As outlined above enough information has been submitted to meet section 1) of the above condition.

- 26 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Previously developed sites are difficult to fully characterise and therefore further assessment may be required if unsuspected contamination is discovered.

- 27 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling may introduce new pathways that would allow contaminants to reach the underlying Sherwood Sandstone principal aquifer.

- 28 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

* Finished floor levels are set no lower than 5.2 m above Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 29 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles where appropriate has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

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Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 30 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved in writing by the local planning authority

Reason: To prevent pollution of the water environment.

31 **REASON FOR APPROVAL**

The application is considered acceptable given the existing form and types of uses which are established and presently operate at Teesside Park. Given the scale and type of use proposed it is not considered that the proposal would be prejudicial to the regeneration aims of the DPD or materially impact on the sub regional role identified for the Town Centre. Notwithstanding the provisions of National and Local Policies contained in PPS6 Planning for Town Centres, PPS1 Planning System General Principles and Policies CS1, CS13, CS5, DC1 and Reg 19 of the Local Development Framework Core Strategy and the Regeneration Development Plan documents refusal of planning permission could be substantiated.

In particular the application proposed a scale and form of development that is appropriate in terms of design and appearance which is appropriate to the character of the site and surroundings and which would not be detrimental to the amenity of the area.

Issues of highways, traffic, access and car parking have been considered and found to be satisfactory.

Notwithstanding the policy provisions relating to the application there are no material considerations which would indicate that the development should be approved.

32 **GUIDANCE NOTES**

The development will be designed and constructed in accordance with the Councils Design Guide and Specification Edition number 1 January 1998

33 **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.

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- 34 **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.
- 35 **GUIDANCE NOTES**
The applicant is advised that any discharge of surface water into a watercourse or culverted watercourse requires consent from the Environment Agency
- 36 **GUIDANCE NOTES**
The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.
- 37 **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.
- 38 **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/0491/09/P

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| a) Mr H Shan - Bestmark
Propertie | Erection of 4/5 storey block comprising 17no cluster
flats with associated access & car parking |
| b) Mr M Harkin - Harkin
Associate | 2 Longlands Road
Middlesbrough |

- 1 The development shall only be carried out using materials of which samples have been submitted to and approved by the Local Planning Authority prior to commencement of the development.

Reason: To ensure the use of satisfactory materials.

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- 2 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (e.g.: drainage power communications cables, pipelines etc. indicating lines, manholes, supports etc.), retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interest of the amenities of the area.

- 3 Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers, densities where appropriate; implementation programme.

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

- 4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Authority.

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

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

Reason: In the interests of the general amenities of the area.

- 6 A plan showing the location of temporary car parking for use during construction 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. Thereafter such car parking to be removed on completion of works.

Reason: In the interests of amenities and highway safety.

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- 7 Work on the proposed development shall not commence until a scheme for the protection of all existing trees on the site during construction works has been submitted to and approved in writing by the Local Planning Authority and thereafter construction works shall not proceed without the agreement of the Council's Urban Woodlands Officer.

Reason: To preserve the existing trees on site in the interests of the amenities of the area.

- 8 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 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.

- 9 Prior to the commencement of the development hereby approved, details of the construction methodology and measures for the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how energy efficiency is being addressed and show the on site measures to be taken to produce a minimum of 10% of the total energy requirements of the development by means of renewable energy source. The approved details/scheme shall be implemented prior to the first occupation of the building hereby approved and retained in perpetuity.

Reason: To secure a satisfactory form of development.

- 10 All party walls and floors between the self contained flats shall be insulated against the transmission airborne and impact sound to a standard equivalent to that contained in Building Regulations Approved Document E - 2003.

Reason: To ensure a satisfactory form of development.

- 11 Prior to the occupation of the development hereby approved the recommendations of the acoustic report prepared by Hepworth Acoustics shall be implemented in full.

Reason: To secure a satisfactory form of development.

- 12 Prior to the occupation of the development hereby approved the boundary means

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of enclosure shall be provided in full accordance with letter dated 1st June 2009 and revised drawing No. 08926.25 Rev A1.

Reason: For the avoidance of doubt and to achieve a satisfactory form of development.

- 13 The pavement on the northern side of Douglas Street alongside the southern boundary of the site as a result of this development must be reconstructed to the adaptable standards as specified in the Design Guide and Specification.

Reason: In the interest of highway safety.

- 14 Prior to the commencement of the use of the building hereby approved the refuse storage facilities shall be provided in complete accordance letter dated 4th June 2009 and revised drawing No 08926.26 Rev A1.

Reason: For the avoidance of doubt and to secure a satisfactory form of development.

15 **REASON FOR APPROVAL**

The application is acceptable in that it is in accordance with National and Local Policy Guidance contained in Planning Policy Statement 1 and Planning Policy Statement 3 and the Middlesbrough Local Development Framework Core Strategy and Regeneration DPD Policies CS9, CS4, CS5, DC1 and REG 9.

In particular the proposal meets National Policy Guidance, requiring more efficient/sustainable use of land and greater density of development whilst still proposing a form of development that is appropriate to the scale and character of the site and its surroundings and will not be detrimental to local and residential amenity. Issues of sustainability and affordable housing have been considered and found to be acceptable in respect of its proposed issues of highways and traffic, vehicular access and car parking, the form and detailed design of the proposal, the layout and relationship with adjacent properties in the wider area have been considered and found to be satisfactory.

The application is therefore considered to be appropriate 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.

16 **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

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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.

17 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.

18 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.

19 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.

20 GUIDANCE NOTES

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

21 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.

22 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.

23 GUIDANCE NOTES

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

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M/FP/0497/09/P

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|---------------------|-------------------------------------|
| a) Mr M G Farooq | Access stairs to rear. |
| b) S J R Architects | 107 Cambridge Road
Middlesbrough |

- 1 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling and shall at no time be severed from the existing dwellinghouse so as to form a separate dwelling unrelated to the functioning of the existing dwellinghouse.

Reason: In the interests of the amenities of the area and because a separate dwelling unit is inappropriate in this location

2 **REASON FOR APPROVAL**

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

In particular the staircase 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 staircase 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.

3 **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/0498/09/P

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|---------------|---|
| a) Mr P Nixon | Part 2 storey ext/part single storey ext to rear, 1st floor only ext to side, single storey ext and canopy to front |
| b) Mr M Brown | |
| | 15 Pinewood 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 3rd June 2009 and shall relate to no other plans.

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

- 2 The proposed bathroom windows on the side elevation shall be opaque glazed and shall be retained as such at all times.

Reason: In the interests of the amenities of the adjacent occupiers.

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

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the part two storey extension/part single storey extension to rear, first floor only extension to side, single storey extension and canopy to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Councils Development Plan).

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

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

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M/FP/0502/09/P

a) Mrs L Brear

Dormer windows to front and side elevations and
single storey rear extension

16 Seamer Road
Thornton
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th May 2009 and shall relate to no other plans.

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 extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 3 3. Opaque glazing shall be inserted in the dormer window on the northwest elevation and thereafter retained.

Reason: To avoid overlooking in the interests of the amenity of occupants of the adjacent property.

4 **REASON FOR APPROVAL**

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

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

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations 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/0507/09/P

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|-----------------|---|
| a) Mr G Fretter | Raising of roof height to accommodate loft conversion |
| b) Mr M Gales | 22 Green Lane
Middlesbrough
Cleveland |

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

Reason: To ensure the use of satisfactory materials.

2 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed roof and dormer accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Councils Development Plan).

In particular the roof and dormer 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 roof and dormer 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.

3 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/0541/09/P

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|--------------------|------------------------------------|
| a) Mr K Bell | First floor only extension at rear |
| b) Digital Designs | 559 Marton Road
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

2 **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 Councils Development Plan).

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

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

M/FP/0547/09/P

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| a) Mr P Kahlon | Raising roof height, alts to front elevations, 4no dormers to rear & single storey exts to side & rear inc garage
Whitehouse
Church Lane
Middlesbrough |
|----------------|---|

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

Reason: To ensure the use of satisfactory materials.

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- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking or re-enacting that Order with or without modification no windows/dormer windows other than those expressly authorised by this permission shall be constructed.
Reason: For the avoidance of doubt
- 3 The first floor bathroom/en-suite window in the western elevation and second floor bathroom window in the north elevation shall have obscure/frosted glass installed before the use of the bathroom/en-suite commences and shall be retained as such thereafter.
Reason: In the interests of the amenities of the adjacent occupiers
- 4 The developer shall give two weeks notice in writing of commencement of works to Tees Archaeology, Sir William Gray House, Clarence Road, Hartlepool, TS24 8BT, Tel: (01429) 523458, and shall afford access at all reasonable times to Tees Archaeology and shall allow observation of the excavations and recording of items of interest and finds.
Reason: In the interests of the archaeological interest of the site
- 5 **REASON FOR APPROVAL**
The application is acceptable in that it is in accordance with National and Local Policy Guidance contained within Planning Policy Statement 1 and PPG15 Planning and the Historic Environment and the Middlesbrough Local Development Framework Core Strategy Policies DC1, CS4 and CS5. The proposed extensions are of a scale, design and appearance which is complementary to the existing dwelling house, and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.
The development is considered acceptable in terms of highway considerations. The application is therefore considered to be an acceptable form of development in accordance with National and Local Policy and guidance and there are no material considerations which would indicate the development should be refused.

M/FP/0549/09/P

- | | |
|---------------------|--|
| a) Mr L White | Erection of 2no semi-detached dwellings with associated access |
| b) A S P Associates | Land Adjacent 15 Mattison Avenue
Middlesbrough |

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- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th April 2009 and shall relate to no other plans.

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

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the 2 no. two storey dwelling houses 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.

- 3 A plan showing the location and layout of temporary car parking to accommodate both construction vehicles and operative's cars during the construction period and measures to protect and existing footpaths and verges, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, this scheme shall be implemented upon commencement of construction and shall be removed on the completion of the works.

Reason: In the interests of amenity and highway safety.

- 4 A detailed scheme showing 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 highway to the detriment of all highway users shall be submitted to and approved in writing by the Local Planning Authority and thereafter such scheme as may be approved shall be fully implemented as part of the development hereby approved to the satisfaction of the Local Planning Authority.

Reason: In the interests of sustainable development

5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the erection of 2 no semi-detached dwellings with associated access accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1, CS4, CS9 and CS5 of the Councils Development Plan).

In particular the erection of 2 no semi-detached dwellings with associated access is designed so that its appearance is complementary to the existing surroundings and so that it will not have a detrimental impact on the amenity of any adjoining or

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nearby resident. The erection of 2 no semi-detached dwellings with associated access will not prejudice the appearance of the area and does not significantly affect any landscaping.

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

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.

9 GUIDANCE NOTES

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

10 GUIDANCE NOTES

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

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

11 GUIDANCE NOTES

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

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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/0551/09/P

- | | |
|-----------------------------|---------------------------------|
| a) Mr M Donnelly | Single storey extension to rear |
| b) Richard William Hindmoor | 32 Patey Court
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 1st June 2009 and shall relate to no other plans.

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

3 **REASON FOR APPROVAL**

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

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

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

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M/FP/0579/09/P

- | | |
|-------------------------|---|
| a) Guinness Trust Group | Erection of 3no bungalows |
| b) Mrs S Howmans | Crossfields
Coulby Newham
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

- 2 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

- 3 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

- 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 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed dwellings accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5,CS9 of the Councils Development Plan).

In particular the dwellings are designed so that they will not have a detrimental impact on the amenity of any adjoining or nearby resident. The dwellings are designed to be in keeping with surrounding properties and will not prejudice the appearance of the area, they do not significantly affect any landscaping nor have detrimental impact on the operation of the surrounding highway. The proposal is of a high quality design and density appropriate to its location.

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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.

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

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.

9 GUIDANCE NOTES

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

10 GUIDANCE NOTES

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

11 GUIDANCE NOTES

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

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

12 GUIDANCE NOTES

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

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authority prior to commencement of the development.

Reason: To ensure the use of satisfactory materials.

- 2 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 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 interest of sustainable development.

- 3 **REASON FOR APPROVAL**

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

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

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

- 4 **GUIDANCE NOTES**

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

M/FP/0593/09/P

- | | |
|--------------|---|
| a) Mr I Shan | Single storey extension at rear
150 Marton Road
Middlesbrough |
|--------------|---|

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 15 May 2009 and shall relate to no other plans.

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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 extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

3 **REASON FOR APPROVAL**

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

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

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

4 **GUIDANCE NOTES**

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

M/ADV/0601/09/P

- a) Mr R Lanning
1no internally illuminated a t m collar
39 Borough Road
Middlesbrough

- 1 The level of illumination of the sign shall not exceed 1200cd/m2.

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

2 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the internally illuminated ATM fascia sign accords with the principles of National Planning Policy

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728156) before any work commences on site.

3 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/0613/09/P

- | | |
|-----------------------------|---|
| a) Mr P Medcalf | Single storey extensions to side & rear, porch to front and dormers to front & rear |
| b) B R S Ltd - Mr A Bircham | 7 The Grove
Marton
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

2 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed single storey extensions to side and rear, porch to front and dormers to front and rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Councils Development Plan).

In particular the extension, porch and dormers 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.

3 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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2 REASON FOR APPROVAL

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

In particular the single storey extension at rear is designed so that its appearance is complementary to the existing dwelling house and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension at 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.

M/FP/0623/09/P

- | | |
|-----------------|---------------------------------------|
| a) Mr M Hudson | Single storey extension to rear |
| b) Mr S Pinches | 55 Brancepeth Avenue
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13 May 2009 and shall relate to no other plans.

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 extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

3 REASON FOR APPROVAL

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

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the

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M/FP/0627/09/P

- | | |
|----------------|---|
| a) Mr Casson | Single storey extension to rear |
| b) Mr C Barber | 115 Oxford Road
Linthorpe
Middlesbrough |

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

Reason: To ensure the use of satisfactory materials.

2 **REASON FOR APPROVAL**

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

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

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

3 **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/0632/09/P

- | | |
|-----------------|--|
| a) Mrs J Nelson | Single storey extension at rear |
| b) Mr P Taylor | 93 Chestnut Drive
Marton
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13 May 2009 and shall relate to no other plans.

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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 extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

3 **REASON FOR APPROVAL**

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

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

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

M/FP/0648/09/P

- | | |
|-------------------|---|
| a) Mr & Mrs Haith | Conservatory to rear |
| b) Mr A Bircham | 105 Coulby Manor Farm
Coulby Newham
Middlesbrough |

1 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Councils Development Plan).

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

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

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considerations which would indicate that the development should be refused.

M/FP/0650/09/P

a) Mr A Qayyum
Conservatory at rear
66 Maddren Way
Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Councils Development Plan).

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

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

2 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/0664/09/P

a) Mr W Norton
Single storey extension to rear
52 St Marys Walk
Acklam
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 20 May 2009 and shall relate to no other plans.

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

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avoidance of doubt.

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

Reason: To ensure the use of satisfactory materials.

3 **REASON FOR APPROVAL**

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

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

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

M/LBC/0694/09/P

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|-------------------------|--|
| a) First Group Plc | Internal alts to refurbish concourse level cafe incl |
| b) C S N Consulting Llp | installation of heating & ventilation services |
| | Middlesbrough Railway Station |
| | Zetland Road |
| | Middlesbrough |

- 1 The development shall not be begun later than the expiration of three years from the date of this consent

Reason: Required to be imposed pursuant to section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed internal alterations accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and PPG15 on 'Planning and the Historic Environment' and the local policy criteria in Policies CS5 and DC1 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). The proposed works will

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not adversely effect the character and appearance of the listed building. The proposed works are therefore considered to be an acceptable scheme, 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.
