

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

For the period between 4 August 2009 and 24 August 2009

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/0741/09/P

a) Mr D McGregor b) Miss E Hulley	C/u from petrol filling station to hand car wash & siting of portacabin for office use for temp period Former B P Garage Longland Road Middlesbrough
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- 1 The use/building hereby permitted shall be discontinued/removed and the land restored to its former condition on or before 31st August 2010 in accordance with a scheme of work to be submitted to and approved by the local planning authority
Reason: In the interests of the amenities of the area

- 2 The use shall operate between 0800 and 1800 hours from Mondays to Sundays and including Bank Holidays
Reason: In the interests of amenity

- 3 Before the development commences details of a proposed foul water drainage scheme which shall be designed in order to prevent water flowing onto the adjacent highways shall be submitted to and approved by the local planning authority. Thereafter the proposed scheme shall be implemented in accordance with the approved details before the first use
Reason: In the interests of amenity and highway safety

- 4 This application is satisfactory in that the proposed temporary use accords with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria in the Core Strategy and Regeneration DPD of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed use will not prejudice the longer term regeneration of the area and would not significantly affect the character of the area by reason of traffic generation, car parking or noise associated with the use. The proposed temporary car wash is therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements.
Therefore there are no material considerations that would indicate that the application should be refused.

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M/FP/0766/09/P

- | | |
|----------------|---|
| a) Mr A Bashir | Conversion into 2no self contained flats and retail unit at part ground floor |
| b) Mr C Luke | 63 Beaumont Road
North Ormesby
Middlesbrough |

- 1 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

 - 2 **REASON FOR APPROVAL**
This application is satisfactory in that the design of the proposed conversion accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).
In particular the conversion is designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conversion will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the 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.

 - 3 **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.

 - 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.
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- 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 conversion and dormer windows accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

3 **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.

4 **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.

5 **GUIDANCE NOTES**

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

6 **GUIDANCE NOTES**

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.

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M/FP/0782/09/P

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|-----------------|---|
| a) Mr D Smit | Single storey extension to side |
| b) Mr D Dugdale | 12 Barnack Avenue
Marton-In-Cleveland
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 This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

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

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

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/ADV/0820/09/P

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|------------------|---|
| a) Mr D Minchell | 8no various non-illuminated signs & 1no externally illuminated sign consisting new logos

University Of Teesside
Middlesbrough |
|------------------|---|

- 1 The level of illumination of the sign at high level on the western elevation of Middlesbrough Tower shall not exceed 1500cd/m2.

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

2 REASON FOR APPROVAL

This application is satisfactory in that the proposed display of these re-branded signs accords with the principles of national Planning Policy Guidance Note 19 (PPG19) on 'Outdoor Advertisement Control' and the local policy criteria within Policies CS5 and DC1 of the Middlesbrough Local Development Framework (LDF) Core Strategy. In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed display is therefore considered to be an acceptable development fully in accordance with the relevant policy guidance and statements. Therefore there are no material considerations that would indicate that the application should be refused.

M/FP/0823/09/P

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|-----------------------------|---|
| a) Mr N Sinclair | Single storey extension to side to include new garage with pitched roof |
| b) Mr A Bircham - B R S Ltd | 2 Banbury Grove
Acklam
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 Council's Development Plan).

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

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

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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 to side/rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

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

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/0831/09/P

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|---------------|--|
| a) Mrs M Ward | Conservatory to rear |
| b) Mr A Caddy | 53 Virginia Gardens
Brookfield
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 glazing in the side elevation adjacent to the shared boundary with 51 Virginia Gardens shall be opaque glazed only and shall be retained as such at all times
Reason: To protect the amenity of the neighbouring occupier and ensure a satisfactory form of development

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

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Council's Development Plan).

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

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

M/FP/0832/09/P

a) Mr I Parkin	Erection of garage at rear 179 Trimdon Avenue Acklam Middlesbrough
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- 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 detached double garage to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

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

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M/FP/0833/09/P

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|-----------------------------|--|
| a) Mr & Mrs Salvati | Two storey extension to front |
| b) Mr A Bircham - B R S Ltd | 5 Sandy Flatts Lane
Acklam
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 Council's Development Plan).

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

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

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/0836/09/P

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|-------------------|---|
| a) Mr Allah Ditta | Variation of m/FP/2061/06/p to allow opening hours
1pm - 11pm mon - sat and 2pm - 11pm sun
147 Waterloo Road
Middlesbrough |
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1 **REASON FOR APPROVAL**

This application is satisfactory in that the variation of permission to allow opening

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hours 1pm - 11pm Monday to Saturday and 2pm - 11pm Sunday accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

In particular the property is located in an area used for such purposes and as such the variation of hours will be consistent with the use of the surrounding area. The variation of opening hours 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 this use be of a level likely to result in an unacceptable impact on nearby residents.

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/0843/09/P

a) Mr Sajid Hussain	Single storey extension to rear and dormer windows to front and rear 52 Woodlands Road Middlesbrough
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- 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 Council's Development Plan).
In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.
The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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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/0849/09/P

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|----------------------|---|
| a) Mr & Mrs Robinson | Conversion of garage into habitable room, single storey extension to rear |
| b) Mr M Knight | 41 Sudbury
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 conversion of garage into a habitable room and single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan). In particular the conversion and extension designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The development will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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/0851/09/P

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|----------------|--|
| a) Mr O'Hagan | Dormer window to front |
| b) Mrs C Scott | 11 Matlock Avenue
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 dormer window to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

M/ADV/0856/09/P

- | | |
|------------------|--|
| a) Taylor Wimpey | 2no non-illuminated fascia signs and 6no 6m high flags
Former Marton College Campus
Marton Road
Middlesbrough |
|------------------|--|

- 1 This consent shall expire on 31 August 2014 and unless a further consent for the continued display of the permitted advertisements is granted, the advertisements shall be removed on or before that date
Reason: In the interests of the amenities of the area

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2 REASON FOR APPROVAL

The application is satisfactory in that the proposed form of advertising accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy DC1 of the Council's Development Plan)

In particular the proposed advertisement would have no detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident.

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

3 GUIDANCE NOTES

All signs must be erected on private land

M/FP/0859/09/P

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|-------------------|---|
| a) Mr A Aitken | Single storey extension to side |
| b) Mr W Henderson | 2 Eagle Park
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 extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

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

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M/FP/0861/09/P

- a) Mr D Dodds Single storey extension at rear
10 Newquay Close
Hemlington
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 at rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS5 & DC1 of the Council's 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 that would indicate that the development should be refused.

M/FP/0864/09/P

- a) Mr A Robinson Single storey extension to rear
b) Mr P Taylor 59 The Willows
Marton-In-Cleveland
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 REASON FOR APPROVAL

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

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

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

M/FP/0866/09/P

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|---------------------------|--|
| a) P B N Property Limited | Change of use from (a1) retail to (a2) financial and professional services |
| b) Mr R Macwhinney | Unit 1 Parkway Centre
Coulby Newham
Middlesbrough |

1 The application is satisfactory in that the change of use from A1 to A2 and accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS4; CS13; REG27, and DC1 of the Council's Local Development Framework)

In particular the A2 unit is located within an area used for retail purposes and as such the use will be consistent with the existing 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 and 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.

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M/FP/0868/09/P

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|-----------------|---|
| a) Mrs M Ferri | Conversion of garage into habitable room, attached garage to side |
| b) Mr R Horsley | 21 St Cuthbert Avenue
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 conversion of garage into habitable room and attached garage to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

In particular the conversion and attached garage 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 conversion and garage will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

3 **GUIDANCE NOTES**

While planning permission is not required for a new access onto an unclassified road the permission of the Highway Authority to carry out works in the highway is required. This application includes the formation of an access onto St Cuthbert Avenue which is unclassified. The applicant is strongly advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site so that this access can be discussed.

**PLANNING PERMISSION FOR THIS APPLICATION DOES NOT
AUTOMATICALLY INCLUDE HIGHWAY AUTHORITY PERMISSION**

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.

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M/FP/0869/09/P

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|-------------------|--|
| a) Mr P M Sharkey | First floor only extension to rear, detached garage to rear (demolition of existing) |
| b) Mr A Bircham | 147 Mandale 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 Council's Development Plan).

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

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

M/FP/0877/09/P

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|------------------------------|--|
| a) J A & C J Dooley | Single storey extension to rear |
| b) Stainsby Design - B Moore | 57 Green Lane
Acklam
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 9 July 2009. and shall relate to no other plans.

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

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- 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 Council's Development Plan).

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

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

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/0880/09/P

- a) Mrs D Livesey
- Change of use from rent office to hair and beauty salon (sui generis)
48 Broughton Avenue
Easterside
Middlesbrough

1 **REASON FOR APPROVAL**

The application is satisfactory in that the change of use from office to hair and beauty salon accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 and CS13 of the Council's Development Plan)

In particular the proposed hair and beauty salon is located within an area used for shopping purposes and as such the hair and beauty salon will be consistent with shopping 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

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THE HEAD OF REGENERATION & PLANNING**

M/FP/0883/09/P

- | | |
|-------------------|--|
| a) Mr & Mrs Brown | Two storey extension to side & single storey extension to rear |
| b) Miss J Gilvey | |
| | 50 Barberry
Coulby Newham
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 two storey extension to side and single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan). In particular the 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 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.

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/0884/09/P

- | | |
|--------------------|--|
| a) Mrs Fazal Begum | Conversion of garage to habitable room |
| b) Mr B Moore | |
| | 1 Eastgate Road
Middlesbrough |

1 **REASON FOR APPROVAL**

This application is satisfactory in that it accords with the principles of National and

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Local Policy Guidance contained within Planning Policy Statement 1 and the Middlesbrough Local Development Framework Core Strategy Policy DC1. In particular the proposal is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. Issues of highways, traffic, vehicular access and car parking have been considered fully and found to be satisfactory. 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/0889/09/P

- | | |
|--------------------|--|
| a) Vets 4 Pets Ltd | Change of use from retail to veterinary surgery with ancilliary retail |
| b) Kingsway Design | 422a & B Marton Road
Middlesbrough |

- 1 Hours of opening shall be restricted to between the hours of 8.00am and 7.30pm Monday to Friday and the hours of 8.00am and 5.30pm Saturdays, closed on Sundays and Bank Holidays. Collections and deliveries to the retail unit must only take place within these times
Reason: In the interests of the amenities of the area

2 REASON FOR APPROVAL

This application is satisfactory in that the change of use from A1 retail to D1 Veterinary Surgery with ancillary retail accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan). In particular the change of use will not have a detrimental impact on the amenity of any adjoining or nearby property. The Veterinary Surgery will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the property. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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M/FP/0890/09/P

a) Mr D Glasper

Part two storey, part first floor only extension to side / rear

17 Ash Green
Coulby Newham
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 23rd July 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 part two storey, part first floor only extension to side/rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

In particular the part two storey, part first floor only extension to side/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 part two storey, part first floor only extension to side/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.

- 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.

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M/FP/0891/09/P

a) Mr P Birley
b) Matthew Trotter & Miller

Change of use to ground floor from a2 (financial) to a3 (restaurant)
30 Linthorpe Road
Middlesbrough

- 1 Deliveries and collections to the rear of the premises must be kept between the hours of 8.00am and 6.00pm Monday to Saturday and between the hours of 9.30am and 6.00pm Sunday
Reason: In the interests of the amenities of the area

- 2 Collections from the refuse store must be kept between the hours of 8.00am and 6.00pm Monday to Saturday and 9.30am to 6.00pm Sunday
Reason: In the interests of the amenities of the area

- 3 The hours of use of the food premises shall be restricted to between 7.30am and 5.30pm Monday to Saturday and 10.00am to 4.00pm Sundays
Reason: In the interests of the amenities of the area

- 4 Details of a ventilation and fume extraction system suitable for all hot food takeaway uses within Class A3, including a full technical specification by a suitably qualified technical/professional person, specifying the position and design of the ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at the premises in pursuance of this permission shall be submitted to and approved in writing by the local planning authority. Thereafter, these details shall be installed before the use hereby permitted commences and shall be retained in full accordance with the approved details. The ventilation and extraction systems hereby approved shall be operated and maintained in accordance with the manufacturers recommendations including the frequency of replacement filters.
Reason: To ensure a satisfactory means of ventilation is provided

- 5 **REASON FOR APPROVAL**
This application is satisfactory in that the change of use from A2 financial to A3 café/restaurant accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).
In particular, the change of use will not have a detrimental impact on the amenity of any adjoining or nearby property. The change of use will not prejudice the area

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nor does it significantly affect any landscaping nor prevent adequate and safe access to the property.

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

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.

M/FP/0893/09/P

- | | |
|---------------------|--|
| a) J M & D Schieder | Erection of 1no detached bungalow |
| b) Kingsway Design | Rear Of 380 Marton Road
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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations shall be made to the external elevations of the bungalow without the specific formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority may protect the interests of the visual amenities of the area.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) (with or without modification) no windows other than those expressly authorised by this permission shall be constructed.

Reason: In order that the Local Planning Authority may protect the interests of the amenities of the area.

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- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in full accordance with the approved details.
Reason: To secure a satisfactory form of development.
- 5 A scheme indicating the precise finished floor levels of the dwelling in relation to surrounding properties shall be submitted to and approved in writing by the local Planning Authority before development commences and implemented before the property is occupied in accordance with the approved details.

Reason: To ensure a satisfactory form of development.
- 6 Before the development commences a scheme for surface water drainage, incorporating both sustainable drainage systems principles and guidance provided by the Environment Agency and measures to prevent water from flowing onto the adjacent highways shall be submitted to and approved in writing by the local planning authority and thereafter to be fully implemented to the satisfaction of the local planning authority
Reason: In the interests of sustainable development
- 7 A plan showing the location of temporary car parking to accommodate operations and construction vehicles during the development of the site and measures to prevent 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 shall be removed upon completion of the works
Reason: In the interests of amenity and highway safety
- 8 The windows in the residential property on the site shall be sufficient to ensure that habitable rooms are protected to less than 35dB(A)L 10 (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)
Reason: To secure a satisfactory form of development
- 9 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

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carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

10 REASON FOR APPROVAL

This application is acceptable in that it is in accordance with National and Local Policy Guidance contained within Planning Policy Statement 1 and Planning Policy Statement 3 and the Middlesbrough Local Development Framework, Core Strategy Policies CS1, CS4, CS5, CS9 & DC1.

The proposed development is of a scale, layout, design and appearance appropriate to its context and would not be materially detrimental to the character and appearance of the locality and surroundings or the amenities of adjacent occupiers. The development will integrate within the existing urban form and contribute to the overall quality and character of the area.

The development is considered acceptable in terms of highway considerations. 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.

11 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.

12 GUIDANCE NOTES

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

13 GUIDANCE NOTES

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

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

14 GUIDANCE NOTES

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.

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1 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed extension to side of extension MOT & service centre accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS4, CS5, CS7, DC1 & REG16 of the Council's Local Development Framework).

In particular the extension to side of extension MOT & service centre is designed so that its design is not detrimental to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension to side of extension MOT & service centre 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 that would indicate that the development should be refused.

M/FP/0907/09/P

a) Mrs S Bullock

Single storey extension to side/rear

b) Mr B Moore

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

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

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

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M/FP/0931/09/P

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|-----------------------------|--|
| a) F & C Reit | Alterations to elevations incorporating new cladding & doorway |
| b) Sanderson Weatherall Llp | 47-49 Linthorpe Road
Middlesbrough |

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the alterations to elevations incorporating new cladding and doorway accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

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

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

M/FP/0932/09/P

- | | |
|-----------------------------|---|
| a) Contract Experts Ltd | Change of use from amusement & gaming arcade (sui-generis) to retail (a1) |
| b) Easdale Lane Partnership | Unit 30 Dundas Arcade
Dundas Street
Middlesbrough |

1 REASON FOR APPROVAL

This application is satisfactory in that the change of use from sui generis to A1 retail accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

In particular the change of use from sui generis to A1 retail will not have a detrimental impact on the amenity of any adjoining or nearby property. The change

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building.

Reason: To ensure the use of satisfactory materials.

2 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed porch and canopy to front accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS5 & DC1 of the Council's Local Development Framework).

In particular the porch and canopy to front 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 porch 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.

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/0956/09/P

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|------------------------------|--|
| a) Miss A Ramsey | Single storey extension to side to provide disabled persons facilities |
| b) Stainsby Design - B Moore | 22 Newlyn Green
Park End
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 to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS5 & DC1 of the Council's Local Development Framework).

In particular single storey extension to side is designed so that its appearance is

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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 to side will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

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/0957/09/P

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|------------------|---|
| a) Miss M Curran | Garage to side |
| b) Mr A Bircham | 3 Yearby Close
Acklam
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 21st July 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 garage to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan). In particular the garage to side is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The garage to side 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.

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/0958/09/P

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|------------------|--|
| a) Mr A Woods | Single storey extension to rear |
| b) Mr J H Bowles | 38 Eagle Park
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 single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

In particular, the single storey extension 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.

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M/FP/0972/09/P

a) Mr M Rafiq	Retrospective single storey extension to rear
b) Mr D Mccabe	15 Westwood Avenue Linthorpe Middlesbrough

1 REASON FOR APPROVAL

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

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

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