

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

For the period between 27 October 2009 and 16 November 2009

APPLICATION NO.

a) APPLICANT

b) AGENT

**DESCRIPTION/
SITUATION**

M/FP/0730/07/P

a) Mr S Spensley

b) Mr M Lancaster

Single storey garden room extension to front

17 Priory Drive

Stainton

Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the loft conversion and garden room 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 loft conversion and garden room extension 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 loft conversion and 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/ADV/1169/09/P

a) Mr B Duke

b) Miss S Nicholson

2no non-illuminated free standing signs

Nunthorpe & Marton Recreation Club

Guisborough Road

Nunthorpe

Middlesbrough

1 The overall height of the signs shall not exceed 2.00 metres

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

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 4 November 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.

3 REASON FOR APPROVAL

The application is satisfactory in that the design and appearance of the 2no non-illuminated free-standing signs accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Development Plan)

In particular the signs are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The signs will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

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

4 GUIDANCE NOTES

All signs must be erected on private land and must not affect the adjacent highway

M/FP/1170/09/P

a) Mr M Brydon

Conversion to form gp surgery & erection of 2 storey ext at rear to form staircase & lift- shaft at 1st & 2nd flr levels

b) Mr M Short

25, 27, 28, 30 & 32 The Viewley Centre
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 The development hereby approved shall be built in accordance with secure by design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

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3 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed extension and conversion to Doctor's surgery accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1, CS5, CS13 and Reg27 of the Council's Development Plan).

In particular the extension is designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe operation of the surrounding highway network. The conversion to Doctor's surgery enhances the vitality and viability of the Viewley Centre through provision of Community facilities.

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 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.

5 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.

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.

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M/FP/1176/09/P

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|--------------------------------|--|
| a) Mr Fletcher | Two storey extension to rear |
| b) E M J Building Services Ltd | 8 Brindle Close
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.

M/FP/1206/09/P

- | | |
|----------------------|--|
| a) S F & P Humphreys | Dormer window to side |
| b) Mr M Brown | 28 Worsley Crescent
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

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This application is satisfactory in that the design of the proposed dormer window 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 dormer 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/FP/1209/09/P

- | | |
|--------------------|---|
| a) Mr C Thompson | Installation of 1no air conditioning condenser unit to rear elevation |
| b) Miss K Pettican | 4 Kings Road
North Ormesby
Middlesbrough |

1 REASON FOR APPROVAL

This application is satisfactory in that the design of air conditioning condenser unit to rear elevation 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 condenser unit is designed so that its appearance is complementary to the existing property and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The unit will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the 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/1211/09/P

- a) Mr S Malik Variation of opening hours to allow opening until 12.30am mon-thurs, 3.00am friday & saturday & 1am sunday
412 Linthorpe Road
Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the variation of opening hours 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 variation of hours will not have a detrimental impact on the amenity of any adjoining or nearby 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/1213/09/P

- a) Mr F Cormican Single storey industrial unit
b) Mr R Cauldwell Intellect Court
Riverside Park Road
Middlesbrough

- 1** The development permitted by this planning permission shall only be carried out in accordance with the Flood Risk Assessment approved and the following mitigation measures detailed within the Flood Risk Assessment.

Finished floor levels are set no lower than 6.7 metres above Ordnance Datum (AOD)

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

- 2** A scheme showing surface water drainage, incorporating both sustainable drainage systems principles and guidance provided by the Environment Agency, shall be submitted to and approved in writing by the local planning authority and thereafter 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

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Reason: In the interests of sustainable development

- 3 A detailed scheme showing the accurate location of, protection of and access to Northumbrian Water apparatus during and after the construction of the development hereby approved shall be submitted to and approved in writing by the local planning authority in consultation with Northumbrian Water and thereafter such scheme as may be approved shall be fully implemented during the development shall take place in accordance with the approved details

Reason: Northumbrian Water's apparatus is located near to the development site. Northumbrian Water require unrestricted access to this apparatus at all times and will not permit the erection of buildings or structures over or close to it. Any proposed crossing, landscaping, parking areas or tree planting must comply with the standard Northumbrian Water guidelines

The developer should contact Mr Maurice Dunn on 0191 419 6577 to agree the detailed scheme for the accurate location, protection of and access to its apparatus in accordance with Northumbrian Water's standard easement conditions.

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

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

- 5 The development 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

- 6 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.

- 7 GUIDANCE NOTES

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A Flood Risk Assessment is required for this application in line with Section 62 of PPG25

M/FP/1214/09/P

- | | |
|----------------|--|
| a) Mr Coates | Single storey ext to rear, attached garage to side,
construction of new pitched roof to rear/side
19 Low Lane
Middlesbrough |
| b) Mr J Taylor | |

- 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.

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M/FP/1221/09/P

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|-----------------------------|--|
| a) Contract Experts Limited | Change of use at first floor level to cafe |
| b) Easdale Lane Partnership | 30-36 Dundas Street
Middlesbrough |

1 REASON FOR APPROVAL

The application is satisfactory in that the change of use at first floor level to cafe accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS5, CS13, DC1 & REG20 of the Council's Development Plan)

In particular the cafe is located within an area used for retail purposes and as such the change of use will be consistent with the use of the surrounding area. The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents.

The individual and cumulative use will not affect the function or character of the area. The change of use will not have a significant affect on visual amenity.

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

M/FP/1228/09/P

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|----------------|--|
| a) Mr C Fuller | Single storey extension to front
113 Deepdale 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 All the construction work associated with the proposed extension shall take place on land wholly within the ownership of the applicant and this shall include all guttering and foundations, unless the consent of the adjoining occupier has been obtained to any overhanging construction work

Reason: For the avoidance of doubt

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3 REASON FOR APPROVAL

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

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

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/1231/09/P

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|-----------------|--|
| a) Mr Moore | Conversion of garage into habitable room |
| b) Mr R Horsley | 5 Dresser 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.

2 REASON FOR APPROVAL

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

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

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

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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/1232/09/P

a) Miss S A Jewitt

Single storey extension to rear and extension to existing driveway

530 Acklam 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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 23 September 2009 and shall relate to no other plans.

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

3 With respect to the additional hardstanding to the front of the dwellinghouse, a scheme for surface water drainage, incorporating sustainable drainage systems principles and guidance provided by the Environment Agency, shall be submitted to and approved in writing by the local planning authority and thereafter shall be fully implemented in accordance with a programme of works also to be agreed in writing by the local planning authority.

Reason: In the interests of sustainable development

4 REASON FOR APPROVAL

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

In particular the single storey extension and extension to driveway is designed so that the appearance is complementary to the existing dwellinghouse and so that it

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will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension and extension to driveway will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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

5 GUIDANCE NOTES

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

M/FP/1234/09/P

- | | |
|-----------------|---|
| a) Mr M Frank | Two storey and single storey extension to rear |
| b) Mr D Dugdale | 45 The Pastures
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 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.

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M/FP/1236/09/P

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|---------------|--|
| a) Mr S Doyle | Conservatory at rear |
| b) Mr A Caddy | 3 Kedlestone 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 conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

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

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

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/1273/09/P

- | | |
|----------------|--|
| a) Mr M Sharif | Single storey extension to rear
117 Gresham Road
Middlesbrough |
|----------------|--|

1 **REASON FOR APPROVAL**

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M/FP/1277/09/P

- | | |
|---------------------|---|
| a) Mrs D Partington | Single storey extension to side, porch to front |
| b) Mr G Phillipson | 9 Saxonfield
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 single storey extension to side and porch to front accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Development Plan).

In particular the single storey extension to side and porch 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 single storey extension to side and porch to front will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

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/1285/09/P

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|-------------------------------|---|
| a) Cleveland Fire Brigade | Erection of portable building for use as community support office |
| b) Property Services Division | Coulby Newham Fire Station
Bickley Way
Coulby Newham |

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1 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed portable building for use as a community support office 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 building 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 property. The portable building 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/ADV/1307/09/P

a) Mr S Ahmed

Ino internally illuminated fascia sign
103-105 Parliament Road
Middlesbrough

1 The level of illumination of the sign shall not exceed 800cd/m².

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

2 REASON FOR APPROVAL

The application is satisfactory in that the design of the 1no internally illuminated fascia sign accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Development Plan)

In particular the fascia sign is designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The sign will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

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

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/1309/09/P

a) Mrs D Groom

Permanent retention of portacabin for ancillary use
as florists/refreshment facility

Rear Of Cemetery Lodge
Teesside Crematorium
Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the portacabin for ancillary use as florists/refreshment facility 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 portacabin is designed so that its appearance is complementary to the existing site and so that it will not have a detrimental impact on the amenity of any adjoining or nearby property. The portacabin will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the site.

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

M/FP/1310/09/P

a) Miss C Jeffers

Conservatory to rear

b) Mr K Stephenson

68 Willowbank
Coulby Newham
Middlesbrough

1 REASON FOR APPROVAL

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

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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/1320/09/P

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|----------------|---|
| a) Mr S Watson | Single storey extension at rear, first floor only |
| b) Mr S Hall | extension at side and balcony to rear. |
| | 7 St Ives Close |
| | 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 window in the front elevation of the first floor only extension hereby approved shall be opaque glazed and shall be retained as such at all times.

Reason: To prevent any loss of privacy

3 **REASON FOR APPROVAL**

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