

Supporting Planning Statement - Variation of a condition application for 433-439 Thornaby Road, Thornaby

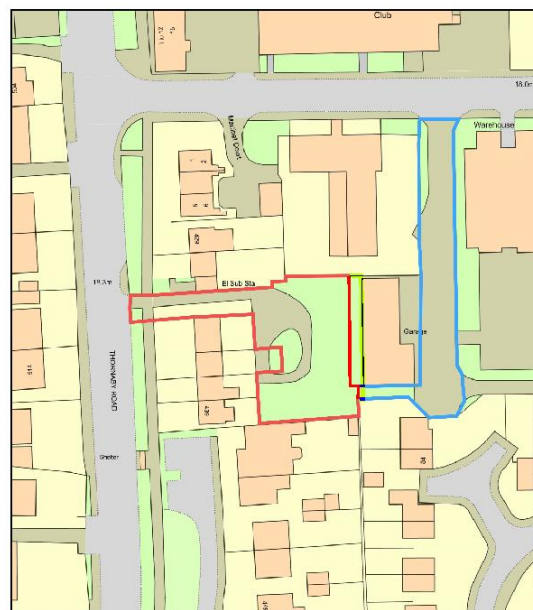
Introduction

This Planning Statement supports the Section 73 application for the variation of approved drawings – planning approval reference 22/2394/REV.

In addition to this planning statement the application is supported by the relevant application form, planning fee, plans and elevations.

Site Context

The site is located 32m to the east of the A1045 accessed via a private drive between number 431 and 433 Thornaby Road. The site is behind number 433 to 439 Thornaby Road. The site can also be accessed from the rear via a path adjacent to a motor garage which is located on the Old Airfield Industrial Estate on Martinet Road. The site is roughly rectangular with residential properties on the south and west sides and light industrial / commercial businesses to the north and east sides.



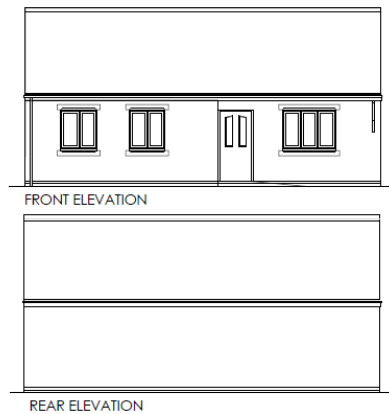
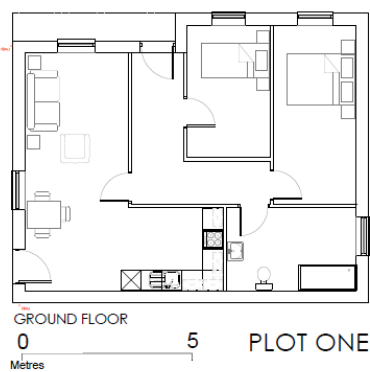
Relevant Policies

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 it is considered that the Development Plan comprises the policies of the Stockton-on-Tees Borough Local Plan, which was adopted in 2019.

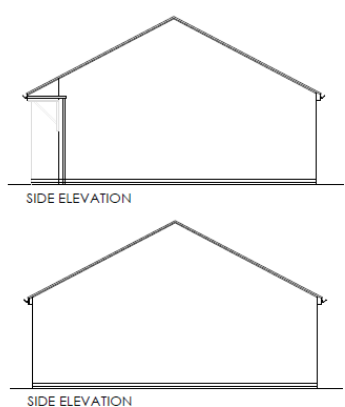
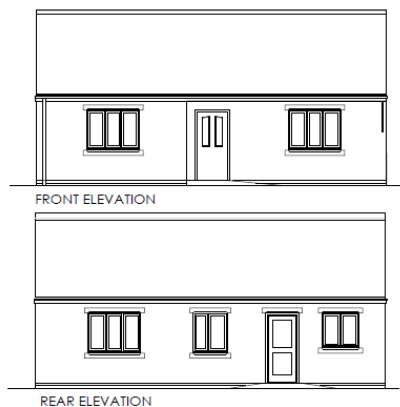
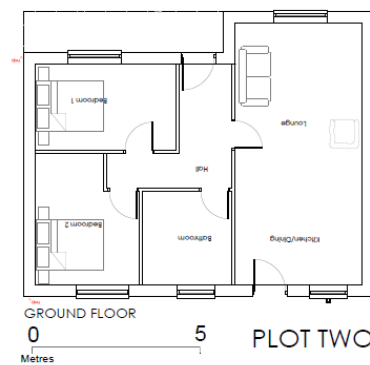
Principle of Development

The principle for residential use has been established by the planning approval reference 22/2394/REV.

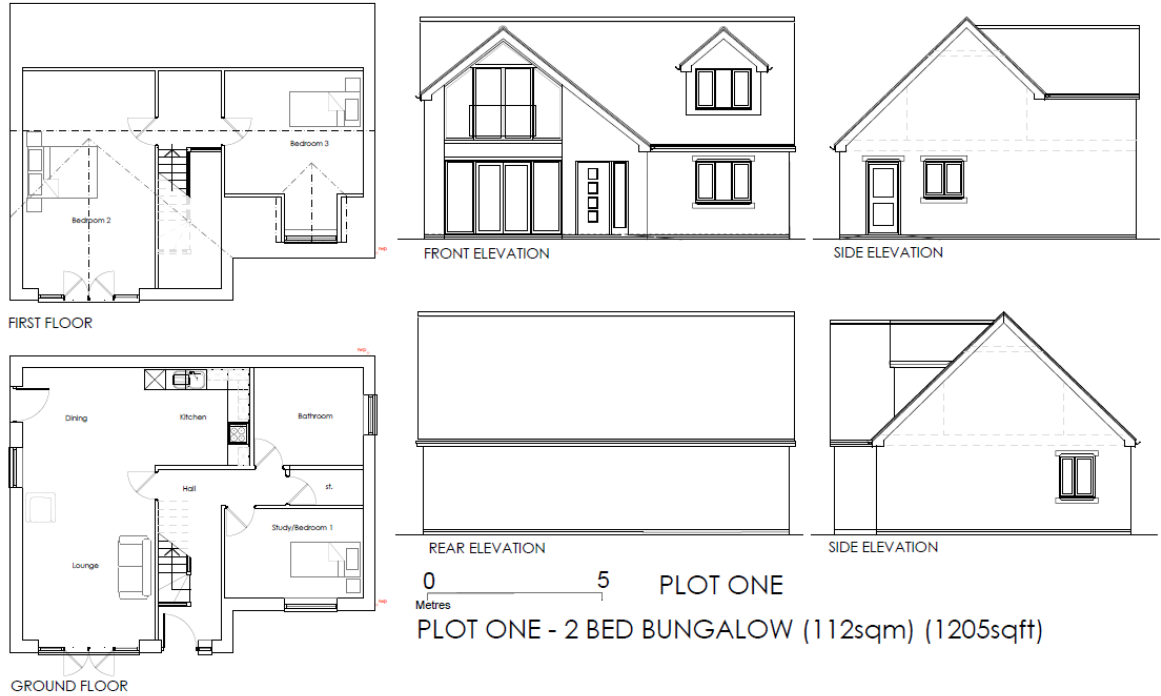
Approved Bungalow Plans and Elevations



PLOT ONE - 2 BED BUNGALOW (69sqm) (742sqft)



PLOT TWO - 2 BED BUNGALOW (69sqm) (742sqft)



Proposed Dormer Bungalow Plans and Elevations



Design and Appearance

The NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities and for people. The Local Plan states that development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

Approval was granted for two number two bed bungalows. Both the site and internal layouts were influenced by the acoustic report.

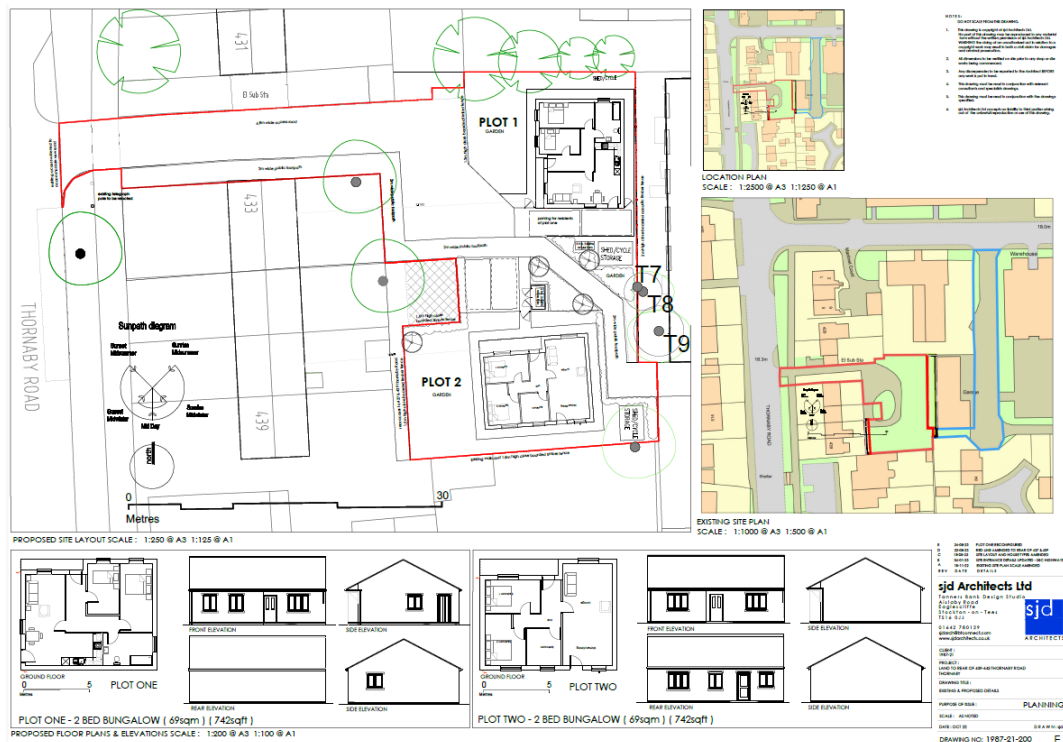
The two bungalows, while National Described Space Standard compliant, were modest in design standards in terms of appearance.

The proposed revised bungalow designs are looking to offer a higher standard of design, appearance and materials than the previously approved dwellings.

The proposals incorporate gable and dormer features to provide features to break up the roof scape while adding visual improvement.

Layout

The layout has been designed to maintain adequate separation distances from neighbouring properties and allow for adequate car parking provision and these principles have been retained.





Approved and Proposed Site Layouts

Scale

The proposals are for two dormer bungalows. As such the scale and mass will not affect the residential amenity of the existing neighbouring dwellings.

Landscaping

Previously approved landscaping design and supporting information is unaffected by the Section 73.

Noise

The approved acoustic report identified potential noise nuisance from the existing MOT garage to the east of the application site. As part of the report, mitigation measures were recommended to alleviate any perceived nuisance to the occupiers.

The site layout and dwellings have been designed to ensure noise sensitive rooms i.e., living rooms and bedrooms have been positioned away from the garage. Amenity open spaces have been positioned to enable the provision of an acoustic fence, while maintaining good natural light. The dwellings themselves will act as an acoustic barrier to other surrounding properties.

The proposed revised bungalow designs follow the previously approved principles.

Nutrient Neutrality

The nitrate credits agreed with Natural England are still applicable as no additional dwellings are proposed.

Amenity

Overlooking, overshadowing and overbearing.

As mentioned above, the scheme has been designed with neighbouring dwellings in mind, so the bungalows have been designed to provide as much separation as possible, maintaining adequate privacy and preventing overshadowing. The dwellings have been designed to be domestic in scale, so have no overbearing impacts upon the adjacent dwellings or their private amenity spaces.

Visual

Visually the dwellings will be obvious but based on its design and scale it should not be imposing and any more significant than the existing MOT facility that sits to its rear and in fact should provide an improved aspect from the existing dwellings. Furthermore, the high-quality landscaping and finishes will provide a suitable environment.

Fear and Risk of Crime

The site being developed will reduce the fear and risk from crime, with the buildings being regularly trafficked and monitored. The development will naturally dissuade anti-social behaviour compared with the existing site due to improved natural surveillance.

Highways

Each bungalow will still be provided with two in curtilage parking spaces and as such is parking standard compliant.

Conclusion

On the basis of the information provided, we are of the opinion that the proposals fully accord with the development plan and there are no other material considerations that would indicate the permission should be refused in this instance. We would therefore respectfully request that the local planning authority resolve to grant planning permission.