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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 08/2931/FUL

Applicant:

Mr Henry Taylor
177 Apsley Close
Ingleby Barwick
Stockton-On-Tees

Agent:

Sean Mclean
25 St Aidans Crescent
Billingham
TS22 5AD

This Council of Stockton on Tees as the Local Planning Authority **HEREBY REFUSE TO PERMIT** the development proposed by you in your application registered on 24 September 2008 **namely**

Erection of 1 no. dwellinghouse (demolition of existing stables and storage buildings)
at
Land To The Rear Of Glenmarlen, Darlington Road, Long Newton, Stockton-On-Tees

and shown on the accompanying plan(s)

The reason(s) for the Council's decision to refuse permission for development are specified hereunder:

01. The apple tree proposed to be removed provides a major contribution to the street scene being of a special amenity value, the loss of which will have a detrimental effect on the amenity of the residential area contrary to Policy GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan.
02. In the opinion of the Local Planning Authority the proposed dwelling would be visually dominant and overbearing in respect of the adjacent houses, contrary to saved policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan
03. The proposed car parking for the development does not provide sufficient manoeuvrability and turning facility for vehicles to be able to exit the property in forward gear. This would result in vehicles manoeuvring and reversing out onto the highway, which would be detrimental to highway safety, contrary to Policy GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan

~~EA~~ Dated: 11 November 2008

Head of Planning

This decision relates to planning consent only. Any other statutory decision e.g. Building Regulation and Improvement Grant must be obtained from the appropriate authority