

---

**APPLICATION DETAILS**

---

<b>Application No:</b>	<b>19/0739/FUL</b>
<b>Location:</b>	<b>8B Astbury, Middlesbrough, TS8 9XT</b>
<b>Proposal:</b>	<b>Erection of glass veranda to front</b>
<b>Applicant:</b>	<b>Mr &amp; Mrs Paul</b>
<b>Company Name:</b>	
<b>Agent:</b>	<b>Mr Lawrence Wall</b>
<b>Company Name:</b>	<b>ERW Joinery Ltd</b>
<b>Ward:</b>	<b>Marton West</b>
<b>Recommendation:</b>	<b>Approve Conditionally</b>

---

**SUMMARY**

---

The application seeks planning permission for a veranda at the front of the property. The existing property is a residential dwellinghouse which is a Listed Building.

Although the key issue to consider with this application is the potential impact of the proposed canopy on the character of the host property and surroundings, the impacts of the proposal on the Listed Building/s are the subject of a separate application (19/0629/LBC).

The small scale, lightweight open nature of the structure is considered to minimise any potential adverse impacts on the character of the area and residential amenities of the neighbouring occupiers. The officer recommendation is to approve conditionally.

---

**SITE AND SURROUNDINGS AND PROPOSED WORKS**

---

The application site is a residential dwellinghouse situated on the northern side of Astbury, at the head of the cul-de-sac. Along with the attached neighbouring property, it is a listed building.

The proposed veranda would measure 2.0 metres in length, 3.8 metres in width, 2.2 metres in height to eaves and 2.5 metres in height to the lean to roof. The canopy would be an open structure, having an aluminium frame and glass panes in the roof. The structure would be finished in a pastel green colour (RAL 6019).

A separate, parallel application for Listed Building Consent has been submitted, which is also under consideration by Members.

---

## PLANNING HISTORY

---

19/0629/LBC

Erection of glass veranda to front  
Under Consideration

---

## PLANNING POLICY

---

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

### Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).

### National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for

sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 – General Development  
CS4 – Sustainable Development  
CS5 – Design  
MWNP – Marton West Neighbourhood Plan  
UDSPD – Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.  
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

---

## **CONSULTATION AND PUBLICITY RESPONSES**

---

The application was subject to the standard notification of neighbouring properties, which included 11 separate addresses. After the consultation period, the application received two formal written objections.

It should be noted, however, that the parallel application for Listed Building Consent has received objections from local residents that are not summarised below. Such comments were received in relation to 19/0629/LBC prior to the current application being received.

Councillor Chris Hobson objects:

- The erection of the veranda is not in keeping with this listed building.

Marton West Community Council objects:

- The veranda is at the front of the property and visible from the road.
- The veranda projects beyond the building line of Bonnygrove Farm.
- The veranda completely covers the façade of the cottage.
- The glass and aluminium will impact on the property.
- The development will completely change the appearance of Bonnygrove Farm and its adjoining cottage.

### **Public Responses**

Number of original neighbour consultations 11

Total numbers of comments received	2
Total number of objections	2
Total number of support	0
Total number of representations	0

Site notice posted –  
3rd December 2019

---

## PLANNING CONSIDERATION AND ASSESSMENT

---

1. The principal issue of the proposed development is the impact on the character of the area and on surrounding residential amenity and privacy.

### Planning Policy Context

2. The application site lies within the housing estate of Astbury, being an established residential area in south Middlesbrough.
3. As there is no specific site allocation, the application shall be considered against Local Plan Policies CS4 (Sustainable Development), CS5 (Design), and DC1 (General Development) of the Core Strategy, Policies MW5 (Built Environment) and MW6 (Design) within the Marton West Neighbourhood Plan as well as the guidance contained within the Council's Urban Design Supplementary Planning Document. In essence, these policies seek high quality sustainable development that does not harm the local environment and minimises the impact on neighbouring properties. The Urban Design SPD offers guidance relating to the size of development and how proposals may affect their surroundings.

### Historic and Current Context

4. The application property of No. 8b Astbury was built as an adjoining farm cottage – slightly later than the farmhouse, now 8a Astbury – for Bonny Grove Farm in the late eighteenth or early nineteenth century.
5. During the late twentieth century, the farm use was lost and the farm complex was converted to residential use and dwellings constructed around it as part of a housing estate. This has resulted in Nos. 8a and 8b functioning as semi-detached dwellinghouses with limited curtilages surrounded by close boarded timber domestic fences.

### Impacts on Astbury Streetscene

6. Both front elevations of Nos. 8a and 8b face southeast, but their front gardens are enclosed with high timber fences typically found enclosing back gardens. Beyond this, a coniferous hedge separates the properties from the green open space situated immediately to the south within Astbury. This arrangement would suggest that the front elevation and garden of both properties could read like a rear garden, particularly when viewed from the highway within Astbury. The local road layout and proximity of modern dwellings (particularly the properties to the east – No's. 5-7 Farmside Mews – have their rear gardens facing Astbury) adds to the visual uncertainty about which elevation is the front and which is the back, or indeed how either property is accessed, which is quite different from what historic maps evidence existed originally.
7. The Council's adopted Design Guide SPD generally discourages extensions to the front of properties, as *'they assume an extremely conspicuous and inappropriate appearance.'* The SPD does acknowledge, however, that *'a limited form of well-designed extension may be acceptable in certain circumstances.'* Mindful of the above assessment that the front elevation of this property could be read as a rear elevation, it

is considered that the erection of the veranda upon this elevation is acceptable in principle.

8. It is noted that the overall height of the veranda would be 2.5 metres. With the height of the timber fences and conifer hedges being lower than this, the uppermost part of the veranda may be visible from the Astbury streetscene. Notwithstanding this it is considered that the structure would be mostly screened from the street by the natural landscaping (raised green and trees within the Astbury streetscape). In addition to this screening, the veranda benefits from a good separation distance from the Astbury streetscene. All of these factors are considered to result in a veranda that would not have a harmful impact on the streetscene.

#### Impacts on Adjoining Neighbouring Property of No. 8a

9. The proposed veranda would lie adjacent to the boundary with No. 8a and has the potential to impact on the living conditions of the occupiers of the neighbouring property. Other properties are more distance and no receive no notable impacts. On the front elevation of the adjacent property, a window serving a principal living space is positioned close to the boundary line. The centre of this window is situated approximately 1.5 metres from the boundary line. Given the relatively short projection (2 metres), low height (2.2 metres to eaves and 2.5 metres overall) and the open nature of the structure, it is considered that the veranda would not have a harmful impact on the enjoyment of the nearest room within 8a Astbury.

#### Residual Matters

10. Concerns were also raised from the neighbour consultation pertaining to the intended drainage of the veranda, as the submitted drawings do not show rainwater goods. Although from the planning perspective it is not a requirement to make such provision, it has been confirmed by the agent that drainage would be provided through an integral gutter within the front eaves plate and down through one of the supporting posts.
11. Similar concerns were expressed of any proposed lighting within the veranda. Although lighting is unlikely to require planning consent, the agent has confirmed that the structure would not include any lighting arrangements.

#### Conclusion

12. Overall, it is the officer view that the proposed veranda would be an acceptable form of development on the front of the host property. Although positioned on the front elevation, it would not create an incongruous addition to the property or the general Astbury streetscene due to its screening and distance from the highway. The potential impacts on the living conditions of the nearby neighbouring properties has been considered and no significant harmful effects have been identified.
13. The officer recommendation is to approve conditionally.

---

## **RECOMMENDATIONS AND CONDITIONS**

---

1. Approved Plans  
The development hereby approved shall be in accordance with the following approved plan(s).
  - (a) Site Location Plan (received 8<sup>th</sup> January 2020)
  - (b) Proposed Site Location Plan (received 8<sup>th</sup> January 2020)
  - (c) Proposed Elevation Drawing and Plan (received 19<sup>th</sup> December 2019)
  - (d) Veranda End View (received 1<sup>st</sup> November 2019)

Reason: To define the consent.

2. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3. Future Removal of Veranda

Should the veranda hereby approved be removed from the building, all fixing holes shall be made good to remove physical evidence of the addition to the building. All work of making good shall be finished to match the existing, original work in respect of material, colour, texture and profile.

Reason: In order to safeguard the special architectural and historic interest of the building in line with the NPPF.

### **Reason for Approval**

This application is satisfactory in that the design of the veranda to the front of the property accords with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraph 38 of the NPPF (2018). In addition, the erection of the veranda would accord with the local policy requirements (Policies CS4, CS5 and DC1 of the Council's Core Strategy and MW5 and MW6 of the Marton West Neighbourhood Plan) as well as the relevant guidance in Chapter 16 (Conserving and enhancing the historic environment) of the NPPF.

In particular, the veranda is designed so that its appearance is not harmful to the existing Listed Building and so that it will not have a detrimental impact on the amenity of any adjoining premises. The veranda will not prejudice the setting of the Listed Building nor the character and appearance of the local 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.

Case Officer: Peter Wilson

Committee Date: 7th February 2020

