

Start Date	01-Apr-2025	to	23-May-2025	PAFRPTCOM1A
Planning Ref	Decision Date	Decision		
25/0097/COU Company / Surname Proposal Address	01-Apr-2025 KHAN Part change of use from shop (E) to 3 bed HMO (C3) including first floor extensi 29A Upton Street, Middlesbrough, TS1 3NE	Refused		
25/0071/FUL Company / Surname Proposal Address	02-Apr-2025 Stacy Coleman-White Single storey extension to the rear 3, Woodhay Avenue, Middlesbrough, TS5 4QD	Approve with Conditions		
23/0338/FUL Company / Surname Proposal Address	04-Apr-2025 Leon White Erection of three storey building with 3no. retail units on ground floor and 2no Land at, Granville Road, Middlesbrough, TS1 3PF	Approve with Conditions		
25/0011/EIASCR Company / Surname Proposal Address	04-Apr-2025 Bellway Homes Limited (Group Office) Full planning application for up to 431 residential dwellings, land reserved for Land at Holme Farm, Stainton, Middlesbrough	EIA Not Required		
24/0299/COU Company / Surname Proposal Address	07-Apr-2025 SUSASH GB Limited Change of use of existing veterinary centre to care home use and incorporation i 1, The Crescent, Middlesbrough, TS5 6SD	Approve with Conditions		
24/0490/FUL Company / Surname Proposal Address	07-Apr-2025 Family Shopper Proposed extension to side and rear of retail unit 170 Overdale Road, Middlesbrough, TS3 7EA	Refused		
24/0544/TPO Company / Surname Proposal Address	07-Apr-2025 Mrs Margot Masri Reduction works to 1no. Leylandii tree 81, The Grove, Middlesbrough, TS7 8AN	Refused		
25/0094/FUL Company / Surname Proposal Address	07-Apr-2025 Mr Stewart Cousins Single storey extension to front and rear including replacement roof and increas Oak Tree Cottage, Gunnergate Lane, Middlesbrough, TS8 0TE	Approve with Conditions		
25/0109/FUL Company / Surname Proposal Address	09-Apr-2025 M O'byrne Single storey extension to side 40 Kingcraft Road	Approve with Conditions		
25/0197/RCON Company / Surname Proposal Address	10-Apr-2025 Redcar & Cleveland Council Installation of multi-user trail for cyclists, pedestrians, wheelchairs through ORMESBY HALL CHURCH LANE ORMESBY MIDDLESBROUGH TS7 9AS	No Objections		
25/0198/RCON Company / Surname Proposal Address	10-Apr-2025 Redcar & Cleveland Council Listed Building Consent for Installation of multi-user trail for cyclists, pedes ORMESBY HALL CHURCH LANE ORMESBY MIDDLESBROUGH TS7 9AS	No Objections		
25/0200/SCON Company / Surname Proposal Address	10-Apr-2025 Stockton-on-Tees Borough Council Section 73 to vary condition no2 (Approved Plans), no3 (Materials), no4 (Constru Land West Of Exwold Technology Limited , Haverton Hill Road, Billingham	No Objections		
25/0076/FUL Company / Surname Proposal Address	14-Apr-2025 A Tiffney Two storey extension to side (Demolition of existing garage to side) 3, Cranswick Drive, Middlesbrough, TS5 7JW	Approve with Conditions		
25/0093/FUL Company / Surname Proposal Address	14-Apr-2025 Nicola Dickens Single storey extension to rear and side and conversion of garage to habitable r 21, Hatfield Avenue, Middlesbrough, TS5 7AX	Approve with Conditions		
25/0120/FUL Company / Surname Proposal Address	14-Apr-2025 South Tees Hospitals NHS Foundation Trus Installation of heat pump system including 5no. air source heat pumps, electrica JAMES COOK UNIVERSITY HOSPITAL, Marton Road, Middlesbrough, TS4 3BW	Approve with Conditions		

25/0130/FUL	14-Apr-2025	Refused
Company / Surname	Mr Ash Mahood	
Proposal	Dormer extension to front	
Address	7, Kensington Road, Middlesbrough, TS5 6AJ	
25/0132/FUL	14-Apr-2025	Approve with Conditions
Company / Surname	William Wilberforce	
Proposal	Two storey extension to side (Demolition of existing two story side extension)	
Address	17, Holey Close, Middlesbrough, TS8 9RD	
25/0136/CLU	14-Apr-2025	Approve
Company / Surname	Milewood	
Proposal	Certificate of lawful use from Dwelling (C3) to Small care home (C3 (b).	
Address	22 Corporal Roberts Close, Middlesbrough, TS8 9SP	
25/0047/ADV	16-Apr-2025	Approve with Conditions
Company / Surname	Gavin Bradford	
Proposal	Installation of 1no. internally illuminated pole sign and 1no. internally illumi	
Address	Reg Vardy Plc, South Bank Road, Middlesbrough, TS3 6AS	
25/0135/FUL	16-Apr-2025	Approve with Conditions
Company / Surname	Mr & Mrs Geoff & Beverley Parkes	
Proposal	Single storey extension to rear and porch to front (Demolition of existing conse	
Address	10, Worsley Crescent, Middlesbrough, TS7 8LT	
25/0153/TELPN	16-Apr-2025	Prior Notification Approved
Company / Surname	Cornerstone	
Proposal	Installation of 20m monopole supporting 6 no. antennas, 2 no. transmission dishe	
Address	Middlesbrough Scout HQ, Footway at Middlesbrough Scout HQ, 42-44 Tollesby Road, Middlesbrough, TS5 7PJ	
25/0145/DIS	22-Apr-2025	Part Discharge Conditions
Company / Surname	L T Property Rentals Ltd	
Proposal	Discharge of condition 4 (Landscape scheme) on planning application 23/0572/FUL	
Address	3, FAIRFIELDS, Brewsdale Road, Middlesbrough, TS3 6LR	
24/0026/COU	23-Apr-2025	Approve with Conditions
Company / Surname	Aldar Property Ltd	
Proposal	Proposed change of use of the upper floors only to convert the vacant office spa	
Address	150, Linthorpe Road, Middlesbrough, TS1 3RA	
25/0025/FUL	23-Apr-2025	Approve with Conditions
Company / Surname	Relecy Investments Ltd	
Proposal	Retrospective erection of 3.8m mesh fence including emergency gate exits	
Address	234 - 254, Linthorpe Road, Middlesbrough, TS1 3QP	
25/0140/FUL	23-Apr-2025	Refused
Company / Surname	Naveed Ahmed	
Proposal	Two storey extension to side and single storey extension to rear	
Address	24, Lodore Grove, Middlesbrough, TS5 8PB	
25/0142/FUL	23-Apr-2025	Approve with Conditions
Company / Surname	Mr R Kaid	
Proposal	Single storey extension to rear	
Address	33, Cambridge Avenue, Middlesbrough, TS7 8EH	
25/0213/DIS	23-Apr-2025	Part Discharge Conditions
Company / Surname	Stonebridge Homes LTD	
Proposal	Part discharge of condition 25 (Contaminated land) on planning application 22/05	
Address	Land subject to planning permission. 22/, Land at Ford Riding Centre, Nunthorpe, Land at Ford Riding Centre, Nunthorpe,	
25/0139/TPO	25-Apr-2025	No Objections
Company / Surname	Kenneth Emmerson	
Proposal	Reduction of scaffold limb on 1no. Beech tree in rear garden	
Address	8, The Grove, Middlesbrough, TS7 8AA	
23/0425/RES	29-Apr-2025	Approve after referral to SOS
Company / Surname	P Hall	
Proposal	Erection of 39no residential dwellings, repositioning of sports pitches and chan	
Address	ACKLAM IRON AND STEEL WORKS ATHLETIC CLUB, Park Road South, Middlesbrough, TS4 2RD	
25/0051/CLU	29-Apr-2025	Approve
Company / Surname	Mr Ruairidh Thomas	
Proposal	Certificate of lawful use for HMO	
Address	30, Albany Street, Middlesbrough, TS1 4DB	
25/0070/COU	29-Apr-2025	Refused
Company / Surname	Mr Mark Stuart	
Proposal	Change of use from 2 bed dwelling to 3 bed HMO	

Address	78, Acton Street, Middlesbrough, TS1 3NA	
25/0077/FUL	29-Apr-2025	Approve with Conditions
Company / Surname	PAC Marine Engineering LTD	
Proposal	Demolition of existing single storey office building and erection of two storey	
Address	373, Cannon Street, Middlesbrough, TS1 5SL	
25/0089/CLU	29-Apr-2025	Approve
Company / Surname	Mr Martin Wallis	
Proposal	Certificate of lawful use for 4 bed HMO	
Address	7, Princes Road, Middlesbrough, TS1 4BD	
25/0111/FUL	29-Apr-2025	Refuse and enforce
Company / Surname	Michael Bowe	
Proposal	Retrospective extension to existing summer house	
Address	173, Low Gill View, Middlesbrough, TS7 8AX	
25/0141/CLU	29-Apr-2025	Approve
Company / Surname	L4 property Investment	
Proposal	Certificate of lawful use for 4 bed HMO	
Address	45, Ayresome Green Lane, Middlesbrough, TS5 4DT	
20/0650/FUL	01-May-2025	Refused
Company / Surname	Mr Akshay Sobti	
Proposal	Erection of 4 storey building incorporating 32 flats (16no. one bed and 16no. tw	
Address	250, Marton Road, Middlesbrough, TS4 2EZ	
25/0137/FUL	02-May-2025	Refused
Company / Surname	Kaleem Ditta	
Proposal	Construction of gable cavity wall and dormer to rear (removal of hip roof)	
Address	43, Emerson Avenue, Middlesbrough, TS5 7QP	
25/0146/FUL	02-May-2025	Approve with Conditions
Company / Surname	R ALLEN	
Proposal	Replacement of windows and front door	
Address	4 Limes Road,	
25/0156/FUL	06-May-2025	Approve with Conditions
Company / Surname	Mr & Mrs Love	
Proposal	Erection of garage to front, 3no. dormers to rear and conversion of existing gar	
Address	41, The Grove, Middlesbrough, TS7 8AF	
25/0159/FUL	06-May-2025	Approve with Conditions
Company / Surname	Thirteen Group	
Proposal	Replace existing PVC AOV windows with aluminium AOV windows	
Address	Beechfield Court, Birkhall Road, Middlesbrough, TS3 9GY	
25/0170/FUL	06-May-2025	Approve with Conditions
Company / Surname	Luke Watson	
Proposal	To provide car parking space within the front garden, together with an electric	
Address	13, Desford Green, Middlesbrough, TS3 8LW	
25/0158/TCA	07-May-2025	No Objections
Company / Surname	AdAstra	
Proposal	Removal of 1no. Corsican Pine and 2no. Sycamore, and crown lifting of group of t	
Address	Ayresome Primary School, Worcester Street, Middlesbrough, TS1 4NT	
25/0173/FUL	07-May-2025	Refused
Company / Surname	Mr Robel Yemane	
Proposal	Change of use from dwelling to ground floor shop and first floor flat including	
Address	55, Keith Road, Middlesbrough, TS4 3AT	
25/0224/RCON	07-May-2025	No Objections
Company / Surname	Redcar & Cleveland Council	
Proposal	Erection of 14 retail units (2,352 sqm gross floor space) (Use Class E) with ass	
Address	ESTON SHOPPING PRECINCT HIGH STREET ESTON	
25/0166/FUL	08-May-2025	Approve with Conditions
Company / Surname	Mrs Julie Mclean	
Proposal	Single storey extension to rear, raising ridge of roof and conversion of garage	
Address	43, High Gill Road, Middlesbrough, TS7 0EA	
25/0255/TPO	08-May-2025	Approve
Company / Surname	Mrs Philippa Mcgee	
Proposal	Fell 1no. Holm Oak	
Address	4, STANTON HOUSE, Marwood Wynd, Middlesbrough, TS8 9AD	
24/0294/DIS	12-May-2025	Full Discharge Conditions
Company / Surname	Harry Simpson	

Proposal Address	Discharge of condition no 16 of 20/0004/FUL Former St Davids School, Acklam, Middlesbrough, TS5 7EU	
25/0045/DIS	12-May-2025	Full Discharge Conditions
Company / Surname	Thirteen Housing Group	
Proposal	Discharge of condition 18 (Renewables or Fabric First Required) on planning app	
Address	Former Milford House, Portland House, No	
25/0154/FUL	12-May-2025	Refused
Company / Surname	Mr Saleem Khan	
Proposal	Erection of two storey extension to front of property	
Address	38, Minsterley Drive, Middlesbrough, TS5 8QR	
25/0157/FUL	12-May-2025	Approve with Conditions
Company / Surname	Bircham	
Proposal	Single storey extension to rear elevation	
Address	17, Sanctuary Close, MIDDLESBROUGH, TS5 7BF	
25/0168/FUL	12-May-2025	Approve with Conditions
Company / Surname	Lucy Adams	
Proposal	Single storey extension to rear and single storey extensions to side	
Address	4 Rosemoor Close, Middlesbrough, TS7 8LQ	
25/0174/DIS	12-May-2025	Full Discharge Conditions
Company / Surname	S2 438 Linthorpe Limited	
Proposal	Discharge of conditions 5 (Brickwork/render detailing and samples), 6 (Cycle par	
Address	438 Flat 1, Linthorpe Road, Middlesbrough, Middlesbrough, TS5 6HW	
24/0162/DIS	14-May-2025	Full Discharge Conditions
Company / Surname	Mr S Owen	
Proposal	Discharge of Conditions	
Address	Land on and rear of former Thorntree Christian Fellowship, Loxely Road, Middlesbrough, TS3 9HT	
25/0112/FUL	14-May-2025	Approve with Conditions
Company / Surname	Karl Mckenna	
Proposal	Installation of electric gate to existing driveway entrance	
Address	4, Cambridge Road, Middlesbrough, TS5 5NQ	
25/0269/TCA	14-May-2025	No Objections
Company / Surname	Mr Clive Warham	
Proposal	Removal of 1no. Laburnum in front garden	
Address	6, Cornfield Road, Middlesbrough, TS5 5QL	
25/0193/FUL	19-May-2025	Approve with Conditions
Company / Surname	Mr & Mrs Chris Udall	
Proposal	Conversion of garage to habitable room, erection of shed and retrospective erect	
Address	6, Thimbleby Close, Middlesbrough, TS7 0PL	
25/0225/AMD	19-May-2025	No Objections
Company / Surname	Mr Mark Leader	
Proposal	Non-material amendment to planning application 22/0180/MAJ to alter eaves and ri	
Address	Leader Buildings, Westerby Road, Middlesbrough, TS3 8TD	
25/0164/FUL	20-May-2025	Approve with Conditions
Company / Surname	Nicola Arnold	
Proposal	Single storey extension to side including flue, conversion of garage to habitabl	
Address	15, Oldbury Grove, Middlesbrough, TS8 9PF	
25/0176/FUL	20-May-2025	Approve with Conditions
Company / Surname	Mr & Mrs Keith Hannan	
Proposal	Single storey extension to side	
Address	14, Glenn Crescent, Middlesbrough, TS7 8ED	
25/0196/FUL	20-May-2025	Approve with Conditions
Company / Surname	Geoffrey Mullins	
Proposal	Single storey extension to rear/side	
Address	24, Low Lane, Middlesbrough, TS5 8EA	
25/0155/FUL	21-May-2025	Approve with Conditions
Company / Surname	Dr Ferrari Kwan	
Proposal	Single storey extension to side, double and single storey extension to rear	
Address	39, Low Lane, Middlesbrough, TS5 8DU	
25/0162/FUL	21-May-2025	Approve with Conditions
Company / Surname	Mr M Yar	
Proposal	Single storey extension to rear	
Address	89 Cumberland Road, Middlesbrough, TS5 6PP	
25/0223/PNH	21-May-2025	Prior Notification Not Required/No Obj

Company / Surname	Mr Sabir Hussain	
Proposal	Single storey extension to rear (Length 6m, Eaves 2.55m, Height 3.5m)	
Address	266, Acklam Road, Middlesbrough, TS5 8AA	
25/0228/AMD	21-May-2025	Approve
Company / Surname	Ms J McMahan	
Proposal	Non-material amendment to planning application 25/0087/FUL to include rooflights	
Address	26, Wellspring Close, Middlesbrough, TS5 8RG	
25/0256/NYCON	21-May-2025	Closed
Company / Surname	North Yorkshire Council	
Proposal	Change of Use of Store Room and Part of Existing Retail Area for Use as Children	
Address	Cherry Hill Nurseries Bromley Lane Newby North Yorkshire	
25/0128/FUL	22-May-2025	Approve with Conditions
Company / Surname	John Gwaringa	
Proposal	Change of use from 5no. flats to supported accomodation including infill extensi	
Address	Coris House, Coris Close, Middlesbrough, TS7 8SR	
25/0171/FUL	22-May-2025	Approve with Conditions
Company / Surname	Nicholas Postgate Catholic AC Trust	
Proposal	Erection of detached classroom	
Address	St Bernadettes Roman Catholic Primary School, Cookgate, Middlesbrough, TS7 0PZ	
24/0384/FUL	23-May-2025	Approve with Conditions
Company / Surname	Ashleigh Boyce	
Proposal	Construction of a micro energy storage facility.	
Address	Land At Riverside Park, Industrial Estate, Middlesbrough, TS2 1PS	
25/0046/FUL	23-May-2025	Approve with Conditions
Company / Surname	c/o sjd Architects Ltd	
Proposal	Change of use of upper floors into office space, replacement windows, installati	
Address	41, Roman Road, Middlesbrough, TS5 6DZ	
25/0181/VAR	23-May-2025	Approve with Conditions
Company / Surname	MAGGIE	
Proposal	Variation of condition 1 (Approved plans) on planning application 24/0369/FUL to	
Address	St Marys Church Hall, Green Lane, Middlesbrough, TS5 7RX	
25/0207/FUL	23-May-2025	Approve with Conditions
Company / Surname	Edward Bage	
Proposal	Single-storey extension to side and porch to front	
Address	2 Barnaby Avenue, Middlesbrough, TS5 4ET	
25/0212/FUL	23-May-2025	Approve with Conditions
Company / Surname	Close, Granger, Gray & Wilkin	
Proposal	Single storey extension to rear and side	
Address	56, Sinderby Lane, Middlesbrough, TS7 0RP	
25/0289/AMD	23-May-2025	Approve
Company / Surname	Thirteen Group	
Proposal	Non-material amendment to planning application 20/0735/FUL to include photovoltaic	
Address	Former Milford House, Portland House, Northfleet Avenue, & Jupiters Court, Admirals Avenue, Middlesbrough	
Total Decisions	73	Total Approvals 60 Total Refusals 11