

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

<b>25/0130/FUL</b>	<b>14-Apr-2025</b>	<b>Refused</b>
Company / Surname	Mr Ash Mahood	
Proposal	Dormer extension to front	
Address	7, Kensington Road, Middlesbrough, TS5 6AJ	
<b>25/0132/FUL</b>	<b>14-Apr-2025</b>	<b>Approve with Conditions</b>
Company / Surname	William Wilberforce	
Proposal	Two storey extension to side (Demolition of existing two story side extension)	
Address	17, Holey Close, Middlesbrough, TS8 9RD	
<b>25/0136/CLU</b>	<b>14-Apr-2025</b>	<b>Approve</b>
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	
<b>25/0047/ADV</b>	<b>16-Apr-2025</b>	<b>Approve with Conditions</b>
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	
<b>25/0135/FUL</b>	<b>16-Apr-2025</b>	<b>Approve with Conditions</b>
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	
<b>25/0153/TELPN</b>	<b>16-Apr-2025</b>	<b>Prior Notification Approved</b>
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	
<b>25/0145/DIS</b>	<b>22-Apr-2025</b>	<b>Part Discharge Conditions</b>
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	
<b>24/0026/COU</b>	<b>23-Apr-2025</b>	<b>Approve with Conditions</b>
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	
<b>25/0025/FUL</b>	<b>23-Apr-2025</b>	<b>Approve with Conditions</b>
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	
<b>25/0140/FUL</b>	<b>23-Apr-2025</b>	<b>Refused</b>
Company / Surname	Naveed Ahmed	
Proposal	Two storey extension to side and single storey extension to rear	
Address	24, Lodore Grove, Middlesbrough, TS5 8PB	
<b>25/0142/FUL</b>	<b>23-Apr-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr R Kaid	
Proposal	Single storey extension to rear	
Address	33, Cambridge Avenue, Middlesbrough, TS7 8EH	
<b>25/0213/DIS</b>	<b>23-Apr-2025</b>	<b>Part Discharge Conditions</b>
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,	
<b>25/0139/TPO</b>	<b>25-Apr-2025</b>	<b>No Objections</b>
Company / Surname	Kenneth Emmerson	
Proposal	Reduction of scaffold limb on 1no. Beech tree in rear garden	
Address	8, The Grove, Middlesbrough, TS7 8AA	
<b>23/0425/RES</b>	<b>29-Apr-2025</b>	<b>Approve after referral to SOS</b>
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	
<b>25/0051/CLU</b>	<b>29-Apr-2025</b>	<b>Approve</b>
Company / Surname	Mr Ruaridh Thomas	
Proposal	Certificate of lawful use for HMO	
Address	30, Albany Street, Middlesbrough, TS1 4DB	
<b>25/0070/COU</b>	<b>29-Apr-2025</b>	<b>Refused</b>
Company / Surname	Mr Mark Stuart	
Proposal	Change of use from 2 bed dwelling to 3 bed HMO	

Address	78, Acton Street, Middlesbrough, TS1 3NA	
<b>25/0077/FUL</b>	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	
<b>25/0089/CLU</b>	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	
<b>25/0111/FUL</b>	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	
<b>25/0141/CLU</b>	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	
<b>20/0650/FUL</b>	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	
<b>25/0137/FUL</b>	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	
<b>25/0146/FUL</b>	02-May-2025	Approve with Conditions
Company / Surname	R ALLEN	
Proposal	Replacement of windows and front door	
Address	4 Limes Road,	
<b>25/0156/FUL</b>	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	
<b>25/0159/FUL</b>	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	
<b>25/0170/FUL</b>	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	
<b>25/0158/TCA</b>	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	
<b>25/0173/FUL</b>	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	
<b>25/0224/RCON</b>	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	
<b>25/0166/FUL</b>	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	
<b>25/0255/TPO</b>	08-May-2025	Approve
Company / Surname	Mrs Philippa Mcgee	
Proposal	Fell 1no. Holm Oak	
Address	4, STAINTON HOUSE, Marwood Wynd, Middlesbrough, TS8 9AD	
<b>24/0294/DIS</b>	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	
<b>25/0045/DIS</b>	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	
<b>25/0154/FUL</b>	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	
<b>25/0157/FUL</b>	12-May-2025	Approve with Conditions
Company / Surname	Bircham	
Proposal	Single storey extension to rear elevation	
Address	17, Sanctuary Close, MIDDLESBROUGH, TS5 7BF	
<b>25/0168/FUL</b>	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	
<b>25/0174/DIS</b>	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	
<b>24/0162/DIS</b>	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	
<b>25/0112/FUL</b>	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	
<b>25/0269/TCA</b>	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	
<b>25/0193/FUL</b>	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	
<b>25/0225/AMD</b>	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	
<b>25/0164/FUL</b>	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	
<b>25/0176/FUL</b>	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	
<b>25/0196/FUL</b>	20-May-2025	Approve with Conditions
Company / Surname	Geoffrey Mullins	
Proposal	Single storey extension to rear/side	
Address	24, Low Lane, Middlesbrough, TS5 8EA	
<b>25/0155/FUL</b>	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	
<b>25/0162/FUL</b>	21-May-2025	Approve with Conditions
Company / Surname	Mr M Yar	
Proposal	Single storey extension to rear	
Address	89 Cumberland Road, Middlesbrough, TS5 6PP	
<b>25/0223/PNH</b>	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	
<b>25/0228/AMD</b>	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	
<b>25/0256/NYCON</b>	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	
<b>25/0128/FUL</b>	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	
<b>25/0171/FUL</b>	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	
<b>24/0384/FUL</b>	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	
<b>25/0046/FUL</b>	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	
<b>25/0181/VAR</b>	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	
<b>25/0207/FUL</b>	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	
<b>25/0212/FUL</b>	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	
<b>25/0289/AMD</b>	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**