
APPLICATION DETAILS

Application No: 25/0574/FUL

Location: 19, Grange Crescent, Middlesbrough, TS7 8EA

Proposal: Erection of porch to front

Applicant: Mr Anthony Hall

Agent: Andrew Bircham, Adapt Architectural Solutions Ltd

Ward: Marton West

Recommendation: Approve subject to conditions

SUMMARY

The application seeks approval for a porch to the front elevation, projecting 1.1m in length with a width of 2.9m and height of 3.1m.

Following the consultation exercise, objections were received from nearby residential properties, raising concerns with the impact of a porch on the appearance of the street, the symmetry of the host dwelling and the overall character of the estate.

Taking into account all material considerations, it is judged that the proposed porch would not harmfully dominate the host property or wider street scene and would also have no significant detrimental impact on adjacent properties. Whilst there would be some impact on the street scene, it is the officer view it would not be so significant as to warrant refusal of the scheme, considering the modest scale and high level of design of the proposal. As such the scheme is able to accord with relevant Local Plan Policies and the provisions of the Council's Design SPD.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application property is located within an established residential area and sits on the southern side of the road which comprises predominantly two-storey semi-detached dwellings. These are set back from the road and set in plots which reduce in space along Grange Crescent due to the curvature of the road.

Further west, dwellings become more varied as single storey dwellings are evident which create a mixed street scene where properties differ in architectural design and style. To the south on Boston Drive, dwellings are single storey but of a much more uniform appearance, design and plot size

It is proposed to erect a porch to the property measuring 1.1m in length, 2.9m in width and 3.1m in height. It comprises red brick to match the dwelling and contains detailing to the archway and roof parapet. To the front elevation would contain a white upvc door.

PLANNING HISTORY

24/0304/AMD: Non-material amendment to planning 24/0074/FUL – Approved August 2024

24/0074/FUL: Single storey extension to rear (Demolition of existing offshoot) – Approved April 2024

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).
- Stainton and Thornton Neighbourhood Plan (2022)

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:

Core Strategy

DC1 - General Development

CS5 - Design

Emerging Publication Local Plan Policies

CR1 – Creating Quality Places

CR2 – General Development Principles

CR3 – Sustainable and High Quality Design

SPD

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

Public Responses

Number of original neighbour consultations	3
Total numbers of comments received	0
Total number of objections	6
Total number of support	0
Total number of representations	6

The issues raised within the objections are summarised below:

- Proposal would impact symmetry
- A porch would be out of keeping and incongruous
- Would impact the original look and feel of the estate
- Proposal would detract from original design
- Adverse impact on adjoining properties

Objections received from the following addresses:

15 Cambridge Road,
17 Grange Crescent
21 Grange Crescent
23 Grange Crescent,
25 Grange Crescent
27 Grange Crescent

PLANNING CONSIDERATION AND ASSESSMENT

Proposal

1. The proposal relates to the erection of a porch to the front elevation of the property.
2. The main considerations for this proposal are the impacts on the character and appearance of the dwelling and street scene and the impacts on the privacy and amenity of the neighbouring properties. These matters are considered as follows

Impact on the character and appearance of the area

3. Policies CS5 and Policy DC1 are the relevant policies which will be considered in this case. CS5 aims to secure a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context. Policy DC1 takes account of the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials. This is to ensure that they are of a high quality and to ensure that the impact on the surrounding environment and amenities of nearby properties is minimal.
4. In addition to this, the Council is reviewing its Local Plan and the Publication Local Plan (PLP), approved by the Council on 5 March 2025. The National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework. It is considered that some weight may be given to PLP policies in the determination of any subsequent planning application.
5. Emerging Plan Policy CR2 (e) advises that proposals are required to achieve a high quality of design appropriate to its context. Policy CR3 (a) outlines that this high quality is in regard to layout, form, materials, and the contribution to the identity, character and appearance of the area within which they are located.

6. The Middlesbrough Urban Design SPD (UDSPD), adopted January 2013, provides design guidance for development, including for householder / domestic extensions (Section 5) and is considered to be in accordance with the NPPF in general terms and is therefore a material planning consideration and decisions should reflect the guidance within the SPD unless other material planning considerations suggest it is appropriate to do otherwise.
7. The UDSPD recommends that some basic principles are applied to development which is aimed at achieving good quality development, these being; to achieve consistent design (window style and proportions, roof pitch etc.), consistent materials and fenestration detailing, subservience (to prevent overbearing or dominance), no dominance over neighbouring windows (to limit effects on daylight), avoiding flat roofs or large expanses of brickwork, preservation of building lines where appropriate and achieving adequate levels of privacy. Developments should not look out of place in the site or in the street and should enhance, not detract, from the character of the area. Development, which would dominate the street scene, is likely to be resisted.
8. The addition of porches to properties can substantially affect the character of a street given they are most often to the front; it is therefore important that the design of such additions is appropriate. Specific reference to relevant considerations of porches is also included within the SPD para 5.16:

Where a porch needs planning permission it should not be of an excessive size and should not equate to an extension to front primary rooms (e.g. living room). Porches should meet the following design criteria:-

- a) should not be of such a size to disrupt an established building line;
- b) should not be higher than 3m;
- c) positioned at least 2m from the highway;
- and, d) should not exceed 3m²

9. The impact on the streetscene and building line is to be taken into consideration along with the design and scale of the proposed porch.
10. Turning to the above considerations, the porch would slightly exceed the 3m² in terms of footprint, but this would only be marginal; the proposed footprint being 3.3m². The proposed height is approx. 3.1m. Whilst these would exceed the SPD stipulations, the porch would be set back from the highway by approx. 6.5m, therefore reducing the impacts of the porch and sufficient to allow the porch to appear subservient in the context of the main dwelling.
11. With regards to design, the proposal comprises matching brick which would allow it to adequately integrate with the host dwelling. Furthermore, it contains a good level of detailing around the archway and parapet of the roof which offers a higher quality appearance to the porch, especially given its visible position along Grange Crescent.
12. It would contain a flat roof design which the Council's Design SPD does advise against. The adopted Middlesbrough Urban Design SPD at para 5.4h specifically references flat roofs and provides guidance suggesting that;

'Flat roofs should be avoided, as they are usually inappropriate in design terms. Where the enlarged part of the house has more than one storey, the roof pitch shall, as much as possible, be the same as the original house'.

13. In this instance, the flat roof would contain a parapet which is considered a higher quality design detail. The porch's modest scale and width would also mean the flat roof would not have an unduly dominating impact. As such it is considered that this design does go sufficiently far to prevent it being contrary to the adopted urban design SPD guidance. As a result it would not be contrary to the general Local Plan Policy requirement for good design, the NPPF and the more specific design guidance of the SPD.
14. Turning to the impact on the wider character and appearance of the area, it is agreed with that the porch would result in a noticeable change to the street scene, particularly in an area where porches are not commonplace within this group of very similar properties. It would also be highly visible from public vantage points given its location. It is noted that the SPD references that porches should not be of such a size to disrupt an established building line. Whilst there would be built form forward of the existing building line, the overall modest projection of the porch being 1.1m from the front elevation and its distance from the highway is considered to mitigate this impact. Furthermore, a porch could be constructed without planning permission under permitted development rights with a footprint of 3m² and height of 3m. Therefore, considering the modest scale of the porch as well its high-quality design, the impact on the street is considered to be outweighed by these considerations.
15. Objection comments from residents related to concerns that the proposal would unbalance the street as well as the desire to preserve to the original character and layout of the estate. These concerns are acknowledged and whilst there would be a noticeable change to the host dwelling house when looking along Grange Crescent, it is the officer view that the presence of a small-scale porch would not result in notable harm which would warrant refusal for the above reasons. Furthermore, permitted development rights prevent the Local Planning Authority from being able to preserve the original character of these properties in the instances that porch's can be added in some cases, without the need for permission.
16. Notwithstanding, it is also noted that the view of the LPA is finely balanced, with the proposal reflecting the upper limit of the amount of development which could be acceptable with regards to a porch in this location given the site-specific context.
17. In view of the above, the proposal's impact on the street-scene is considered not to warrant refusal of the scheme based on the minor footprint of the built form and its high-quality design. In view of the above, on balance, the development considered to be in accordance with the requirements of policies CS5, DC1 and the Middlesbrough Design Guide SPD 2013.

Impact on neighbouring amenity

18. With regards to impact neighbouring amenity, the Council's Core Strategy Policy DC1 (c) comments that all new development should consider the effects on the amenities of the occupiers of nearby properties both during and after completion.
19. The porch is at a distance from nearby residential dwellings and would not be of a position which would notably impact primary windows serving neighbours by way of notable overbearing or overshadowing.

20. Views from the front of the porch would look out on to the public highway so would not result in notable overlooking to neighbours. There is no side-facing fenestration proposed.
21. Overall, it is considered that there would be no undue impact on privacy and amenity and no undue loss of sunlight. The development is considered to be in accordance with the requirements of Policy DC1 in these regards.

Highways/parking/traffic safety

22. The proposal will not result in any impact on the local highway network in relation to safety or capacity. There are no changes to the number of bedrooms which would trigger the need for further in-curtailage parking to be provided.
23. The development is considered to be in accordance with the requirements of policy DC1 in this regard.

Residual matters

24. Objection comments raised concern of the proposed development setting a precedent however each application is assessed on its own merits and is not speculative of the outcome of similar developments should they come forward.
25. Objection comments also made reference to an approved previous rear extension and concerns that this has not been carried out in accordance with the conditions of the planning approval, this would be a planning enforcement issue and is outside of the scope of this application.
26. Issues relating to Party Wall agreements are not material planning considerations but private, civil matters.

Conclusion

27. Taking all of the above into account it is considered that on balance, the proposal will not cause significant harm to the amenities of the neighbours or to the character and appearance of the dwelling, street or the surrounding area.
28. The application is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

1. 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: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with

the plans and specifications detailed below and shall relate to no other plans:

- a) Existing Site Location Plan – Date received 27 October 2025
- b) Proposed Block Plan – Date received 27 October 2025
- c) Existing and Proposed Plans and Elevations – Drawing no. 01, date received 27 October 2025

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. Materials - Approved Details

The development hereby approved shall be carried out in complete accordance with the external finishing materials detailed in the approved plans. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area having regard for Policies DC1, CS4 and CS5 of the Local Plan and section 12 of the NPPF.

Reason for Approval

It is considered that the proposal is in accordance with the Policies within the Local Development Framework Core Strategy and Development Policies document in that the scale, design and materials proposed are appropriate to the site location and there will be no demonstrable adverse impact on adjacent residential amenity. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including LDF Policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.

INFORMATIVES

- Environmental Construction Management

This informative is aimed at ensuring there are no breaches of environmental legislation on the site throughout the construction phase of the development and contractors and developers should adhere to the following advice. For any further information and advice relating to environmental construction management please contact the authorities Environmental Protection Service.

- All demolition, construction works and ancillary operations, including deliveries to and dispatch from the site should be restricted to between the hours:
 - o 08.00 to 18.00 Monday to Friday
 - o 09.00 to 13.00 Saturday
 - o Not at all on Sundays and Bank Holidays.

- All work should be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228-1:2009 + A1:2014 and BS 5228-2:2009 + A1:2014, a code of practice for "Noise and Vibration Control on

Construction and Open Sites".

- Best practicable means should be employed at all times in order to minimise noise, vibration, dust, odour and light emissions. Information on the control of dust from construction sites can be found using the following link. Construction-Dust-Guidance-Jan-2024.pdf (iaqm.co.uk)
- All plant and machinery should be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines should be properly silenced and/or fitted with effective and well maintained mufflers in accordance with manufacturers instructions.
- There should be no bonfires on the site

IMPLICATIONS OF THE DECISION

Environmental Implications:

The proposal relates to residential householder development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are considered to not be significant.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

Public Sector Equality Duty Implications:

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

There are no matters relating to this application which relate to harassment, victimisation or similar conduct or which would affect equality of opportunity or affect the fostering of good relations between people with and without protected characteristics.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Specifically, considerations around designing out opportunity for crime and disorder have been detailed within the report. Whilst actions of individuals are not typically a material planning consideration in reaching a decision in this regard, designing

out the opportunity for crime and disorder is aligned to good quality design and is, in that regard a material planning consideration.

Financial Implications:

None

Background Papers

None

Case Officer: Victoria Noakes

Committee Date: 12 February 2026

Plans List

Appendix 1 – Location Plan

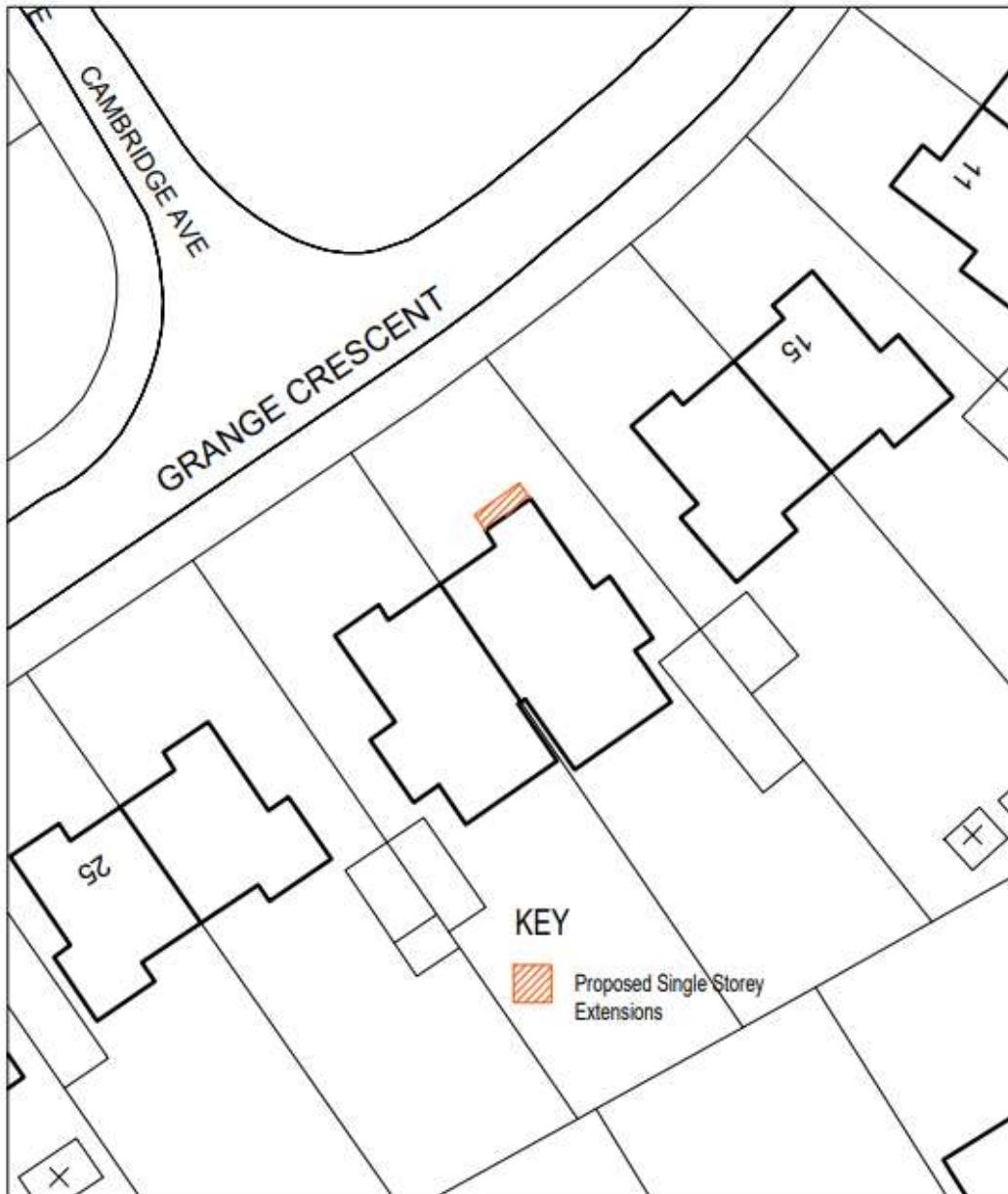


Existing Site Location Plan

Scale 1:1250



Appendix 2 – Proposed Block Plan



Proposed Block Plan

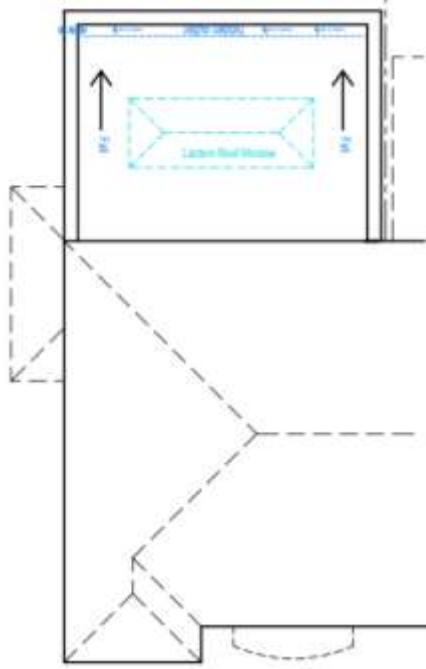
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Appendix 3 – Existing and Proposed Elevations

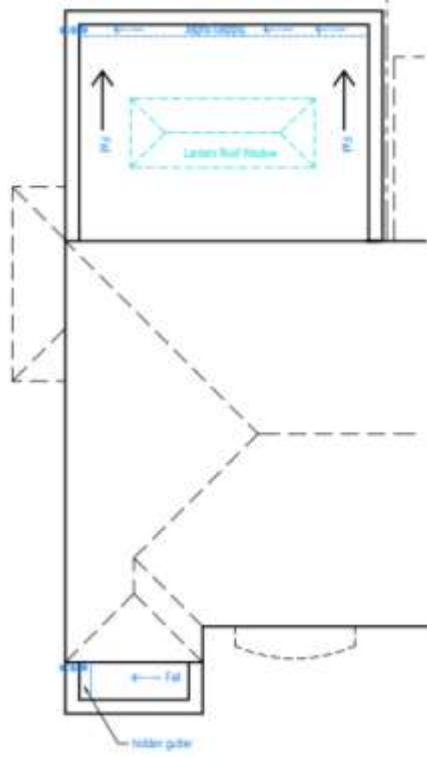


Appendix 4 – Existing and Proposed Roof Plans



Existing Roof Plan

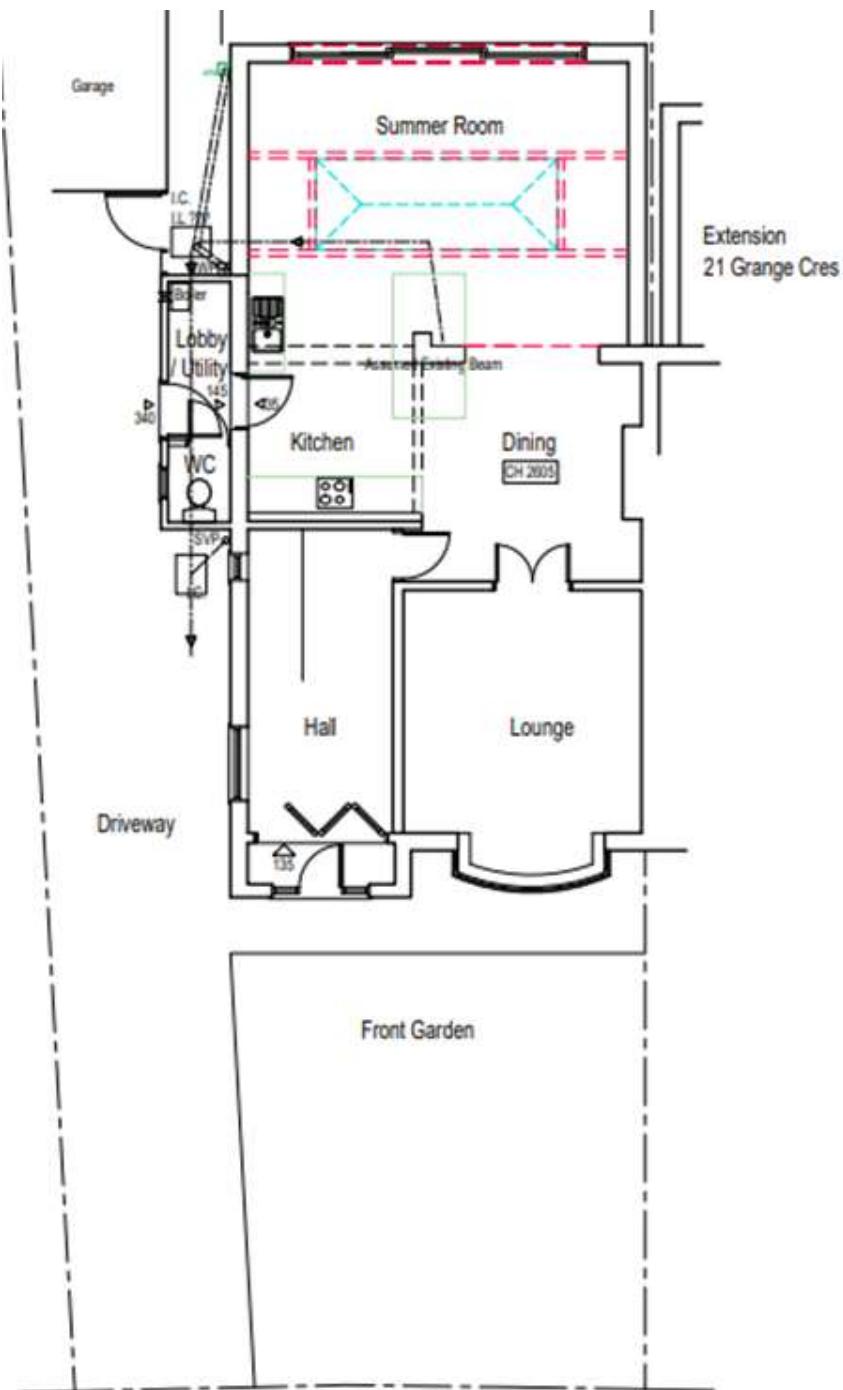
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Proposed Roof Plan

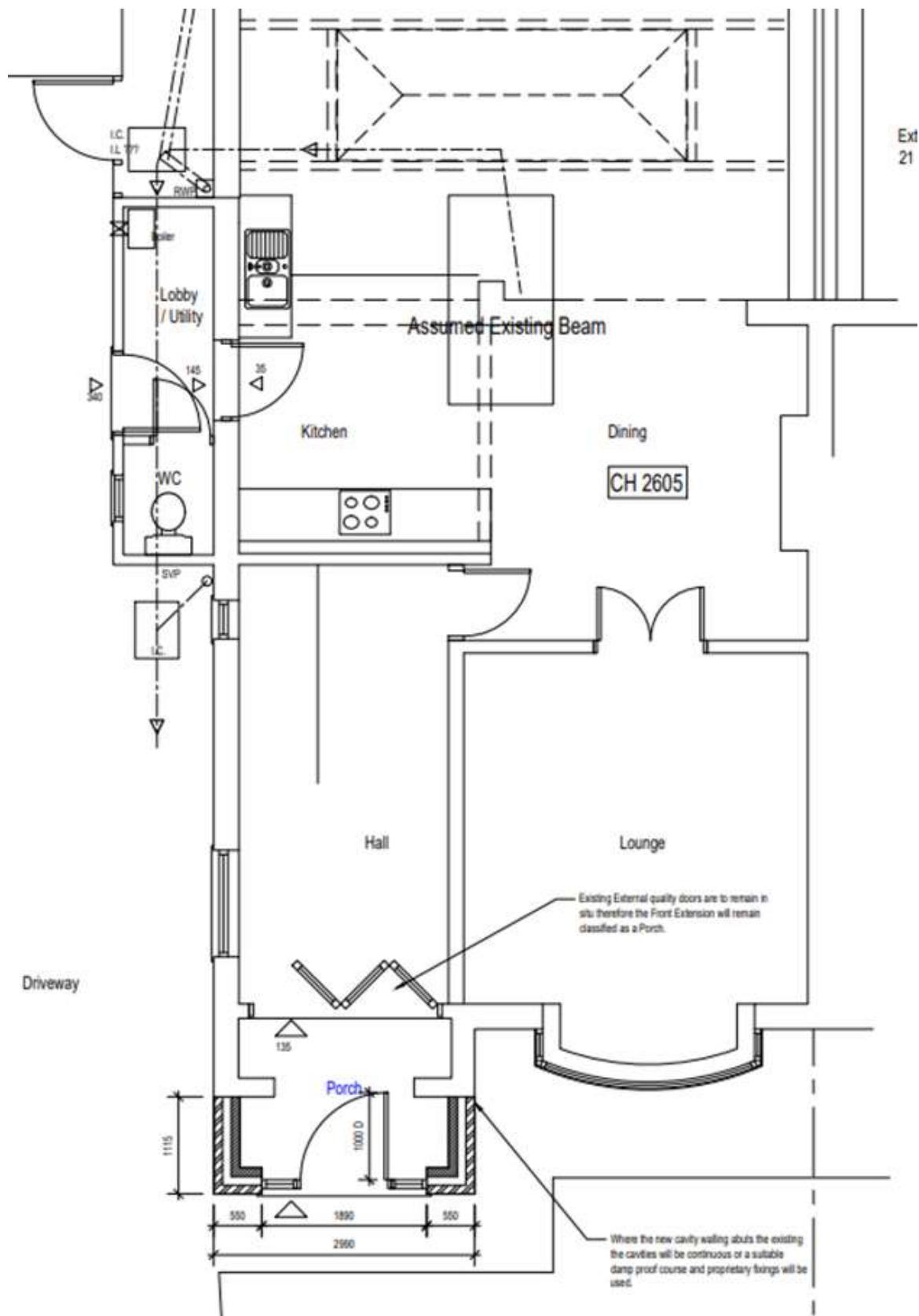
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Appendix 5 – Existing and Proposed Floorplans



Existing Ground Floor Plan

Scale 1:100



Proposed Ground Floor Plan