

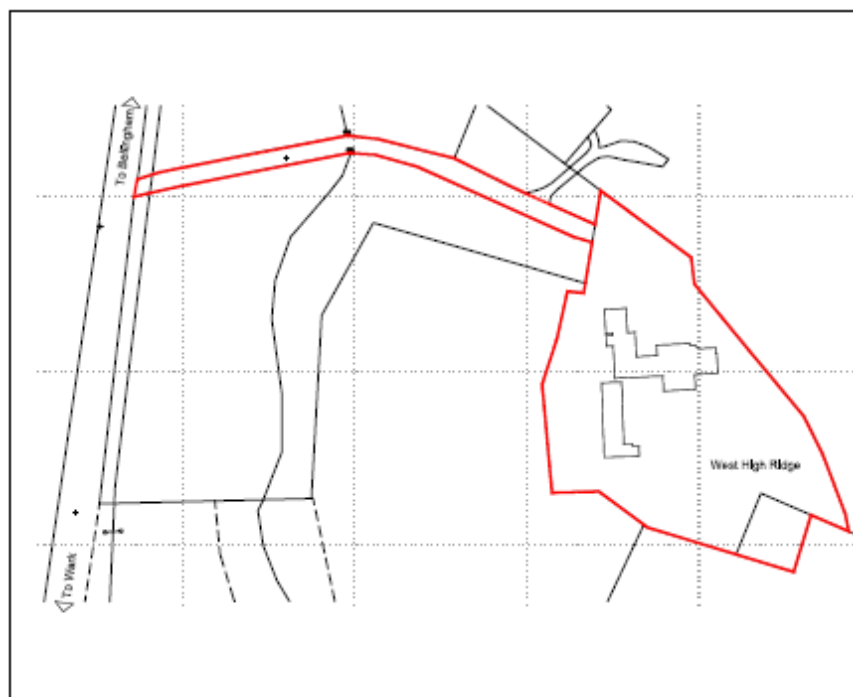


DELEGATED DECISION REPORT

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| Application Reference Number | 23NP0010 |
| Description / Site Address | Proposed extension and renovation of the existing outbuilding to form self-contained living accommodation at West Highridge, Wark, Northumberland, NE48 3BW |
| Expiry date of publicity / consultations | 3 March 2023 |
| Last date for decision | 6 April 2023. Extension of time agreed to 28/04 |

Details of Proposal

West Highridge is a large, detached dwelling which is located in an elevated position in the open countryside. It is located over 500m from the nearest neighbouring property, situated approximately 3km south of Bellingham and 7km west of Wark. The property is accessed via a private gravel track which runs east from the unclassified highway (C204) between Bellingham and Wark.



West Highridge comprises of the original two storey farmhouse and substantial outbuildings, many of which have undergone conversion to provide habitable accommodation. The main dwelling is mainly constructed from stone with a slate pitched roof and has a mix of uPVC and timber windows.

Planning permission has been sought for the proposed extension and renovation of the annex, a single storey outbuilding which is also built of stone and natural slate, to form self-contained living accommodation for the applicants parents.



Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance

Northumberland National Park Local Plan

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|-------------|---|
| Policy ST1 | <i>Sustainable Development</i> |
| Policy ST2 | <i>General Development Principles</i> |
| Policy ST4 | <i>Spatial Strategy</i> |
| Policy ST5 | <i>New Housing</i> |
| Policy DM6 | <i>Conversion of Buildings</i> |
| Policy DM9 | <i>Transport and Accessibility</i> |
| Policy DM10 | <i>Habitats, Biodiversity and Geodiversity</i> |
| Policy DM11 | <i>Landscape, Tranquillity and Dark Night Skies</i> |
| Policy DM13 | <i>Renewable Energy</i> |
| Policy DM14 | <i>Historic Landscape Assets and Built Heritage</i> |
| Policy DM15 | <i>Archaeological Heritage</i> |

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

88NP0066 - Construction of attached double garage. Planning permission granted conditionally January 1989

92NP0043 - Extension to form bedroom. Planning permission granted conditionally January 1992

14NP0005 - Demolition of existing conservatory and construction of new orangery. Planning permission granted conditionally March 2014

18NP0054 - Proposed internal alterations and extensions to the ground floor and first floor. Planning permission granted conditionally October 2018

22NP0074 - Proposed extension and renovation of the existing dwelling. Planning permission granted November 2022



Consultation/Representations

There are no immediate neighbours in proximity to the site. The application was advertised by means of a site notice displayed on the 17 February 2023. No representations have been received in response.

Wark Parish Council: No Response

Bellingham Parish Council: No Response

NNPA Ecologist: No objection: I have read the bat report that accompanies this application. There are two existing bat roosts at the property but it seems they will not be affected by the proposed works. I note that this survey was a daytime risk assessment, but there was existing information from a survey last year for application 22NP0074. If the mitigation given in section 8.3 of the report including timing and an inbuilt box in the extension is made a condition I have no objections.

NNPA Access and Rights of way Officer: No objection: In terms of public access, there is 1 public right of way in close proximity to the site – Wark public footpath 18, which enters the property via the driveway and follows the internal eastern boundary fence of the property. I would envisage that the proposals should not impact on this public right of way or other access opportunities in the area.

At all times, efforts should be taken to not obstruct access to this right of way or in any way prevent or deter public use of this path, without the necessary legal diversion or closure order having been made.

NCC Public Protection: Initial objection which was withdrawn following the submission of additional information. No Objection subject to condition

Assessment

The key material planning considerations are:

- The principle of the development
- Design and amenity
- Impact on the National Park special qualities
- Highways
- Other issues

The principle of development

The application site at West Highridge falls within the open countryside where development is only permitted by policy ST4 where the development reuses a building for principal residence or when the proposal is supported by other relevant Local Plan Policies.

The principle of development – Conversion of buildings



This proposal involves conversion of an outbuilding to provide residential accommodation, where it would be a separate unit for the use of the applicant's parents. Although the applicants state that it would be retained to be used ancillary to the main dwelling, it is totally self contained (has all the facilities for separate day to day living) and is not adjoining the main house. To comply with Local plan policy ST4 it is considered necessary to attach a condition that requires it to be used as principal residence and not used as a second home.

Policy DM6 relates to the conversion of buildings and part 2 sets out the criteria to be assessed in order to determine whether the building is suitable for conversion to principal residence housing. Looking at each part in turn for the annex at West Highridge:

- a) The building is an existing attractive stone and slate building which makes a positive contribution to the landscape therefore its conversion is considered appropriate.
- b) The building is already used as a workshop and additional living space and there is no evidence to suggest it is not structurally sound.
- c) This application proposes a small extension to the off shoot, it is not considered to be a significant extension and would not dominate the existing building. The extension would house the bedroom and ensuite. Extending further alongside the building would not change the character of the building, it is small scale and would only extend into the existing curtilage.
- d) The proposal does not make many changes, the small extension would be constructed from stone and natural slate to match the existing building. The only other change is to replace a window with a door which is necessary for a dwelling.
- e) The proposed changes would not affect the character of the building.
- f) The annex is an attractive stone and slate outbuilding which after conversion would retain its character and therefore accords with Policy DM14.

I therefore consider that the proposal meets with the criteria set out in Part 2 and is suitable for conversion.

Part 3, c, of DM6 allows for conversion of buildings to principal residence housing which would be conditioned as part of the application.

Design and Amenity

As mentioned above, the annex is an attractive stone and slate building which echoes the main dwelling, the small extension to the annex which has been proposed would use the same natural materials and therefore the building would retain its character.

I consider there will be no harm to or loss of amenity of either dwelling. There are no immediate neighbours who will be affected by the proposals.

Impact on National Park special qualities

Biodiversity



A bat survey was submitted as part of this application, the Authority's Ecologist has no objections to the proposals subject to a condition to ensure that the works are undertaken in accordance with the mitigation outlined in the bat survey.

Tranquillity

The lighting which has been proposed accords with Northumberland National Park guidance on Dark Sky appropriate lighting, A condition will be added to ensure that the lighting installed matches that which has been proposed to ensure that there is no adverse impact on the Dark Sky Park. Therefore, I consider that the proposals are in accordance with the requirements of Policy DM11, subject to a condition.

Other considerations

There are no cultural or landscape issues raised by this proposal therefore I am satisfied of no harm in accordance with Policy DM11 and DM14.

There are no highways issues raised by this proposal, there is sufficient existing parking on the site for several vehicles, additionally the applicant has shown allocated parking for 2 cars which accords with NCC car parking standards. The public rights of way in proximity to the site would not be affected by the proposals.

Contaminated Land

As this development has a sensitive end use, a principal residence, Northumberland County Council Public Protection were consulted on the proposal. They initially raised an objection to the proposal, however following the submission of additional information the objection was removed and they were satisfied that the Screening Assessment Form provided does not identify any significant potential sources of contamination, and as such state that no further assessment is considered necessary. They however recommend a condition requiring the submission of a method statement to deal with any contamination which may be identified once works have commenced.

Subject to the addition of an appropriate condition, I consider that the proposals would accord with the relevant requirements of Local Plan Policy ST2 in relation to contaminated land.

Foul Drainage

As the application site is too far from the nearest mains sewer (Wark), the proposal is to discharge to a new bio-disc package treatment plant which would replace an existing septic tank. Details of the new package treatment plant have been provided which confirm it has the capacity to cope with the output from both properties. I therefore consider the development acceptable in terms of foul drainage, however a condition to ensure that the package treatment plant is in place when the conversion is first brought into use would be required.



Recommendation & Conditions

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application Form received 3rd February 2023
- Existing Site Plan (Dwg No. 22WHRA (EW) 01 received 3rd February 2023
- Proposed Site Plan (Dwg No.22WHRA (EW) 02 received 3rd February 2023
- Existing Floor and Roof Plan (Dwg No. 22WHRA (EX) 01-04
- Existing Elevations received 3rd February 2023 22WHRA (EX) 21-24
- Proposed Floor and Roof Plan received 3rd February 2023 Dwg No. 22WHRA (GA) 01-04
- Proposed Elevations received 3rd February 2023 Dwg No. 22WHRA (GA) 21-24
- Location Plan received 3rd February 2023 Dwg No. 22WHRA (LO) 01
- Design and Access Statement received 3rd February 2023
- Ecological Impact Assessment and Bat Risk Assessment, Ruth Haddon received 3rd February 2023
- BioDisc Domestic Sewage Brochure received 3rd February 2023

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Northumberland National Park Local Plan policies ST1, ST2, ST4, ST5, DM6, DM9, DM10, DM11, DM14, DM15 and the National Planning Policy Framework (NPPF).

3. The development hereby approved shall be used as principal residence housing only and not be used as a second home.

Reason: For the avoidance of doubt, to ensure the development accords with Local Plan policies ST5 and DM6.

4. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in the Ecological Impact Assessment and Bat Risk Assessment January 2023. In particular, attention is drawn to the need to undertake the development in accordance with the mitigation set out on pages 16 and 17 (including timing and an inbuilt bat box), of the report.



Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 the NPPF and the Conservation of Habitats and Species Regulations (as amended).

5. The development hereby permitted shall not be brought into first use until the approved foul drainage system associated with the development has been implemented in accordance with the submitted details.

Reason: To ensure that adequate measures to deal with foul drainage are in place before the development is brought into first use without the development creating a negative impact in terms of amenity or localised pollution, in accordance with Northumberland National Park Local Plan policies ST1 and ST2.

6. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination are minimised in accordance with Local plan policy ST2.

7. The external lighting shall be installed in association with the scheme submitted. Should any further external lighting be installed, details shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Northumberland National Park Local Plan Policies ST2 and DM11 and paragraph 185 of the NPPF.



8. The materials to be used in the construction of the extension hereby permitted shall suitably match those of the existing building.

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Northumberland National Park Local Plan policies ST2 and the NPPF.

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

(a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.

(b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2. This permission is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed works must have no effect on accessing Wark public footpath 18, a designated public right of way. No action should be undertaken to disturb the surface of the path, obstruct the path or in any way prevent or deter public use of the path without the necessary legal diversion or closure order having been made.
4. The Private Water Supplies (England) Regulations 2016 require all new and existing private water supplies to be risk assessed and monitored (with the exception of supplies serving a single domestic owner-occupied dwelling). New supplies should not be brought into use until the local authority has completed a Regulation 6 risk assessment (inspection) and determined monitoring requirements (sampling) in accordance with Regulation 8, 9 or 10 as appropriate.



The sampling frequency is determined by the classification of the supply. Supplies with a commercial activity require sampling at a minimum frequency of once per year. Domestic supplies are subject to a risk assessment and water sampling once every five years.

The applicant must ensure that appropriate legally binding agreements have been signed by all relevant persons (as defined in section 80 of the Water Industry Act 1991). These documents should lay out the responsibilities of each relevant person in respect of maintenance and management of the supply, access rights, apportionment of costs and charges (including those for sampling and risk assessment), emergency plans including alternative supplies etc

The applicant is advised to contact the Environmental Protection Team to discuss the requirements of the Regulations. Further information can be found at: <https://www.dwi.gov.uk/private-water-supplies/>

Background Papers

23NP0010

EIA Screening Opinion

| | Signature | Date |
|------------------------------------|------------------------|-------------|
| Planning Officer | <i>Laura Garth</i> | 25/04/2023 |
| Head of Planning and Policy | <i>Susannah Buylla</i> | 27/04/2023 |