

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	14NP0050
<b>Description / Site Address</b>	Construction of rear single-storey extension to dwelling house at 2 Kern Green, Stonehaugh, Wark, Northumberland, NE48 3DZ
<b>Applicant</b>	Mr and Mrs Wilson
<b>Agent</b>	Simon J Wilson
<b>Expiry date of publicity / consultations</b>	2/07/14
<b>Last date for decision</b>	29 <sup>th</sup> July 2014

### 1. Planning Policy

<b>Relevant Policy</b>	<b>Complies</b>	<b>Does not Comply. Comments.</b>
<b>National Planning Policy Framework</b>	✓	
<b>Northumberland National Park Authority Core Strategy and Development Policies Document</b>		
Policy 1	✓	
Policy 3	✓	
Policy 17	✓	
Policy 20	✓	
Policy 25	✓	
Design Guide SPD	✓	

### 2. Relevant Planning History

N/A

### **3. Consultations/Representations**

NNPA's Ecologist: No objection provided the mitigation section of the Bat Risk Assessment is carried out.

NNPA's Landscape and Forestry Officer: No objection

NNPA's Access and Recreation Officer: No objection

NCC Highways: No objection

### **4. Assessment**

This application seeks planning permission to construct a single storey extension to the rear of the property. The proposal is not permitted development as the rear garden backs onto a public highway.

The application property is a end terraced house constructed in the 1950s as part of the village built at Stonehaugh housing Forestry workers. The buildings and layout of the village were designed by leading post-war Town planner Thomas Sharp. The property is constructed of brick under a concrete slate roof.



*No 2 Kern Green, Street elevation*



*Rear extension*

The issues for consideration are:

- *Principle, location and sustainability of the development;*
- *Design and materials;*
- *Landscape*
- *Ecology*
- *Energy and Renewables*

### *Principle of Development*

The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy Local development Framework seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park and demonstrate high quality design and sustainable construction. The proposal will not have an adverse impact on the Park's special qualities due to the small scale nature of the development within a built-up area of Stonehaugh village and no wider landscape aspects are envisaged.. The proposed extension makes efficient use of the land at the site and therefore it is considered that the proposed development



meets the criteria set out in Policy 1 and therefore the principle of development is established.

### *General Development Principles*

Policy 3 sets out general development principles and seeks to ensure that materials are appropriate to the site and setting and that development is sympathetic to existing buildings. The proposed development would not have a negative impact on the visual amenity of the house with the essential form and massing of the cottage unchanged. The proposed alterations compliment the existing styling of the cottage and do not present any issues of detriment to neighbor amenity. Thus it is considered that the proposed development would accord with Northumberland National Park Authority Local Development Framework Core Strategy and Development Polices Document Policy 3.

### *Design and Materials*

Policy 3 requires demonstration of sustainable design and construction. The proposed extension makes efficient use of the land associated with the property and the design of the proposal does not detract from the character and styling of the existing building. The rear extension is of a subservient nature to the rest of the dwelling and raises no issues of detriment to neighbor amenity. It is therefore considered that the proposed works accord with Policy 3 of the Local Development Framework and the Design Supplementary planning Guidance. .

### *Landscape*

The application property is located within the village of Stonehaugh and the development would be contained within the built up massing of the settlement. The extension would not be visible in the wider landscape context and no negative impacts on the wider landscape are envisaged. The proposal is considered to accord with Policy 20 of the Local Development Framework.

### *Ecology*

The proposed rear elevation involves the intersection of part of the rear roof-slope to the building and consequently, a Bat Risk Assessment was submitted by the applicant in the context of the application. The NNPA's Ecologist has noted the findings of the report and raises no objection provided section F of the Mitigation section of the report is conditioned and the works are carried out in accordance with the methodology set out in this document.

### *Energy Efficiency and Renewables*

Policy 25 of the Local Development Framework seeks to ensure that proposals provide at least 10% of embedded renewable energy in operation. The proposed works are of small nature and require planning permission due to the proximity of the public highway. If it were not for the location, the proposal could be constructed under permitted development rights where no control over energy efficiency (other

than through Building Regulation Legislation) would be appropriate. Due to the scale of the development as a small extension to an existing dwelling, the insistence of according with this policy would be unreasonable.

### **Positive and Proactive Planning Statement**

The Local Planning Authority has acted positively and proactively in determining this application by discussing concerns presented with the Planning Application raised during consultation with the applicant. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **RECOMMENDATION & CONDITIONS**

Grant planning 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 and to comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 documents received on the 19<sup>th</sup> May 2014.:

*Drawing Entitled: 'Proposal Drawing, 2 Kern Green, Stonehaugh'.*

*'Design and Access Statement for Proposed rear extension to 2 Kern Green, Stonehaugh for, Mr and Mrs Wilson'.*

And the following approved document received on the 3<sup>rd</sup> of July 2014:

*'Bat Risk Assessment, 2 Kern Green, Stonehaugh Final No1 Report'. Compiled by E3 Ecology Ltd*

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3, and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

3. The development hereby approved shall be carried out in strict accordance with the mitigation requirements set out in section F of the Bat Risk Assessment received on the 3rd of July 2014. Mitigation must include the provision of a 15 mm crevice between the fascia board and the wallplate of the rear elevation of the building to create a crevice roost.

Reason: To ensure the development poses no risk to roosting bats (protected species) and to ensure the development is in accordance with Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document Policy 17.

### **Informatives**

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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, will constitute unauthorised development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform Development Control 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 Planning Application 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. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.

	Signature	Date
<b>Planning Officer</b>		

I hereby certify that the proposal may be determined by the Chief Executive or the Head of Planning or relevant Director under the current Delegation Scheme, and is hereby **approved**

	Signature	Date
<b>Interim Development Manager</b>		
<b>and</b>		
<b>Chief Executive</b>		