

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	14NP0052
<b>Description / Site Address</b>	Variation of Conditions no 2 of planning permission 13NP0052 in respect of change of use and refurbishment of existing dwelling comprising 1 No cottage to 2 No single room holiday units, and change of use and extension of existing workshop to 2 No. two storey three bedroom holiday units including replacement of flat roof with pitched roof at The Forge, Sook Hill, Haltwhistle
<b>Applicant</b>	Mr A Bailey
<b>Agent</b>	Dr J. Mojtabavi
<b>Expiry date of publicity / consultations</b>	02/07/2014
<b>Last date for decision</b>	04/08/2014

### 1. Planning Policy

Relevant Policy	Complies	Does not Comply. Comments.
<b>Northumberland National Park Local Development Framework</b>		
Policy 1	✓	
Policy 3	✓	
Policy 20	✓	
Design Guide SPD	✓	

### 2. Relevant Planning History

Application Reference Number	Description	Decision	Decision Date	Comments
13NP0052	Change of use and refurbishment of existing dwelling comprising 1 No. cottage to 2 No. single-room holiday units, and change of use and extension of existing workshop to 2 No. two storey three-bedroom holiday units including replacement of flat roof with pitched roof	Approved	12/09/13	

### 3. Consultations/Representations

Internal and Statutory Consultee Replies	Support	Objection	No Objection	Recommend Condition / Other Comment	No Comment / Out of Time	Recommendation in Accord with Reply
Parish Council			✓			
Northumberland County Council					✓	
Neighbours / Notices					✓	
NNPA Ecologist			✓			
NNPA Landscape and Forestry Officer			✓			
NNPA Footpaths and Rights of Way Officer			✓			

### 4. Assessment

#### *Principle of Development*

This application sees a variation of condition 2 of planning permission 13NP0052 in respect of construction of the refurbishment of an existing dwelling to create two holiday units and the change of use and extension of an existing workshop to 2 No two storey three bedroomed holiday units.

The application (ref 12NP00114) was approved under delegated powers in September 2013 and therefore the principle of the development is already established.

#### *Design and Appearance*

The application submitted seeks to change the design of the building from that which was approved, which was detailed in Condition 2. The revised design of the building includes the insertion of two balconies to the northern elevation of the building to be located in front of two new dormer windows approved under the previous application.

The application seeks changes to the northern elevation of the building only, with all other aspects of the proposal remaining as approved under the previous approval.

The building the subject of this application is not of traditional vernacular styling and is located within an existing courtyard of buildings, screened to the south by a modern 1990s bungalow and post-war agricultural buildings to the east. Sook Hill Farm house lies to the immediate south-west and mature vegetation screens most of the grouping of buildings from the western approach. The overall effect is that the application site is not visible from any viewpoints outside the site and the addition of balconies to the building, would not appear as a prominent feature within the wider landscape.

Policy 3 seeks to ensure that proposals for development are sympathetic to the host building. Whilst the proposal is not of traditional vernacular type, the host building is of modern styling which bears little resemblance to traditional architecture. The previous approval increased the aesthetic quality of the existing building and the addition of balconies would not compromise this improvement. It is therefore considered that the proposal is considered to accord with Policies 1 and 3 of the Local Development Framework.

#### *Impact on Neighbour and Landscape Amenity*

No adverse neighbour comments have been received. Due to the orientation and location of the proposed structure no issues of detriment to neighbour amenity is presented.

The National Park's Landscape Officer has assessed the proposal and has raised no objections to the proposal. The proposed building is entirely screened from wider views by the existing group of buildings and the balconies will not be seen from outside the site. Consequently the proposal is considered to accord with Policy 20 of the Local Development Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by active pre-application discussion. It has also acted positively and proactively by assessing the proposal against all material considerations, including planning 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 within the National Planning Policy Framework.

## **Recommendation**

Grant Permission subject to the following conditions:-

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

**Reason:** To ensure the development is commenced within a reasonable period of time from the date of this permission.

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

*Application forms received on the 20<sup>th</sup> May 2014*

*Location plan received on the 20<sup>th</sup> May 2014*

*'Ground Floor Layout Proposed Balcony Added' Drawing no: BR-09-1013-05-1 received 29<sup>th</sup> May 2014*

*'First Floor Layout Proposed Balcony Added' Drawing no: BR-09-1013-06-1 received 29<sup>th</sup> May 2014*

*'North Elevation Proposed Balcony' Drawing no: BR-09-1013-07-1 received 20<sup>th</sup> May 2013*

*'East Elevation Proposed Balcony' Drawing no: BR-09-1013-08 received 20<sup>th</sup> May 2014*

*'West Elevation Proposed Balcony' Drawing no: BR-09-1013-08-1 received 11<sup>th</sup> June 2014.*

**Reason:** For the avoidance of doubt and in the interests of proper planning

3. The roof of the development hereby permitted shall be constructed entirely of natural slate, details of which shall be submitted to and agreed in writing by the Local Planning Authority.

**Reason:** To ensure accordance with Policies 1 and 3 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the Design Guide Supplementary Planning Document.

- 4 The development hereby permitted shall be constructed strictly in accordance with the method and mitigation statement set out in the Bat and Bird Risk Assessment, dated July 2013 submitted with the application received by the National Park Authority on the 12th of July 2013. The bat boxes to be installed, shall be located within the red line boundary of the property prior to the commencement of development and shall be maintained in these locations in perpetuity.

**Reason:** To ensure accordance with Policy 17 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document and the Design Guide Supplementary Planning Document and to ensure the protection of bats, which is a species protected by the Wildlife and Countryside Act 1981.

5. Prior to the commencement of development, details of the solar panels to be installed at the property for electricity and heating generation, shall be submitted to and approved in writing by the Local Planning Authority. The approval panels shall be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the development provides 10% provision for renewable energy efficiency within the development and to ensure the development accords with policy 25 of the Northumberland National Park Local Development Framework.

6. This permission relates to the provision of holiday accommodation. For the purposes of this condition, holiday accommodation is accommodation which shall not be occupied by the same person or group of persons for a period in excess of 6 weeks during any one calendar year. The accommodation hereby permitted shall not authorise the use of the proposed development for human habitation during the period of 2 consecutive weeks from 6<sup>th</sup> of January each year, or such other consistent time period of 2 weeks as may be otherwise agreed in writing by the Local Planning Authority. In order to facilitate the policing/ enforcement of the foregoing, a register of occupiers of the premises to which this planning permission relates shall be made available to the officers of the National Park Authority upon request, following 24 hours notice.

**Reason:** To ensure that the property is used for holiday accommodation only to prevent permanent residential use in a location where such development would be inappropriate and contrary to Policies 5 and 6 of the Northumberland National Park Local Development Framework.

	Signature	Date
Planning Officer		

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>		