

DELEGATED DECISION REPORT

Application Reference Number	14NP0066
Description / Site Address	Proposed demolition of existing timber-framed kitchen and construction of new single storey extension to rear of dwelling house at Old Shepherd's Cottage, Ingram, Alnwick, Northumberland, NE66 4LT.
Applicant	Mr M Glen-Davison
Agent	Westlake Design
Expiry date of publicity / consultations	20 th August 2014
Last date for decision	12 th September 2014

Planning Policy

National Planning Policy Framework

Chapter 7: Requiring Good Design

Northumberland National Park Core Strategy and Development Policies Document

Policy 1: Delivering Sustainable Development

Policy 3: General Development Principles

Policy 20: Landscape

Policy 25: Renewable Energy and Energy Efficiency

Relevant Planning History

N/A

Consultations/Representation

Parish Council: No comments received

NNPA Landscape and Forestry Officer : No objection

NNPA Ecologist: no objection provided : No objection, condition recommended

NNPA Access and Recreation Officer: No comments received

NNPA Historic Environment Officer: No comments received

NCC Development Management: No comments received

NCC Building Control: No comments received.

Assessment

This application seeks the construction of a single storey extension to the rear of Old Shepherd's Cottage, Ingram.

The application property is a 19th century semi-detached farm workers cottage constructed of rubble-coursed stone under a hipped roof and is of traditional Northumbrian style.

The proposed extension replaces an existing timber off-shoot which is now in need of repair. The proposed extension is larger in footprint and measures 7.2 metres x 4.2 metres deep. The proposal is to be constructed with a flat roof behind a slightly raised parapet. The proposal presents a section of floor to ceiling glazing the north-western corner of the building. The proposal is to be constructed in coursed stone.

Included in the proposals is the installation of a solar PV array to the southern elevation, which can be installed under permitted development rights.



Existing northern elevation of the cottage, showing the timber section to be removed.



View showing the location of the proposal in relation to the shared access to the cottages and the relationship with the adjacent cottage to the east.

In assessing the application, the issues for consideration are:

- *Principle of Development*
- *General Development Principles*
- *Impact on Landscape*
- *Energy and Energy Efficiency*

Principle of Development

The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy Local Development Framework seeks to ensure that development proposals will conserve or 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 the built up area of Ingram and no wider landscape aspects are envisaged. The proposed extension makes efficient use of 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 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 existing cottage is a linear structure of low height with a shallow hipped slate roof. The proposed rear extension is of contemporary styling constructed of traditional materials which is designed to compliment the existing house.

The extension presents a subservient addition in relation to the existing house and this is achieved by appearing as a distinct 'modern addition' with a flat roof behind a raised parapet. The use of a flat roof ensures that the existing, low-level 19th century roof treatment (which is a strong feature of the original house) remains intact. Any intersection of the existing hipped roof would change significantly the existing character of the building so, in this instance, the flat roofed treatment is appropriate to ensure an extension which does not detract from the main building.

The proposed extension is located to the northern elevation, which ensures the new extension is not visible within the streetscene. It is considered that the location and size of the extension prevents any issues to detriment to neighbouring properties through overlooking or overshadowing. In consideration of the points outlined above, it is considered that the proposed extension accords with Policy 3 of the Local Development Framework.

Impact on Landscape

The application property is located within the village of Ingram and is set within a domestic curtilage defined by a stone boundary with various outbuildings contained within it. The stone boundary walls mark a distinction between the domestic curtilage of the dwellings here and the adjacent agricultural land to the north and west. The construction of an extension to the rear elevation of this property would not appear as a significant addition in the wider landscape context with no negative impacts envisaged as the new structure would be contained within the curtilage bounded by the stone wall. The proposal is therefore considered to accord with Policy 20 of the Local Development Framework.

Ecology

The application proposal has been submitted with a (Protected Species) Bat Risk Assessment which identifies that the proposal presents a low risk of detriment to Bats. The NNPA's Ecologist has assessed the application and has not raised any concern provided the mitigation and methodology statement in section 7 of the Bat Risk Assessment is carried out. It is advised that this requirement is attached as a condition to any permission approved. Provided this mitigation is carried out then it is considered that the proposal accords with Policy 17 of the Local Development Framework.

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. Due to the small 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 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 and 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 6th of June 2014:
 - Drawing no: WD11-148-LAY entitled 'Layout plan'.
 - Drawing no: WD11-148-P7 entitled 'Proposed Alterations, Shepherd's Cottage, Ingram'
 - Drawing no: WD11-148-E2K entitled 'Proposed Elevations'.

And the following approved document received on the 18th of July 2014:

'Bat Risk Assessment, Old Shepherd's Cottage, Ingram, Extension' compiled by Ann Deary Francis MSc, BSc (Hons), ARCS, MCIEEM. Dated July 2014.

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 and 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 7 of the Bat Risk Assessment received on the 18th of July 2014

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

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 development, irrespective of the degree of variation, will constitute unauthorized 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 management immediately of any 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 approved prior to the commencement 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 unauthorized and you may be liable to enforcement action.

(b) In addition if a condition precedent is breached, the development is unauthorized 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
Planning Officer		

I hereby certify that the application 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
Interim Manager: Development Management		
Chief Executive		

