

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	14NP0084
<b>Description / Site Address</b>	Proposed single-storey rear extension at Holystone Grange Cottages, Holystone, Morpeth, Northumberland, NE65 7AN
<b>Expiry date of publicity / consultations</b>	29 October 2014
<b>Last date for decision</b>	18 November 2014

### **1. Planning Policy**

*NNPA Core Strategy and Development Policies Document*

Policy 1

Policy 3

Policy 17

Policy 18

Policy 19

Policy 20

*NNPA Building Design Guide SPD*

*National Planning Policy Framework*

### **2. Relevant Planning History**

Nil

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

**Harbottle Parish Council: Supports the application**

**NNPA Ecologist: No objections** to this application, subject to the mitigation listed in the bat report.

**NNPA Access and Recreation Officer: No objection**

**NNPA Landscape & Forestry Officer: No objection.** The nearest publically accessible receptor site for this proposed development is the Hepple to Sharperton minor road. The proposed development will not have a significant effect upon the landscape character or views of this part of the National Park.

No response was received from NNPA's Historic Environment Officer, NCC Development Management (North) or NCC Building Control (North)

One neighbour letter was sent out and a notice was placed at the site.

### **4. Assessment**

This proposal is for a new rear extension to provide increased kitchen and utility space, to replace an existing rear extension to 1 & 2 Holystone Cottages, which is a single residential property. The proposed extension will have an approximate footprint of 37 square metres, replacing an existing rear kitchen that has around a third of the area, projecting 4.22 metres from the rear of the property, slightly above the permitted development allowance of 4 metres for a rear extension on a detached residential property.

The proposed extension is designed with a hipped roof. The roof slopes to both sides and to the rear, all sloping from a flat area where the extension meets the main dwelling. The gradient of the proposed rear roof slope roughly matches the pitch of the main roof.

The extension would be constructed from random natural stone to match the main property. Roofing materials are proposed to be brown roof tiles to match the main property, with red clay capping, similar to that used on the ridge of the main roof. The flat part will be grey fibreglass. Proposed doors and windows are white UPVC, matching the windows on the property, although the existing doors are painted wooden doors.



***View of location of proposed extension (to replace existing rear extension)***

The key material planning considerations are;

- Design
- Amenity
- Impacts upon National Park special qualities

### *Design & Appearance*

It is noted that an extension 22cm shorter in length constructed from materials of a similar appearance to the main property would benefit from permitted development rights. This is a material consideration to take into account when assessing the design and appearance of this proposal.

The roof design, utilising a hipped roof is a somewhat unusual design for a rear extension to a property of this style and a lean-to extension may be preferable in this location. However, it appears that it is not possible to accommodate such a design in this instance. A number of factors have contributed to this design, which include a need for a design that sits below the existing dormers, whilst also avoiding the bat crevices that are to be retained, providing a suitable roof pitch for roof tiles to be used and allowing for adequate light into the proposed kitchen area through suitably angled rooflights.

The proposed facing materials are to be matching natural random stone, which is a major improvement on the artificial stone, which has an appearance that looks out of place. The UPVC windows and doors are considered to be appropriate in this case, as they would relate well to the main property, as existing windows are white UPVC. The proposed

matching slates on the sloped roof elevations and fibreglass to be used on the flat part of the roof are considered to have a more harmonious appearance with the main dwelling than the existing red roof tiles.



***Existing extension constructed from artificial stone***

The location of the extension is in an area that is well screened and would not be visible outside of the property, due to the discreet location to the rear and extensive tree screening surrounding the property, meaning that the design impact of the extension will have no impact other than within the rear garden area of the premises themselves.

Taking all of the above into account, as well as the principles set out in the Building Design Guide SPD, it is considered that the extension has been designed sympathetically, in such a way that is appropriate to the site and setting and subservient to the main building. The development accords with Core Strategy Policies 1 and 3.

#### *Amenity*

The property is well screened by tree cover to all sides and there are no neighbouring properties whose occupiers could be affected by the development. The development accords with Core Strategy Policies 1 and 3.

#### *Cultural Heritage*

A number of Listed Buildings are located to the south of the application site, the closest being around 150 metres away. Due to the scale and location of the development, it is

considered that there would not be any impacts on the setting of these heritage assets. The development accords with Core Strategy Policy 18.

### *Landscape & Visual Impacts*

Due to the small scale, design and location of the development, it is not considered that there will be any adverse visual impacts upon the landscape of the National Park. The development accords with Core Strategy Policy 20 and the NPPF.

### *Tranquility*

No external lighting is proposed as part of the development. It is not considered that the tranquility of the National Park would be adversely affected. The development accords with Core Strategy Policy 19 and the NPPF.

### *Ecological impacts*

No objections were raised by NNPA's ecologist, subject to the mitigation listed in the bat report. This includes, but is not restricted to, a timing restriction to avoid the hibernation period; ensuring contractors have a method statement and retaining crevices and access points as shown in the report and on the bat mitigation plan.

It is reasonable and possible to control these things through planning conditions and, therefore, the development accords with Core Strategy Policy 17 and the NPPF.

### *Summary*

In summary, the development provides a residential extension that, on balance, has an acceptable design and location, accords with relevant planning policies, protects the special qualities of Northumberland National Park and is acceptable in respect of all other material planning considerations.

### **Recommendation & Conditions**

Taking all of the above into account, including development plan policies and other material planning considerations including the NPPF, it is recommended that the local planning authority grant permission for application reference 14NP0074 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 91 (as amended) of the Town and Country Planning Act 1990 and 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 on 24<sup>th</sup> July 2014

Design and Access Statement received on 24<sup>th</sup> July 2014

Sustainability, Design and Access Statement received on 24<sup>th</sup> July 2014

Location Plan 1:1250 received on 18<sup>th</sup> August 2014

Bat and Barn Owl Report – Summer 2014 received on 23<sup>rd</sup> September 2014

Existing Plans and Elevations Dwg. No 47/14 Sheet 1 received on 24<sup>th</sup> July 2014

Initial Proposals Dwg. No 47/14 Sheet 2 received on 24<sup>th</sup> July 2014

Bat Mitigation No 47/14 Sheet 6 received on 23<sup>rd</sup> September 2014

Reason: For the avoidance of doubt and to ensure that the development conforms with Policies 1, 3, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

3. The development shall be constructed in full accordance the following materials:

- Natural stone to match the stone used on the existing, as specified on the approved plans
- Roof tiles to match those used on the existing property in colour and texture to, as specified on the approved plans
- Grey pigmented fibreglass as specified in the Design and Access Statement
- White UPVC window frames to match the colour, design and thickness of those used on the main property and as specified on the approved plans
- Clay ridge caps to match the colour of those on the main dwelling
- Black cast iron rainwater goods to match those on the existing property, as specified on the approved plans

4. The development hereby approved shall be carried out in strict accordance with the mitigation requirements set out in section 2 of the *Bat and Barn Owl Report – Summer 2014* received on 23<sup>rd</sup> September 2014 and the *Bat Mitigation No 47/14 Sheet 6* plan received on 23<sup>rd</sup> September 2014

In particular, attention is drawn to the need to undertake development in accordance with the requirements in respect of:

- Timing restrictions to avoid the bat hibernation period;
- Ensuring contractors have access to the method statement methodology for pointing;
- Repairs to the roof;
- Retention of access crevices and access points as shown in the report and on the *Bat Mitigation No 47/14 Sheet 6* plan

Reason: To ensure the development poses no risk to roosting bats (or other 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 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, 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 NNPA Development Management 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 planning application.

2. This consent 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.

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Development Manager</b>		
<b>National Park Officer</b>		