

DELEGATED DECISION REPORT

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| Application Reference Number | 14NP0083 |
| Description / Site Address | Construction of a two storey side extension to existing property at Low Leam Cottage, West Woodburn, Hexham, Northumberland, NE48 2SF. . |
| Applicant | Mr J Scott |
| Agent | Mr J Scott |
| Expiry date of publicity / consultations | 16 th October 2014 |
| Last date for decision | 27 th October 2014 |

Details of Proposal

This application seeks the construction of a two storey extension to the west of Low Leam Farm Cottage, West Woodburn.

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

The application property is located to the western side of Low Leam Farm, which is a substantial steading adjacent to the West Woodburn – Bellingham Road.

The proposed extension measures 3.35 metres wide x 3.7 metres deep and is constructed to a height of 5 metres to the ridge of the roof. A single storey lean-to section is proposed to the northern elevation measuring 1.7 metres deep x 3.35 metres wide under a lean-to roof.

Planning Policy

National Planning Policy Framework

Core Planning Principles
Chapter 7: Requiring Good Design

Northumberland National Park Core Strategy and Development Policies Document

Policy 1
Policy 3
Policy 17
Policy 20

Relevant Planning History

N/A

Consultations/Representations

Corsenside Parish Council: No comments received

NNPA Landscape and Forestry Officer: No objections. Comments provided setting out public receptor points and the landscape and visual impacts having regard to the scale, location and design of the development.

NNPA Ecologist: No objections, subject to the mitigation measures identified in the Bat Risk Assessment being carried out.

NNPA Access and Recreation Officer: No objections, provided that the Public Right of Way in the vicinity is protected throughout. There is one restricted byway (Corsenside 53) approximately 30 metres to the north of the site, however I would envisage that the proposed plans will not impact on the public's means of accessing this route.

NNPA Historic Environment Officer: No comments received

NCC Development Management: No comments received

NCC Building Control: If no door is being fitted to access the new room off the hallway then all of the first floor windows must be of a suitable size for escape in the event of fire.

Assessment

In assessing the application, the issues for consideration are:

- *Principle of Development*
- *Design & Amenity*
- *Landscape and Visual Impacts*
- *Impact on Ecology & Biodiversity*



*Existing cottage, photograph showing the southern elevation of the cottage.
Proposed extension would be to the left hand side.*



View of the Cottage from the West Woodburn- Bellingham road (looking west)

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 located as an extension to an existing dwelling.

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 the NPPF.

Design & Amenity

Policy 3 requires demonstration of sustainable design and construction.

The existing cottage is a modest two storey building constructed of stone under a slate roof. The proposed extension is design so that it converts the existing building from a single –front house to a double fronted one.

The extension presents an appropriate stylistic addition in relation to the existing house and this is achieved by complimenting the proportion and massing of the existing building and continuing the design cues of the existing building through into the new section. The extension continues the existing profile of the building and would involve relocating the western gable quoins to ensure the end result appears as a cohesive whole. The new addition would ensure that the Northumbrian vernacular remains intact. The design of the proposal does not detract from the character and styling of the existing building.

It is considered that the rural location of the property prevents any issues of 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.

Landscape and Visual Impacts

The proposal is of a small scale, although it is located in a relatively open location.

From a landscape perspective the nearest publicly accessible receptor sites for this proposed development is the Bellingham to West Woodburn minor county road which also forms part of the Pennine Cycleway route. Whilst the proposed development is largely hidden from view when travelling in a westerly direction along this road it will be visible for a fleeting moment when travelling in a north easterly direction but the extension will appear at the furthest end of the current building when viewed from this receptor.

Considering the proximity of this building to the main farm house at Low Leam, the scale and design of the proposed development and proposals to use natural stone for the walls and slate roof tiles to match the existing, the development would not have any substantial impact on the landscape character or views of this part of the National Park.

NNPA's landscape officer has raised no objections and the proposal is therefore considered to accord with Policy 20 of the Local Development Framework and the NPPF.

Impacts on Ecology & Biodiversity

The application proposal has been submitted with a Bat Risk Assessment, which has been assessed by NNPA's Ecologist. The ecologist had raised no objections to the proposals if the mitigation outlined in the report is made a condition. This mitigation includes following the method statement provided in the report to remove stones by hand, timing the removal of the water table outside the hibernation period and including some bat features in the new extension and on surrounding trees. Provided this mitigation is carried out then it is considered that the proposal accords with Core Strategy Policy 17 and the NPPF.

Rights of Way

A byway is located within the vicinity of the site, but should not be affected by the proposal. The development accords with Core Strategy Policy 3.

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 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, documents and correspondence:

Application Form, received on 28th July 2014
Existing and proposed plans, elevations and sections for proposed two storey side extension, 2104/006 Rev B, received on 1st September 2014
Proposed Site Location Plan 1:1250, received on 1st September 2014
Bat Risk Assessment, Report No 1 Draft October 2014, received on 22nd October 2014

Reason: For the avoidance of doubt, to enable the local planning authority to adequately control the development and to conform with Policies 1, 3, 8, 14, 15, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

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, Report No 1 Draft October 2014*, received on 22nd October 2014

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

- Following the method statement provided in the report to remove stones by hand;
- Timing the removal of the water table outside the hibernation period ;
- Providing three bat slates within the new extension; and
- Providing three bat boxes to be sited on trees within the farmstead

Reason: To ensure the development poses no undue 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.

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, 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 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 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.
3. Northumberland County Council Building Control have advised that if no door is being fitted to access the new room off the hallway then all of the first floor windows must be of a suitable size for escape in the event of fire. Building Control (West) can be contacted on 01670 623822 / 623820 or by email at buildingcontrol@northumberland.gov.uk
4. There is one restricted byway (Coursenside 53) approximately 30 metres to the north of the site; the planned works must have no effect on accessing this route. 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.

| | 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 |
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| Interim Manager: Development Management | | |
| Chief Executive | | |