

DELEGATED DECISION REPORT

Application Reference Number	14NP0069
Description / Site Address	Construction of storage shed at Redmire, Tasset, Hexham, Northumberland, NE48 1NX
Applicant	Mr. A Anderson
Agent	Mr. A Anderson
Expiry date of publicity / consultations	4 th September 2014
Last date for decision	6 th October 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 17: Ecology

Policy 18: Cultural heritage

Policy 20: Landscape

Policy 27 Water and Flood Risk

Relevant Planning History

N/A

Consultations/Representation

Parish Council: No objections

NNPA Landscape and Forestry Officer : No objection

NNPA Ecologist:: No objections

NNPA Access and Recreation Officer: No objections

NNPA Historic Environment Officer: no comments

Assessment

This application seeks the construction of a storage shed to the rear garden of Redmire, Tasset. The application site is a traditional house located within a substantial garden located to the east of Lanehead.

The application property consists of house with various outbuildings and a hardstanding area to the eastern boundary. Redmire is accessed via a private driveway from the unclassified road which runs from Lanehead to Donkleywood.

The application site is adjacent to a field boundary and an existing timber clad shed which received permission in 2008. The proposal site is screened to the eastern approach by existing mature tree cover and is partially screened by the hillside.

The proposal would be located within an area of hardstanding adjacent to the eastern boundary with the structure built close to an existing shed. The building would be for domestic use in association with the enjoyment of the dwelling house.

The proposed shed would measure 4.65 metres long by three metres wide and constructed to a height of 3.5 metres to the ridge of the roof. The pitched roof would have overhanging eaves of 0.5 metres. The proposed shed would be clad in timber (stained dark brown to match the existing buildings on site) and would have a ridged fibre cement roof of anthracite grey sheeting.



Location of the proposed shed within an existing paved area.



Wider view of the application site looking from the eastern approach from Lanehead. Proposed shed would be located between the existing shed and the tree to the left of the photograph. .

In assessing the application, the issues for consideration are:

- *Principle of Development*
- *General Development Principles*
- *Impact on Cultural Heritage*
- *Ecology*
- *Impact on Landscape*
- *Water and Flood Risk*

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 existing curtilage of Redmire 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 structure makes efficient use of the land associated with the property, being located within a fenced area of existing hard standing. The building would be constructed in a close relationship with an existing building without representing over-development of the site with both structures contained within a fenced enclosure.

The existing buildings of the site are of timber construction with ridge-profiled sheet roofs in anthracite grey and the proposal would be built to match.

The proposed building would appear as a traditional outbuilding of materials of a muted colour, which would not detract from the character of the site. No issues of detriment to neighbour amenity are envisaged by the development either through overshadowing or overlooking, with the proposal being located some distance from neighbouring properties.

In consideration of the points outlined above, it is considered that the proposed extension accords with Policy 3 of the Local Development Framework.

Ecology

The application has been assessed by the National Park's Ecologist and no objections have been raised. It is therefore considered the proposal does not conflict with Policy 17 of the Local Development Framework.

Impact on Cultural Heritage

The application site consists of substantial grounds with a Grade II Listed bridge 35 metres from the north-western boundary of the property. The proposed structure would be constructed to the eastern boundary and due to the distances between the two, no impact on the Listed structure would occur. Consequently it is considered the proposal will accord with Policy 18 of the Local Development Framework.

Impact on Landscape

The application property is located to the eastern fringes of Lanehead, which is characterised by a core grouping of dwellings with further houses scattered around the edges in more widely dispersed pattern. The application property is located on the edge of the settlement with a collection of outbuildings and substantial grounds. The proposed structure would not alter the character of the landscape of this part of the National Park and would not appear as an incongruous addition to the context of the site. The proposed building, whilst being visible from the public road, would sit

comfortably within the site and as such the proposal is considered to accord with Policy 20 of the Local Development Framework.

Flood Risk

The application property is located within substantial grounds with part of the western end of the property located within Flood Zones 2 and 3. The proposal site is located at the eastern end of the property outside the flood zone area. It is therefore considered no risk of flooding is envisaged at the location of the proposal and no detriment to flood risk is anticipated with the construction of the building. The proposal is therefore considered to accord with Policy 27 of the Local Development Framework

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies within the Northumberland National Park Core Strategy Local Development Policies Document and the National Planning Policy Framework. 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 29th of July 2014:
 - Application forms
 - Sustainability Design and Access Statement
 - Plan view
 - Drawing number 001/NSEW (elevation plans)
 - Material Specification for the construction of a small storage shed

Reason: for the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1 and 3

of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

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		

