

DELEGATED DECISION REPORT

Application Reference Number	14NP0071
Description / Site Address	Construction of single storey extension to rear of Saughy Rigg Farm, Haltwhistle, Northumberland, NE49 9PT.
Applicant	Ms J Drinkwater
Agent	BH Planning and Design
Expiry date of publicity / consultations	16 th September 2014
Last date for decision	7 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 20: Landscape

Policy 25: Renewable Energy and Energy Efficiency

Relevant Planning History

N/A

Consultations/Representation

Parish Council: No objection

NNPA Landscape and Forestry Officer : No objection

NNPA Ecologist: No objection

NNPA Access and Recreation Officer: No objection

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 the farmhouse at Saughy Rigg.

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

The proposed extension measures 8 metres x 3.85 metres and is to be constructed at 90 degrees to the rear (north) elevation of the house. The extension would be constructed of stone under a pitched slate roof and is designed to look like a range of domestic outbuildings to the rear of the house.



Existing northern elevation of the cottage, showing the location of the proposed new extension.

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 grouping of the existing buildings at the site and the close relationship between the proposal and the rear elevation of the house. The location of the proposal and its juxtaposition with the existing buildings means 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 house is a traditionally styled double fronted structure under a pitched stone slate roof. The proposed rear extension is of traditional styling constructed of traditional materials which is designed to compliment the existing house. The roof of the proposed extension is to be covered in slate, which as a traditional material used at the former steading on existing outbuildings. The walls of the proposed extension is to be constructed of stone to match the existing.

The extension presents a subservient addition in relation to the existing house and this is achieved by its proportion and orientation. The design solution is intended to appear as a converted outbuilding to the house and as such would not appear as an incongruous addition.

The proposed extension is located to the northern elevation, which ensures the new extension is not visible from public receptor sites to the south and is entirely screened by the hillside and the existing buildings from the east, north and west. It is considered that the location, size and orientation of the extension 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.

Impact on Landscape

The application property is located within a grouping of former farmbuildings and farmhouse, which has been developed in the recent past into two residential dwellings. The existing character of the site essentially retains that of a traditional Northumbrian farmstead and the proposal would not alter this character. The rear elevation of the property and the site of the extension is screened from the wider landscape and it is considered that the proposal would not alter this character in the landscape context.

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 and would appear as part of the cohesive existing group of buildings. The proposal is therefore considered to accord with Policy 20 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 29th of July 2014:
 - Application forms
 - Design and Access Statement

- Location Plan

And the following documents received on the 11th of August 2014:

- Block Plan
- Drawing no A/01
- Drawing no A/02
- Drawing No A/05

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		