

DELEGATED DECISION REPORT

Application Reference Number	14NP0085
Description / Site Address	Proposed conversion of redundant kennels to form bed sit holiday accommodation at Holystone Grange Cottages, Holystone, Morpeth, Northumberland, NE65 7AN
Expiry date of publicity / consultations	29 October 2014
Last date for decision	24 November 2014

1. Planning Policy

NNPA Core Strategy and Development Policies Document

Policy 1

Policy 3

Policy 7

Policy 14

Policy 15

Policy 17

Policy 18

Policy 19

Policy 20

Policy 25

NNPA Building Design Guide SPD

National Planning Policy Framework

2. Relevant Planning History

Nil

3. Consultations/Representations

Harbottle Parish Council: No objections

NNPA Ecologist: No objections

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.

NCC Highways: No objection

NCC Environmental Health: No objections

Environment Agency: No objections – advisory notes suggested

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

Seven neighbour letters were sent out and a notice was placed at the site.

4. Assessment

This proposal is to convert a disused kennel building to the rear of 1 and 2 Holystone Grange Cottages to a single holiday let, which would create a new planning unit.

The kennel building is in a poor state of repair at present, however the application is accompanied by a structural survey which demonstrates that the development is suitable for conversion.

The proposal will modify the existing building, with lime based mortar applied to existing stonework, roof tiles cleaned and put back, or replaced by matching new as necessary, with UPVC windows and part glazed UPVC doors to the front and rear elevations, with timber board cladding below the window openings to the rear. Timber barge boards would be replaced and be blue to match the doors. A black flue and vent pipe will also be installed, associated with the proposed wood burning stove to be used for heating.

The proposal will also involve the inclusion of a new access track from the existing driveway and two parking spaces.



East elevation of the kennel building

The key material planning considerations are;

- Principle of development
- Design
- Access and parking
- Amenity
- Impacts upon National Park special qualities
- Renewable Energy

Principle of Development

Policy 1 of the NNPA Core Strategy states that development proposals should conserve and enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity). The conversion of the building will provide a sensitive development that protects these qualities.

Policy 7 supports the change of use of existing buildings outside identified settlements where:

- The building is capable of conversion
- The building contributes to the Park's special qualities
- The building is of sufficient size to accommodate the proposed use without the need for significant alterations and extensions that would detract from its character

The structural survey demonstrates that the proposal is capable of conversion and the development meets all of these tests. This proposal is able to meet the needs of the applicant whilst using an existing building and meeting the tests in Policy 7.

A holiday let would be a sustainably located tourism and recreation use, re-using an existing building to provide self catering accommodation, in accordance with Policy 15 of the Core Strategy. The proposal is also supported by Core Strategy Policy 14 which supports the creation of new businesses, including tourism. The particularly tranquil location appears to be ideal for a holiday let that will allow visitors to increase their understanding and enjoyment of the special qualities of the National Park, without impacting negatively upon them, in accordance with Policy 15. A provision will be included through a planning condition to restrict the use of the properties for holiday purposes, to ensure that the development accords with policies 1, 7, 14 and 15.

The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision-taking. The proposal meets the definition of sustainable development set out in the NPPF.

Design & Appearance

The proposed changes will improve the appearance of and bring into use a disused kennel building, which is in a poor state of repair at present and directly adjacent to a storage building that is not of a traditional or harmonious design. The building is capable of conversion and will make limited alterations, which are considered to respect the character of the building and its surroundings.

The lime based mortar applied to existing stonework, re-use of existing roof tiles along with new matching tiles and timber barge boards where necessary are appropriate. It is considered that the UPVC and glazed windows and doors will be appropriate on this building, due to the character of the existing building and the main house and in particular due to the use of UPVC throughout the main house as existing. The timber board cladding below the window openings to the rear is also suitable. The black flue and vent pipe are necessary to accommodate renewable energy measures, associated with the proposed wood burning stove to be used for heating the building. They can be installed without having a negative impact on the design of the building.



Existing Building (East/North Elevations)

The building is not visible from any publicly viewable receptor points. The discreet location to the rear and extensive tree screening surrounding the property means that the design impact of the conversion 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 this proposal for the conversion of the building has been designed sympathetically, in such a way that is appropriate to the site and setting. The development accords with Core Strategy Policies 1 and 3.

Parking and Access



Proposed Parking Area (looking north)

The development will provide two parking spaces adjacent to the holiday let, close to an existing concrete base, accessed via an existing driveway access, with a gravel track to be constructed from the end of the existing gravel driveway to serve these spaces. The design and location of these are considered to be appropriate in their location and appearance.



Area of proposed access track looking (to the right of the stone building)

The highway authority has raised no issues about the access or parking provision. 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, which constitutes a conversion of an existing building with minor changes, and as 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.

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 by lighting. Additional trips to the holiday accommodation would be few due to the small scale and would not impact upon the National Park's tranquillity. The development accords with Core Strategy Policy 19.

Ecological impacts

There are not considered to be any harmful ecological impacts caused by the development and the NNPA Ecologist raises no objections. The development accords with Core Strategy Policy 17.

Renewable Energy

Core Strategy Policy 25 requires proposals to demonstrate high energy efficiency and energy generation utilising at least 10% of energy from renewable energy, also minimising the energy used in construction. The re-use of a suitable existing building that is structurally sound and capable of conversion will minimise the energy used in construction.

Information has been provided on the new U values for proposed floors, walls and roof, clearly stating that the only form of heating will be through a wood burning stove. While further specifications beyond this are not provided, it is clear that these measures will be sufficient for the development to accord with Core Strategy Policy 25.

Summary

In summary, the development provides a conversion of an existing building to an appropriate tourism use, 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 14NP0085, 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 15th August 2014

Design and Access Statement received on 15th August 2014

Sustainability, Design and Access Statement received on 15th August 2014

Location Plan 1:1250 received on 15th August 2014

Kennel Building Structural Survey received on 23rd September 2014

Renewable energy and insulation information contained within 'Holystone Cottages – Proposed Kennel conversion to form Holiday Accommodation (Policy 25 of the Northumberland National Park Core Strategy & Development Policies Document)' received on 23rd September 2014

Site Plan 1:250 @A1 Dwg. No 47/14 Sheet 5 received on 15th August 2014

Proposed Plans & Elevations & Site Dwg. No 47/14 Sheet 4 received on 23rd September 2014

Existing Plans & Elevations Dwg. No 47/14 Sheet 3 received on 15th August 2014

Reason: For the avoidance of doubt and to ensure that the development conforms with Policies 1, 3, 7, 14, 15, 17, 18, 19, 20 and 25 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 building, as specified on the approved plans
 - Lime based mortar pointing as specified on the approved plans
 - Roof tiles to match those used on the existing building in colour and texture to, as specified on the approved plans
 - Timber cladding to south elevation as specified on the approved plans
 - White UPVC window frames to match the colour, design and thickness of those specified on the approved plans
 - Clay ridge caps to match the colour of those used on the existing main building
 - Black flue and vent pipe, as specified on the approved plans
4. Prior to the fixing of any external lighting within the site, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:
 - The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the holiday let, unless removed entirely.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and the NPPF.

5. The area allocated for parking and manoeuvring on the submitted plan shall not be used other than for the parking and manoeuvring of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking and manoeuvring of vehicles clear of the highway, in accordance with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

6. The holiday let hereby approved shall be occupied for holiday purposes only, shall not be occupied as a person's sole or main place of residence and the operators shall maintain an up-to-date register of the names of all occupiers of the holiday let hereby approved and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

Reason: To prevent a permanent and unrestricted residential use in a location where this would not otherwise be in accordance with adopted planning policies, namely Policies 7 and 10 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

7. The renewable energy measures and insulation measures specified in the '*Holystone Cottages – Proposed Kennel conversion to form Holiday Accommodation (Policy 25 of the Northumberland National Park Core Strategy & Development Policies Document)*' statement shall be implemented prior to the first use of the building and retained thereafter for the lifetime of the development.

Reason: In order for the development to provide a development incorporating adequate renewable energy technologies and energy efficiency measures, in accordance with Policy 25 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

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 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.

3. Surface Water Disposal

The Environment Agency recommend visiting the following website for standing advice regarding general surface water drainage issues.

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

	Signature	Date
Planning Officer		
Development Manager		
National Park Officer		