

DELEGATED DECISION REPORT

Application Reference Number	14NP0098
Description / Site Address	Construction of a metal framed and metal clad shed 9m by 5m by 3m height to eaves at land opposite Redeswire, Rochester, Northumberland
Consultation Expiry	19 December 2014
Last date for decision	20 January 2015

Details of Proposal

The proposal is to erect a new steel framed and steel clad building to the south side of the A68, opposite a small row of terraced properties, on land set approximately 2.4 metres down from the level of the road. The building is proposed for domestic use, but the land on which it would be situated does not form part of the residential curtilage of Redeswire, the residential property with which it is to be associated, as it remains clearly separated by the A68. It is, however, understood to be in the same ownership.

The land is currently privately owned amenity land that is currently in a poor and overgrown condition, which has stone outbuildings, which are in a good condition, directly fronting onto the A68. Adjacent to the site boundary is a public right of way to the west, which runs south from the A68. Much of the land directly to the south of the A68 in this area is taken up by other pieces of privately owned amenity space, some of which have buildings on them, including directly adjacent to the application site. A number of these have fallen into poor condition.



Current condition of the existing site (viewed from right of way – above, viewed from A68, below)



The building would be green in colour, would have a depth of around 5 metres and would be 9 metres wide. The total eaves height would be approximately 2.9 metres high, with a ridge height of 4.0 metres. The eaves height would appear a few inches above road level when viewed from the A68, with the ridge height roughly following the height of existing stone outbuildings directly west.



Views of proposed site from the A68 (to the left of the stone outbuilding) – above & below



Planning Policy

- *NNPA Core Strategy and Development Policies Document (Core Strategy)*
Policies 1, 2, 3, 5, 12, 17, 18, 19, 20, 25
- *NNPA Building Design Guide SPD*
- *NNPA Landscape SPD*
- *National Planning Policy Framework*

Summary of Consultations/Representations

NNPA Access Officer: No objections.

NNPA Historic Environment Officer: No objections.

NCC Highways: No objections.

NNPA Landscape & Forestry Officer: No objections.

No comments have been received in response to public notifications and response has been received from NCC Building Control, NCC Development Management, NNPA Ecologist and Rochester Parish Council.

Assessment

The key material planning considerations are;

- Principle, location and sustainability of the development;
- Design, impact on landscape, tranquility & amenity;
- Impact on ecology & heritage;

Principle of Development

The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The design and choice of location for the building will mean that the proposal will not have an adverse impact on the Park's special qualities.

The proposed location for the building is located within Rochester, which is a defined settlement in the Core Strategy. New buildings in Rochester are supported by Policy 5, where they contribute to the provision or protection of village services. The land to the south of the A68 has a number of pieces of amenity land, some of which have buildings on at present. A new building on this site would improve the condition of the land on which it lies and make a positive contribution to this area as a whole, while not having any adverse effect on village services.

Policy 1 also states that applications should demonstrate a reduced impact on climate change by maximising renewable energy generation. Policy 2 supports development that minimises energy use and achieves high environmental standards. Policy 25 requires renewable energy to be incorporated and encourages energy used during construction to be minimised. This building is a simple steel framed and steel clad building, that will require relatively little energy during construction. As the building is for domestic purposes, with no utility services to the building proposed, it is envisaged that the energy requirements would be very low. Therefore, on balance, it is not considered that it would be reasonable to insist upon renewable energy to be incorporated.

The highway authority have raised no objections in terms of impacts on highway safety and NNPA's Access Officer is satisfied that the proposal will not affect the adjacent public right of way.

The development is considered to accord with Core Strategy Policies 1, 2, 3, 12 and 25.

Design, Impact on Landscape, Tranquility & Amenity

The design of the building is considered to be acceptable in the chosen location. A positive factor is that it would not have the impression of a building as large as the one that is being proposed when viewed from the A68, due to the location. Only the roof of the building would be visible from the road, with the majority of the building hidden from view by a stone retaining wall between the road and the much lower land where the building would sit. A green colour and dual pitched roof would be acceptable in this location and would ensure that the building does not stand out. The height of the building would remain roughly parallel with the stone outbuilding (outdoor toilet building) directly adjacent to it, meaning that it would fit harmoniously with the surrounding development.

It is also worth noting that a green steel clad building already exists a short distance further west on this side of the road in a much more prominent location.

The land on which the building would be situated is currently overgrown and in a poor state and the development would also provide an opportunity for the condition of the land to be improved.

The low visual effect due to the design and location of the building is also reflected in the comments of the Landscape officer, who notes that the intention to use green metal clad

sheets for the walls and roof will help mitigate the visual effects of the building within its landscape setting and that the low setting of the building will mean that it will not affect skylines viewed from the A68.

The location, design and size of the building also ensures that the residential amenity of adjacent properties would not be affected. A condition is however recommended to prevent any commercial use of the building in order to protect the amenity of the area and neighbouring properties and to maintain the character of the village of Rochester.

No external lighting is proposed and the building would not have an adverse effect on tranquility. The development accords with Core Strategy Policies 1, 3, 19 and 20 in respect of these issues.

Ecology & Heritage

The development would have no harmful effects on the historic environment and this is confirmed by NNPA's Historic Environment Officer. The site is not within a site designated for ecological reasons and there are no other known ecological impacts upon the site NNPA's ecologist has not responded to the consultation to raise any objections.

The development therefore accords with Core Strategy Policies 17 and 18 in respect of these issues

Conclusion

On balance, it is considered that the proposed development, by virtue of its size, location and design avoids any harmful negative impact on the wider landscape and special natural qualities of the National Park. The application is acceptable in all other respects and is therefore considered to accord with Policies 1, 2, 3, 5, 12 17, 18, 19, 20 and 25 of the Northumberland National Park Local Development Framework Core Strategy and the NPPF.

Recommendation

Grant planning permission subject to the following conditions:

1. The development hereby approved shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 of the Town & Country Planning 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 plans and documents:

- Application Form received on 5th November 2014
- Foundation Details received on 16th October 2014
- Baseplate Drawing WT6000/TW900 received on 16th October 2014
- Block Plan received on 18th November 2014
- Site Location Plan received on 18th November 2014
- Design and Access Statement received on 5th November 2014

- Existing Side Elevation received on 18th November 2014
- Existing Side Elevation 2 received on 25th November 2014
- Existing Elevation, looking from A68, received on 25th November 2014
- Existing Elevation, Looking North, received on 18th November 2014
- Proposed Side Elevation received on 18th November 2014
- Proposed Side Elevation 2 received on 25th November 2014
- Proposed Elevation, looking from A68, received on 25th November 2014
- Proposed Elevation, Looking North, received on 18th November 2014

Reason: For the avoidance of doubt, to enable the LPA to adequately control the development and to conform with Policies 1, 2, 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 building hereby approved shall be constructed in a dark green colour.

Reason: To ensure that the external appearance of the development protects the visual amenity of the site and the landscape character of the National Park, in accordance with Policies 1, 3 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.

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 office accommodation, 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, 17 and 19 of the Core Strategy and NPPF.

5. The building hereby approved shall not be used for any trade, business, or other commercial use.

Reason: To prevent an isolated and uncontrolled commercial use from being established and in order to protect the amenity of the area and the character of the village of Rochester, in accordance with Policies 1, 3 and 19 of the Core Strategy and NPPF.

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.

	Signature	Date
Planning Officer		
Head of Development Management OR National Park Officer		