



DELEGATED DECISION REPORT

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| Application Reference Number | 15NP0007 |
| Description / Site Address | Part demolition of lean-to and construction of single-storey rear extension at 1 Birks Cottages, Tarsset, Hexham, Northumberland, NE48 1LA |
| Applicant | Mr G Festing |
| Agent | Butler Haig Associates |
| Expiry date of publicity / consultations | 24 February 2015 |
| Last date for decision | 25 March 2015 |

Details of the Proposal

Planning permission is sought for the part demolition of a lean-to store and the construction of a replacement single storey extension to the rear of 1 Birks Cottage, Tarsset.

The application property is a single storey dwelling, extended at first floor level to provide habitable rooms within the roofspace. The property is constructed of rubble-coursed stone under a dual-pitched roof, comprising two perpendicular elements, with the existing stores and utility room projecting beyond the rear of the dwelling.

The application property falls to the south western end of a row of three cottages, known as 'Birks Cottages', located north west of Birks Farm, separated by the vehicular highway.

The extension proposes a projection from the rear of the dwelling of 4.8 metres, following the part demolition of the stores and retention of the existing south western elevation. This would span a width of 5.15 metres, proposing eaves and ridge heights of 2.6 metres and 4.5 metres respectively.

Planning Policy

National Planning Policy Framework

Core Planning Principles

Chapter 7: Requiring Good Design

Northumberland National Park Core Strategy and Development Plan Policies

Policy 1: Delivering Sustainable Development

Policy 3: General Development Principles

Policy 17: Biodiversity and Geodiversity

Policy 19: Tranquillity

Policy 20: Landscape Quality and Character



Relevant Planning History

N/A

Consultations/Representations

Tarset and Greystead Parish Council: No objections.

NNPA Landscape and Forestry Officer: No objections. The use of natural stone and slate is welcomed. Comments provided setting out landscape and visual impacts, use of external lighting and impact upon trees.

NNPA Ecologist: No objections. The extension is single storey and will not break into the roof line.

NNPA Access and Recreation Officer: No objections. The proposals are unlikely to impact upon existing public access.

NNPA Historic Environment Officer: No objections.

NCC Development Management: No response received.

NCC Building Control: No response received.

Assessment

The main issues to be taken into consideration in the assessment of this application are:-

- Principle of Development
- Design and Amenity
- Landscape and Visual Impacts
- Impact on Ecology & Biodiversity
- Tranquillity
- Rights of Way



Rear elevation of the application site showing the existing stores and relationship with adjoining dwelling. Proposed extension would partially replace the existing stores.



Side elevation of application site showing the existing stores to the rear of the dwelling. The proposed extension would be constructed from matching stone and slates, incorporating the insertion of a door and window to the existing south western side elevation (facing).



Principle of Development

The National Planning Policy Framework makes 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, demonstrating high quality design and sustainable construction. The proposal is not considered to adversely impact upon the special qualities of the Park due to its small scale and inherent nature as a part-replacement structure, albeit slightly larger than the existing store, to an existing dwelling. The proposed extension would make efficient use of land at the site, and thus is considered to meet the criteria set out in Policy 1 and the NPPF.

Design and Amenity

Core Strategy Policy 3 promotes the principles of sustainable development, requiring sustainable design and construction in order to conserve and enhance the special qualities of the Park.

The existing cottage is a modest single storey dwelling, comprising two main perpendicular elements, with a utility room and two existing stores (accessed externally) projecting beyond the rear of the dwelling at a subordinate ridge height. The cottage forms one of a group of three dwellings known as 'Birks Cottages', each of which features a single storey lean-to front porch, the rear elevations of which vary somewhat in terms of overall design and form. The dwelling maintains a somewhat unusual relationship with the adjoining cottage (2 Birks Cottage), which features two ground floor side-facing windows which look onto the application site's garden, towards the proposed development.

The extension would be in keeping with the character and appearance of the host property by virtue of matching materials, use of stone quoins and overall built form, appearing as a complimentary and subservient addition through the implementation of a subordinate roof ridge and eaves heights. On balance, whilst not normally encouraged, the use of UPVC is considered appropriate when contextualised alongside the existing UPVC windows at the property. The design of the proposed extension would not detract from the character and appearance of the existing row of cottages as a whole.

Given the rural location of the property and relationship between the adjoining dwellings, impact upon residential amenity is considered to be restricted to the property immediately adjacent (2 Birks Cottages). The limited height and footprint increased would not be sufficient in order to detrimentally impact upon the adjoining dwelling in terms of overshadowing or loss of light. The staggered relationship between the proposed side-facing window and existing side facing windows to the neighbouring property and separation distance are considered sufficient in order to prevent against direct overlooking or loss of privacy. As such, in consideration of the above, the proposed extension is considered to accord with Core Strategy Policy 3.



Landscape and Visual Impacts

From a landscape perspective, the nearest publically accessible receptor site for the proposed development is the minor road to the south of the site. The proposed development would be partially visible from the highway when travelling in a north easterly direction; however this will be of no further impact than the existing store and utility building, the south west facing side elevation of which is to remain in place, together with the proposed insertion of fenestration. Considering the scale, nature, design and proposed use of matching materials, it is not considered that the extension would significantly impact upon the landscape character or views of this part of the National Park. NNPA's Landscape and Forestry Officer has raised no objections to the proposal, which is thus considered to accord with Policy 20 of the Local Development Framework and the NPPF.

Impact on Ecology & Biodiversity

The NNPA Ecologist has responded with no objections, as the extension is single storey and will not break into the roof line, thus raising no concerns with regards to bats. The proposal therefore accords with Policy 17 in this respect, which seeks to protect and enhance biodiversity across the National Park.

Tranquillity

The NNPA Landscape and Forestry Officer has requested further information regarding the requirement for external lighting as part of the proposed development. As no lighting has been proposed as part of the development, it is not considered necessary to seek additional information regarding this from the applicant, and it is therefore considered that the tranquillity of the Park would not be adversely affect. The proposal therefore accords with Policy 19 in this respect.

Rights of Way

The proposed development is considered unlikely to impact upon existing public rights of way within the area, and thus accords with Local Development Framework Policy 3.

Recommendation and Conditions

Grant conditional 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 January 2015
Existing and proposed plans and elevations (BC/08/EPE/02; BC/078/PPE/03),
received on 28th January 2015
Proposed Site Location Plan 1:1250, received on 28th January 2015

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with Policies 1, 3, 17, 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 facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and to conform with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

Informatives

1. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities,



other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

2. 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 the Northumberland National Park Authority's Development Management team 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.
3. 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 |
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| Planning Officer | | |
| Head of Development Management or Chief Executive | | |