



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	15NP0014
<b>Description / Site Address</b>	Proposed single storey extension to form new sun room to existing farmhouse at Whitelee Farm, Byrness, Otterburn, Newcastle upon Tyne, NE19 1TJ
<b>Applicant</b>	Mr J Wilson
<b>Agent</b>	Howard Litchfield Partnership
<b>Expiry date of publicity / consultations</b>	17 March 2015
<b>Last date for decision</b>	15 April 2015

### Details of the Proposal

Planning permission is sought for the removal of an existing lean-to storage building and the construction of a replacement sunroom to the farmhouse at Whitelee Farm, Byrness.

The application property is a two storey farmhouse, set within the farm steading. The main dwelling is constructed from stone under a dual-pitched roof, with adjoining outbuildings projecting beyond to the northern side of the property, enclosing the farmyard to the rear of the farmhouse (west).

The site, comprising the farm and a small number of holiday letting units, lies to the north of the A68, north-west of Catcleugh Reservoir, and is accessible by a short track.

The sunroom proposes a projection from the existing outbuildings of 4.45m, infilling a space between a further outbuilding and an existing section of stone wall 9.6m in width. The extension would incorporate eaves and ridge heights of approximately 2.8m and 4.5m respectively, and would be constructed from stone and slate with extensive glazing to the eastern side.

### 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 18: Cultural Heritage*  
*Policy 19: Tranquillity*  
*Policy 20: Landscape Quality and Character*



### **Relevant Planning History**

N/A

### **Consultations/Representations**

Rochester Parish Council: No response received.

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 proposed extension would not be keyed into the existing farm and outbuildings and roofs.

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

NNPA Historic Environment Officer: No objections. The nature, scale and location of the proposal is unlikely to cause harm to archaeological remains and the proposal will constitute an improvement to the existing building layout. Reference to the farmhouse's structural development and subsequent suitability of the proposal would have been welcomed as part of the application.

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
- Historic Environment



*Front (eastern) elevation of existing lean-to shed, with existing outbuildings to the rear and right. Farmhouse to the left, beyond stone garden wall. The proposed extension would replace the shed in this location with non-opening glazing to the facing elevation.*



*Front elevation of the farmhouse, with the existing lean-to shed visible beyond the stone garden wall. Domestic garden area visible to the front of the farmhouse. Opening within the wall providing access into the shed is visible to the centre of the photograph.*



### *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 relatively modest scale, marginally smaller than the existing store, and nature as a part-replacement structure on the site. 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 farmhouse at Whitelee Farm is of substantial stature, constructed from rubble-coursed stone with a double dual-pitched 'M-shaped' slate roof. The dwelling sits adjacent to the farm steading, with adjoining outbuildings projecting beyond to the south (rear) and northern side of the property, enclosing the farmyard to the rear of the farmhouse.

The dwelling fronts east onto what appears to be the garden area, bounded by stone walling along the northern side. This wall acts to separate the garden from the farmland beyond, delineating what appears as the domestic curtilage. Somewhat unusually, the garden wall hosts an opening through which the lean-to shed can be directly accessed, with a further doorway providing internal access through from the shed into the 'snug' and farmhouse. Whilst it is considered likely that the existing lean-to shed may have been historically used for agricultural purposes, the applicant has confirmed that the building has been in use as domestic garaging for a time period in excess of 10 years; this ancillary residential use is further compounded by the relationship maintained between the shed, dwelling and garden.

The existing shed is unsightly, and when viewed in close context to the farmhouse and stone outbuildings, constitutes an unsympathetic addition to the buildings on the site. The proposed sunroom would more closely replicate the domestic character and appearance of the existing structures on the site by virtue of matching materials, use of stone water tabling and overall built form, appearing as a subservient addition through the implementation of subordinate ridge and eaves heights.

The proposed use of aluminum windows and high proportion of glazing to the eastern elevation would constitute contemporary and complimentary additions to the site; however these would not detract from the existing buildings, acting to provide some level of visual separation between the original farmhouse and newer extension. The proposed insertion of non-opening fenestration to the eastern side of the sunroom would restrict external access to that out into the garden only in place of the existing double doors onto the farmland



beyond the garden, thus consolidating residential development on the site and separating the existing agricultural and domestic uses.

Given the proposed position of the extension tucked into the eastern side of the property, remote location of the dwelling and subsequent absence of neighbouring dwellings, the extension is thus considered acceptable in terms of impact upon residential amenity. 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 sites for the proposed development are the A68, located some 240m south of the site, and an area of Public Access land located 110m to the east. Given this, and the general remoteness of the Whitelee Farm site, it is unlikely that the proposed extension would be particularly prominent from within the surrounding landscape; however any such views of the existing lean-to building are likely to be improved upon through the introduction of somewhat more favourable, traditional stone and slate construction materials. Following consideration of the scale, nature, design and proposed use of the extension, this would not have a significant 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 proposed extension would not be keyed into the existing farm and outbuildings or roofs, and would act to replace an existing building of metal sheet construction, 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 proposed extension would not incorporate external lighting, and it is therefore considered that the tranquillity of the Park would not be adversely affected. The proposal thus 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.



### *Historic Environment*

The NNPA Historic Environment Officer has raised no objection to the proposal, siting that the nature, scale and location of the proposal are unlikely to cause harm to archaeological remains, with the extension constituting an improvement to the existing building layout. Comments have been raised pertaining to an absence of reference to the farmhouse's structural development within the application details, however as such details are not relevant to householder applications. The proposal is therefore considered acceptable in terms of impact upon cultural heritage and thus accords with Local Development Framework Policy 18 in this respect.

### **RECOMMENDATION & 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 18.02.2015  
Design and Access Statement February 2015 rev. P1, received on 18.02.2015  
Proposed Site Plan rev. P1, received on 18.02.2015  
Proposed Floor Plans and Elevations rev. P1, received on 18.02.2015

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, 18, 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. 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.

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.

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management</b>		