

DELEGATED DECISION REPORT

Application Reference Number	15NP0047
Description / Site Address	Single storey rear bedroom extension with glazed link to existing property at Bridge End Cottage, U4023 Low Alwinton to Makendon Cattle Grid, Alwinton, Northumberland, NE65 7BQ
Expiry date of publicity / consultations	31 July 2015
Last date for decision	6 August 2015

Details of Site & Proposal

This application seeks to construct a single storey rear extension to the rear of Bridge End Cottage, Alwinton. The property to be extended is a modest single storey property of a traditional stone and slate construction (seen in the photo below).



Views of the property from the rear garden looking north east (left) and looking southwest from the road (right)

While a building of attractive and traditional character, it is understood not to be covered by any listing or local listing. The front of the house fronts right onto the road into Alwinton. To the north of the property sits the Rose and Thistle Pub, with open fields to the south.

The proposed extension is of a contemporary design and comprises of three main parts. Immediately to the rear of the property there is proposed to be a narrow glazed and aluminium framed link, which would run from the northern boundary of the property, running approximately three quarters of the length of the rear wall of the existing dwelling. This would allow an internal link to be created to a larch-clad pitch roof building, utilising more lightweight materials than the main dwelling. This mimics the roof pitch of the main dwelling, but is set at slightly reduced ridge and eaves heights. A slate shingle clad flat roofed structure is proposed to the rear of the pitched roof structure to also provide an outdoor store. The proposed south elevation (below) sets the design concept out most clearly.



Proposed South Elevation

Planning Policy

NNPA Core Strategy and Development Policies Document

Policy 1	Delivering Sustainable Development
Policy 3	General Development Principles
Policy 8	Community Facilities
Policy 12	Transport and Accessibility
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character

NNPA Building Design Guide SPD

National Planning Policy Framework

Consultations & Representations

Alwinton Parish Council: No objection

NNPA Ecologist: No objection

NNPA Access and Recreation Officer: No objection

NNPA Historic Environment Officer: No objection

NCC Highways: No objection – an informative note was recommended re: construction materials on the highway

Northumbrian Water: No comments to make

Neighbour letters were sent out and a notice was placed at the site. **One letter of objection** was received, raising concerns regarding the following issues:

- The size and scale of the proposal;
- Design and appearance;
- Party wall issues;
- Noise and disturbance implications of the development;
- Massing and impact on outlook;
- Impacts on dark skies.

The issues raised are discussed in the assessment section of the report.

Assessment

Introduction

The key issues for consideration are:

- Principle of the development;
- Design, location and scale of the extension;
- Effects of the proposal on amenity and outlook;
- Effects on community facilities & noise;
- Highways & Access;
- Effects on National Park special qualities.

Principle of the development

The principle of an extension to a residential dwelling in a small village is acceptable and in accordance with development plan and NPPF policies.

Design, location and scale of the extension

NNPA Core Strategy policies 1 and 3 seek to secure sustainable development and high quality sustainable design and construction. Design should protect local character and distinctiveness through careful integration with the existing built form. This includes utilising materials that are appropriate and ensuring that residential extensions are subservient to main dwellings.

The Building Design Guide also sets out useful design guidance that can be applied to proposals for extensions to buildings within the National Park. The host property is a relatively small property and section 6.3.2 of the Building Design Guide, on extensions, does acknowledge that smaller buildings often have less scope for extensions. While it is accepted that the village is characterised by mainly stone built properties, the type of stone used appears to vary in places, including more yellow coloured stone on extensions to the rear of the Rose and Thistle. It is considered that a new extension proposed utilising

matching materials could not be harmoniously added to this building without being vastly reduced in size.

The Building Design Guide does suggest a solution to this, in section 6.3.2. It suggests creating a contrasting link (the glazed, aluminium framed link) and suggests the use of lightweight and transparent materials (timber cladding, glazing). The design solution put forward has taken this guidance into account.

The Design Guide and Policy 3 are also clear that extensions should be subservient to the main property. It is considered that this would be achieved, with the roof pitch of the extension, mimicking the roof of the main building, whilst being slightly set down and also utilising slate for the facing materials contributing towards the subservience. Aside from the glazed link, the extension will also be only around one third to two fifths of the width of the main building and located in the least visible location from public viewpoints. It is considered that the extension would be a subservient addition to the main dwelling.

The objection letter received focuses on the size and scale of the development, in particular alleging that the footprint of the building would be increased by in excess of 50%, although it does appear to be around 50%, rather than substantially exceeding it. There is nothing set out within local or national planning policy, or indeed the design guidance to prohibit extensions with this footprint, providing that they achieve subservience through their design assessed as a whole. It is not considered that the footprint of the proposed extension would harm the character, appearance, layout or function of the building, as alleged.

In terms of more immediate views of the site, it is accepted that a small part of the extension would be visible from the road near to the bus stop, when looking towards the south or south-west. This, in the main, would only be a small part of the slate roof of the extension, rising slightly above the stone boundary wall, but set down below the main roof pitch. The objection letter received raises the concern that the extension would be visible from adjacent to the bus stop. It is not considered that this would be in any way harmful to the character or visual appearance of the area. It is also unlikely that the building would be glimpsed when looking in the direction of west (straight on at the front elevation) or the north-west). Around the corner, the extension would be completely screened by buildings.



Existing view from the road close to the bus stop in Alwinton (looking south-west)

It is not considered that the design of the building would affect the character of the settlement in wider views. The main approach to Alwinton is from the south, in which Bridge End Cottage can be seen as the first property that is arrived at close to the road. From public viewpoints, a small collection of buildings where Bridge End Cottage sits can be viewed as a tightly knit group. Views from the south are dominated by open fields to the front with a large agricultural style timber building in a very open location, with a backdrop of hills to the north.

The location's orientation towards the northern end of the property means that the proposed extension would be largely hidden from view in these wider views and existing views should be largely unaffected. The cluster of buildings to the north and west would obscure any visibility in these directions.



Wider views of the property from public viewpoints to the south and east

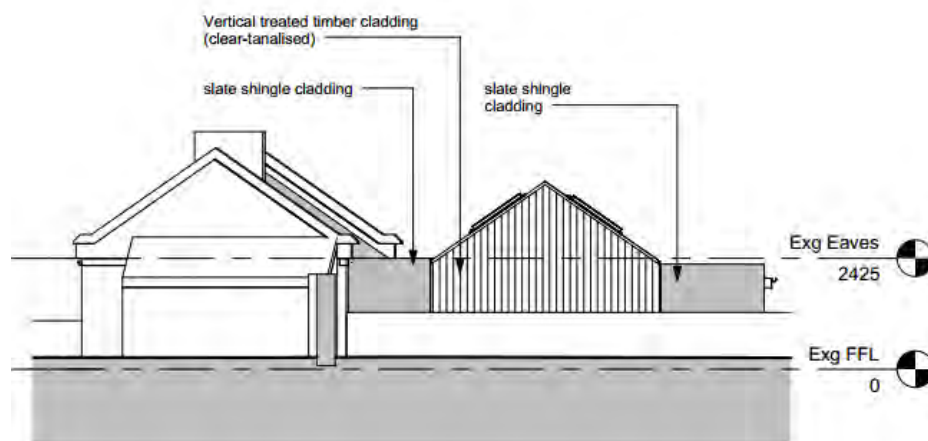
Having taken the above into account, it is considered that the extension has been designed sympathetically, in such a way that is appropriate to the site and its setting within Alwinton and its wider surroundings. While the objection letter received indicates that the extension would be dominant from the south, this is not the case, as its location and orientation mean it would not be prominent at all.

In assessing this proposal, permitted development fallback positions have been considered, which could potentially allow ancillary accommodation through the construction of outbuildings of a scale and design at odds with the property.

It is considered that the proposal is not excessive in scale and remains subservient to the main building. The proposal has been successfully designed with a lightweight and contrasting link to allow this modest sized property to be sympathetically extended, in a manner that takes on board guidance in the NNPA Building Design Guide. The development also accords with NNPA Core Strategy Policies 1 and 3 and the requirements to achieve good design set out in the NPPF.

Effects of the proposal on amenity and outlook

The north elevation (below) of the property demonstrates that the three parts of the extension would all project above the boundary wall, but do would not have an overbearing or dominant appearance.



Proposed North Elevation

The extensions are smaller than the main property and far smaller than buildings at the Rose and Thistle. A substantial gap between the extension and the property to the north is maintained. There is also no potential for overlooking, as no windows face north. The objection letter received raises concerns due to the perceived impacts of the massing of the extension on the outlook of the living conditions of the occupiers of south facing residential rooms in the Rose and Thistle Pub, but it is not considered that residential amenity would be harmed in this case.



Photos from the Rose and Thistle Beer Garden

Concerns relating to views from the Rose and Thistle, views from its beer garden and concerns relating to party wall issues have also been raised. Private views and party wall considerations are not material considerations that can be taken into account in decision making.

It is considered that there would be no unacceptable effects on amenity arising from this proposal and the outlook from residential properties and that the development accords with policies 1 and 3 of the Core Strategy.

Effects on community facilities & noise

The dwelling is adjacent to the Rose & Thistle pub and a representation from the occupiers of the pub has raised concern about the impact of an extension to the running of their business. Policy 8 of the Core Strategy seeks to safeguard existing facilities that are demonstrably important within a community.

The application site is already a residential property. While the LPA is not aware of any evidence which demonstrates that there is any threat to the residential amenity of this property resulting from noise, any unacceptable levels of noise that were to occur would also affect the amenity of the existing property and its garden area. As this is a modest extension to an existing property, rather than a proposal for a new dwelling it is not considered that it would be reasonable for any potential for noise to affect the application property should prevent this extension from going ahead.

It is also not considered that there is any evidence that any physical effects arising from the design and location of the proposed extension would unacceptably affect the viability of the pub as a going concern.

The development is considered to accord with Core Strategy policies 1, 3 and 8, and the NPPF in respect of noise considerations.

Highways & Access

The Highway Authority and NNPA Access Officer have raised no concerns. An informative note relating to construction materials is proposed for inclusion on the request of the highway authority. The development accords with Core Strategy policies 3 and 12.

Effects on National Park special qualities

As discussed in the design section, the extension would not be prominent within the wider landscape, including on the main approaches to Alwinton from the south. Due to the small scale, design and location of the development, it is not considered that there will be any materially adverse effect on the landscape character of the National Park. The development accords with Core Strategy Policy 20 and Chapter 11 of the NPPF.

The National Park's ecologist does not consider that the proposal would be likely to have an adverse effect on ecology, noting that protected species surveys were not required to accompany the application due to the nature of the extension. The development accords with Core Strategy Policy 17 and Chapter 11 of the NPPF.

There are not considered to be any adverse archeological or heritage assets that would be affected by the proposal. The property is not covered by any listing or other designation and does not have any local listing as far as available records indicate. The Park's Historic Environment Officer has raised no objection to the proposal, noting that, while the site is within the archaeologically sensitive area shown on the Alwinton Village Atlas, the footprint of the proposal and the use of lightweight materials not requiring substantial excavated foundations will in practice result in low potential for harm to any surviving archaeological deposits in this area. The development therefore accords with Core Strategy Policy 18 and Chapter 12 of the NPPF.

Concern has been raised in the objection letter received that the glazed link and rooflights would contribute to a loss of dark skies within the National Park. Due to the small scale of the development, it is not considered that the glazed parts of the proposal would have a materially harmful upon the dark skies and tranquillity of the National Park. Consideration has been given to the potential for restricting external lighting through planning conditions, but as they could be installed on the existing property without the need for consent, it is not considered that this would be a practical or necessary restriction in this case. The development accords with Core Strategy Policy 19 and Chapter 11 of the NPPF.

Conclusion & Recommendation

In summary, the development provides a residential extension that, on balance, is suitably designed and located in a manner that would respect the character of the existing building, the surrounding area and the special qualities of the National Park. The development is considered to be acceptable in respect of all relevant material planning considerations, including effects arising the size, scale, design, appearance, massing, outlook and the dark skies of the National Park. Effects of the development related to noise and the viability of the

adjacent pub as an ongoing community facility have also been considered in arriving at this recommendation.

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 15NP0047, subject to the following conditions:

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 as required by 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 11/6/15

Location Plan received on 11/6/15

360-01 Proposed Elevations received on 11/6/15

300-01 Proposed Floor Plans received on 11/6/15

050-02 Proposed Demolitions received on 11/6/15

000-01 Site Plan received on 11/6/15

Bridge End Cottage, Alwinton Design Statement received on 11/6/15

Reason: For the avoidance of doubt and to ensure that the development accords with NNPA Core Strategy policies 1, 3, 8, 12, 17, 18, 19 and 20, the NNPA Building Design Guide and the NPPF.

3. Prior to the commencement of construction of the development hereby approved, details and/or samples of external materials to be used in the construction shall be submitted to and approved in writing by the local planning authority, including:
- A sample of the treated timber cladding to be used in the external construction of the extension;
 - A sample of the slate shingle cladding to be used in the construction of the extension;
 - Samples and/or details of the specification of powder-coated aluminium frames to be used in the construction of the extension;
 - A sample of the slate to be used in the roof of the extension;
 - Samples and/or details of the specification of the single ply membrane to be used in the construction of the extension;

- Details of the proposed timber door to be used in the construction of the extension.

The development shall be constructed in full accordance with the approved details.

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the building and its surrounding area, and for the development to accord with NNPA Core Strategy policies 1, 3 and 20, the NNPA Building Design Guide and the 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, may 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 may be unauthorised and you may be liable to enforcement action.

(b) In addition, if a condition precedent is breached, the development may be unauthorised and the only way to rectify this would be the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. Please ensure that no construction materials are stored on the public highway which would cause obstruction and danger to users of the highway.

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