



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	15NP0064
<b>Description / Site Address</b>	Removal of existing detached garden room and decking and construction of new garden room and decking at Snabdough Farm, Tasset, Northumberland, NE48 1LB
<b>Expiry date of publicity / consultations</b>	9 September 2015
<b>Last date for decision</b>	12 October 2015

### Details of Proposal

Planning permission is sought for the removal of an existing detached summerhouse and associated decking, and construction of a replacement summerhouse and decking at Snabdough Farm, Tasset.

The replacement summerhouse proposes a footprint of 2.3m x 2.9m, proposing eaves and ridge heights of 1.9m and 2.3m respectively. This would be of timber construction with felt roofing tiles, with double doors and windows to the front (west-facing) and side elevations. The summerhouse would be sited atop a timber decked area; this proposes a footprint of 5.5m x 4.15m, approximately 0.1m above ground level, bounded in part by timber balustrading approximately 0.9m in height.

The proposed summerhouse would be sited to the south-eastern corner of the garden, bordered by dry stone walling and a small cluster of mature mixed planting, including coniferous shrubs. The garden is further bounded to the east by the main road and to the south by agricultural land.

It is believed that the existing summerhouse does not benefit from planning permission, however it is understood that this structure has been in place for more than 4 years, rendering it immune from enforcement action on behalf of the Local Planning Authority. This position has therefore been taken into account in determining this application, and the presence of an existing summerhouse is considered to constitute the starting point for the determination of this proposal.

Snabdough Farm is Grade I Listed stone farmhouse, dating from c.15-16 with c.18 and early c.19 additions.

### Planning Policy & Guidance National Policies

National Planning Policy Framework (NPPF) (2012)



National Planning Practice Guidance (2015)

### **Local Policies**

#### **Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

### **Supplementary Planning Guidance**

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)  
NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

None relevant to this application

### **Consultation/Representations**

#### **Historic England: No Comments**

*The application should be determined in accordance with national and local policies and guidance.*

#### **Tarset and Greystead Parish Council: Support**

*The application is supported.*

#### **NCC Historic Buildings Advisor: Objection**

*The application states that the proposal would be a replacement for an existing garden room, however it is understood that this existing structure does not have planning permission, therefore this has not been considered against local and national planning policy.*

*The proposal would be harmful to the setting of the Grade I Listed Building by introducing a structure within its grounds that does not reflect local distinctiveness in its design or materials.*



*The significance of Snabdough lies in part in its historical importance as part of a series of robust, fortified and isolated houses found across rural Northumberland. The introduction of a garden room structure would therefore be alien to this building and landscape, detracting from its clear views and isolation, and would conflict with its significance.*

**NNPA Landscape and Forestry Officer: No Objections**

*The nearest publically accessible receptor site is the minor country road passing alongside the application site from Dunterly to Chirdonburn Bridge. The proposed development would not impact significantly upon the landscape character or views of this part of the National Park, being constructed from appropriate materials, set within the existing garden and within the curtilage of Snabdough Farm. Further comments provided regarding external lighting and trees.*

**NNPA Access and Recreation Officer: No Objection**

*The proposals are unlikely to impact upon existing public access within the area.*

**NNPA Ecologist: No Objection or Comments**

**NNPA Historic Environment Officer: No response received**

The proposal was advertised by means of a press notice (28.08.2015) and site notice (01.09.2015) displayed at the site.

**Seven letters of support have been received from members of the public in connection with the application, raising the following issues:-**

- Health and wellbeing of the applicant
- Detached outbuilding better for Listed Building than attached conservatory
- Temporary/non-permanent nature of proposed structure

**Assessment**

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

- The Principle of the Development
- Design and Amenity
- Impacts upon Cultural Heritage
- Landscape and Visual Impacts
- Any other relevant issues



## The Principle of the 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 proposed replacement summerhouse is not considered to adversely impact upon the special qualities of the National Park due to its scale, design and inherent nature as a replacement structure of temporary appearance, albeit slightly larger than the existing summerhouse and decked area. The proposal is thus considered to meet the criteria set out in Policy 1 and the NPPF.

## Design and Amenity



**Photograph 1:** Facing front of existing summerhouse and associated decking.



**Photograph 2:** View of existing summerhouse from the adjacent minor road, screened by mature planting.

Core Strategy Policy 3 outlines general development principles, seeking to ensure that materials are appropriate to the site and setting, and that development is sympathetic to existing buildings in terms of scale, height, massing, siting, form, materials and colour. Policy 3 additionally seeks to ensure that proposed development would not cause any issues of detrimental impact to neighbouring properties.

The proposed replacement summerhouse is of a similar scale to the existing summerhouse, albeit of a slightly larger footprint and different shape, however would be no taller than the present structure (*see Photograph 1*). The chosen site, in place of the



existing summerhouse, is set in a location which is well screened from outside the site; consequently the development would not be prominent when viewed from the adjacent minor road to the rear of the structure (see *Photograph 2*), further minimising any impact upon the special qualities of the national park. The continued use of timber and felt tiles is considered to be appropriate in this location.

Due to the scale and nature of the proposed structure and relationship of this with the single neighbouring property, Snabdough Farm Cottage (located some 25 metres to the west of the site), it is not considered that this would impact detrimentally upon the amenity of this dwelling.

The design and siting of the proposal are thus considered to be acceptable and would accord with Core Strategy Policy 3 and the NPPF.

### **Impacts upon Cultural Heritage**



**Photographs 3 & 4:** Views of Snabdough from the minor country road to east of the property (north-south).

The existing summerhouse is sited behind mature planting, to the fore of the photograph.

Stone outbuildings and the adjoining Snabdough Farm Cottage can be seen to the far right and left respectively.



Policy 18 of the Core Strategy seeks to ensure that protection is afforded to the National Park's cultural assets, in particular giving protection to Listed Buildings by only permitting development which does not conflict with national planning policies.

The NCC Historic Buildings Advisor has raised concerns that the proposed development would be harmful to the setting of the Grade I Listed Building through the introduction of a



structure which would be alien to the significance of the building and surrounding landscape.

These concerns have in part been raised on the basis that the existing sunroom does not benefit from planning permission, meaning that its acceptability has not been considered in terms of relevant planning policy. Whilst this is acknowledged, it is understood that the present structure has been in place for more than four years, and is considered to be immune from enforcement action. The lawful existence of the existing structure has therefore been taken into account as the starting point for the determination of this application. On this basis, the concerns raised by the NCC Historic Buildings Advisor regarding this do not form part of the assessment of this application.

It is recognised that the significance of Snabdough Farmhouse lies in part in its isolated nature, thus rendering the introduction of a domestic outbuilding undesirable. Whilst it is acknowledged that the existing summerhouse does not benefit from planning permission, this structure does form part of the present setting of the Grade I Listed Building, of which the proposed summerhouse would have a negligible impact, being of no greater height and little greater footprint than the existing summerhouse. Key views of the building, particularly facing north towards Snabdough Farmhouse from the adjacent minor road (see *Photographs 3 & 4*) would remain unaffected, and the proposed building would remain well screened by existing mature planting.

The use of timber, whilst raising objection from the NCC Historic Buildings Advisor, is considered to be appropriate in this instance, replicating the temporary appearance of the existing structure and providing a suitable contrast with the stone farmhouse beyond. The temporary nature of the building further affords less harm to the setting of the Listed Building, as this could be removed in the future.

On balance, taking into account the position outlined above, it is not considered that the proposed development would impact detrimentally upon the adjacent Grade I Listed Building. The impact upon cultural heritage would therefore be acceptable, in accordance with Core Strategy Policy 18 and the NPPF.



## **Landscape and Visual Impacts**

Core Strategy Policy 20 seeks to ensure that development will conserve and enhance the National Park whilst being responsive to landscape change.



**Photograph 5** Existing summerhouse with mature planting to rear, providing screening from the minor country road beyond.

The proposed summerhouse is sited adjacent to the minor country road which runs adjacent to the eastern side of the application site, however would be well screened behind existing mature vegetation (*see Photographs 2, 3 & 5 [above]*), thus affording only seasonal and glimpse views of the structure, reducing its visibility within the surrounding area. There are no further Public Rights of Way within the vicinity, further limiting the impact of the development upon the wider landscape.

Having considered the details of the proposed development, the NNPA Landscape and Forestry Officer welcomes the proposed choice of materials, and does not believe that the proposal would detrimentally impact upon the landscape or views of this part of the National Park. The proposal therefore accords with Policy 20 of the Core Strategy.

## **Other Issues**

A number of letters of support have been received from members of the public in connection with this application which make reference to the applicant's state of health. These are not considered to be relevant to the consideration of this application for planning permission, and would not constitute public benefits afforded by the proposal. Nevertheless, on balance, the proposal is considered to be acceptable when considered in relation to the issues discussed above as part of this report.

## **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 and documents:

Application form, dated 17th August 2015

Proposed Plans and Elevations (ref. SD/08/PPE/05), dated 17th August 2015

Proposed Block Plan (ref. SD/08/PBP/03)

Sustainability, Design and Access and Heritage Statement, dated 17th August 2015

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 18 and 20 of the NNPA Core Strategy and the National Planning Policy Framework.

3. The proposed summerhouse should be removed as soon as reasonably practicable when this ceases to be used or required.

Reason: In order to reduce harm to the setting of the adjacent Listed Building, in accordance with Policy 18 of the Core Strategy 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 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.
3. 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](http://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](http://www.gov.uk/government/organisations/the-coal-authority)



**Background Papers**

Application file 15NP0064  
EIA Screening Opinion

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