



DELEGATED DECISION REPORT

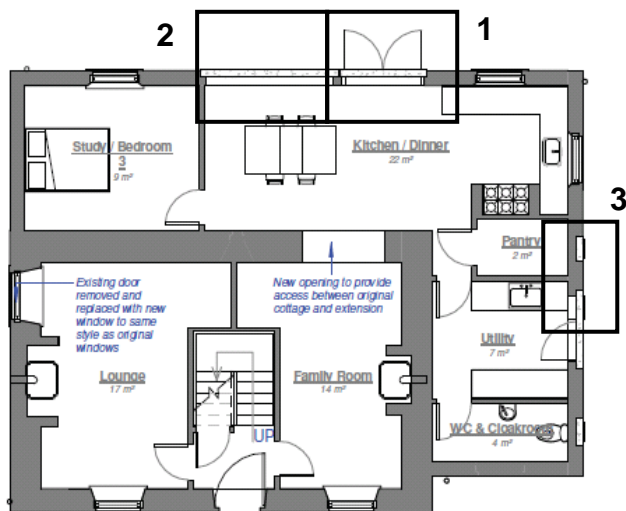
Application Reference Number	15NP0068
Description / Site Address	Non material amendment to planning permission 13NP0060 - Removal of patio doors and 3no. windows, and division of 1no. window to create 2no. smaller windows at Brae Cottage Yarrow Near Falstone Hexham Northumberland NE48 1BG

Details of Proposal+

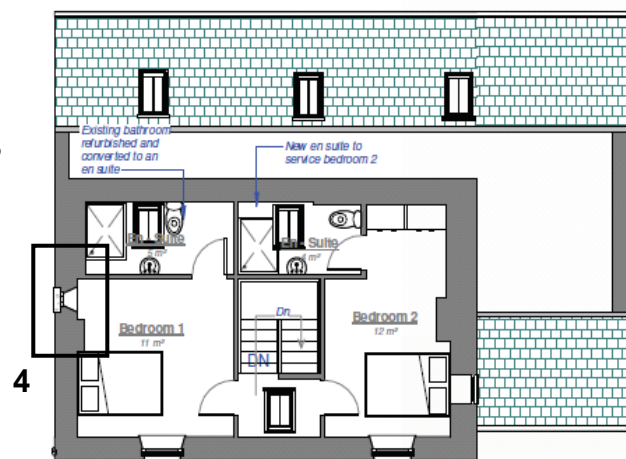
Consent was granted under application reference 13NP0060 for the construction of a single storey extension to the side and rear of the above property, in addition to landscaping works on the site. This application seeks to make changes to the scheme approved under 13NP0060 in respect of window and door arrangements.

As originally submitted, this application for Non Material Amendment (NMA) sought the removal of rear-facing double French doors and 1no. window to the east-facing side elevation. The application has subsequently been amended, and now seeks consent for the following:-

1. Removal of double French doors to the rear elevation
2. Division of 1no. window to the rear elevation to create 2no. smaller windows, reducing the overall opening size by 0.5m
3. Removal of 2no. ground floor windows to the east-facing side elevation
4. Removal of 1no. first floor window to the west-facing side elevation

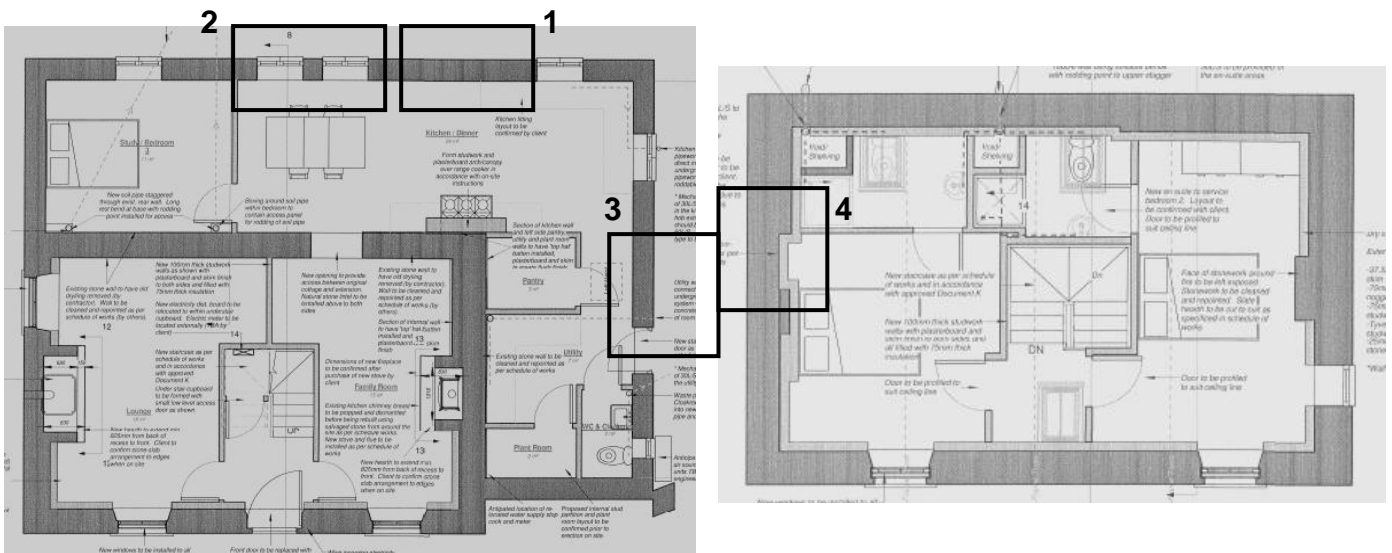


11 Proposed GFL
1 : 100



12 Proposed FFL
1 : 100

Floor plans as approved under the original permission (13NP0060) with proposed changes marked and numbered



Floor plans showing alterations proposed as a non-material amendment (15NP0068), with changes marked and numbered

The plans submitted additionally propose casement windows within the approved extension, in place of the sliding sash windows approved under 13NP0060. The individual window openings would not be altered in terms of size. This has also been considered as part of this application for Non Material Amendment; however it is noted that the details of the proposed windows and doors would remain subject to approval by the Authority under Condition 3 of approval 13NP0060, an application for which has not yet been submitted.

The proposed plans also show the addition of air source heat pump handling units to the eastern side of the property, and the installation of solar PV panels to the front roof slope. Written confirmation received from the applicant on 27th August 2015 states that these works are not to be considered as part of this application for Non Material Amendment.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Policy 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 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

13NP0060 – Erection of single-storey extension to the side and rear of existing cottage, including demolition of dilapidated outhouse. *Approved with Conditions 11.09.2013*

Consultation/Representations

N/A – Consultation not required for proposals for non-material amendment

Assessment

The principle of the development, along with all other material planning considerations relevant to this case, has already been assessed as part of the original planning application.

The only issues to be considered here are therefore whether the proposed changes to the design of the building constitute non-material amendments to the approved scheme, and additionally whether the amended design would result in a proposal which remains in accordance with the development plan.

The proposed alteration to the style of the windows is not considered to materially impact upon the appearance of the building or surrounding landscape. The proposed alterations to windows and doors raise no issue of detriment to neighbouring amenity or the overall design of the building, and would not materially affect the external appearance of the dwelling or character of the wider landscape setting.

The design of the building remains acceptable and the changes to the proposal are considered to constitute a non-material amendment when considering the extent of the changes against the policy context set out above.



Recommendation & Conditions

It is recommended that the non-material amendment is granted.

Proposed Revised Plans:

- Application form received on 24th August 2015
- Proposed Plans (Drawing No. A102, dated 14/08/2015 10:49:51) received on 24th August 2015
- Supporting information received by email on 27th August 2015

Superseded Plans:

- Existing and Proposed Views (Drawing No. A101, dated 16/07/2013) received on 30th July 2013

	Signature	Date
Planning Officer		03/09/2015
Head of Development Management or Chief Executive		03/09/2015