



DELEGATED DECISION REPORT

Application Reference Number	15NP0108
Description / Site Address	Construction of additional decking (Retrospective) at Lodge 4, Otterburn Lodge, Otterburn Hall, Otterburn, Northumberland, NE19 1HE
Expiry date of publicity / consultations	11 March 2016
Last date for decision	14 April 2016

Details of Proposal

Retrospective planning permission is sought for the construction of replacement timber decking and steps to the chalet known as Lodge 4, Otterburn Hall.



Lodge 4 is a single storey holiday lodge, granted consent under planning reference 87NP0031. The lodge and surrounding chalets occupy a large site to the north west of Otterburn Hall, known informally as the 'top site'. The site is surrounded by mature trees, separated from the Hall by the Estate driveway and buildings positioned along part of the southern site boundary. To date, approximately half of the lodges granted consent on this site have been constructed, with construction of the remaining chalets ongoing following recent sale activity.

The chalet is timber clad, sited on a breezeblock plinth with a tiled roof, elevated above ground level to the south and eastern sides. Akin to the surrounding chalets, Lodge 4 previously benefitted from a smaller area of decking to the western side, which has since been replaced by the larger area of decking which has been installed.

The replacement decking is located to the western end of the chalet. Unlike surrounding chalets, this does not incorporate a flight of steps, being elevated 0.1m above ground level at the northern side from which access is gained, rising to a height of 0.8m above ground level at the southern side, topped by 1m high timber balustrading. The timber is presently light brown in colour.



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 19	<i>Tranquillity</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

87NP0031: *Siting of 13 static caravans and 22 timber chalets.* Approved with conditions

93NP0009: *Variation of condition no. 7 of planning permission 87/E/419 to permit varied occupancy period for approved chalets.* Approved with conditions

Consultation/Representations

Otterburn Parish Council: No response received.

NNPA Historic Environment Officer: No response received.

No representations have been received as a result of the notice displayed at the site on 03.03.2016.

Assessment

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

- The Principle of the Development;
- Design, Landscape and Visual Impact;
- Tranquillity and Amenity;
- Impact upon Cultural Heritage; and
- Highways and Rights of Way



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 seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity), demonstrating high quality design and sustainable construction. The effects of the proposed development on these qualities are discussed in more detail later in this report.

The proposed replacement decking is not considered to adversely impact upon the special qualities of the Park due to its relatively small scale, design and inherent nature as a replacement structure, albeit larger than the pre-existing area of decking. The proposals would thus meet the criteria set out in Core Strategy Policy 1 and the NPPF.

Design, Landscape and Visual Impact

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 National Park.



View facing east towards Lodge 4

The proposed replacement decking is considered to be in keeping with the overall appearance of the timber chalet, and would comprise a smart addition to the building relative to many older areas of decking to lodges on the top site, which have become somewhat dilapidated and scruffy. The design and appearance of the decking further replicates the character of the host and surrounding chalets, all of which benefit from areas of timber decking with timber balustrading, and thus appears as a complimentary and sympathetic stylistic addition.

Whilst the overall footprint of the decking is acknowledged to be somewhat large, it is not considered that this increase in size would impact detrimentally upon the overall appearance of the surrounding area, and would be in keeping with the general scale of other decked areas to chalets on this top site.

A number of recent applications for proposed replacement decking on the Otterburn Hall top site have been subject to a Condition requiring the external faces of the decking to be stained or painted



dark brown in order to match the overall appearance of the Lodge. However, in cases where the host lodge has recently been re-clad with lighter timber which would then match the new balustrading, a Condition to this effect has not been considered necessary. In this case, the timber chalet in question is stained a dark brown colour, and the decking and balustrading is light brown in colour. It is therefore considered appropriate to Condition that the decking and balustrading are stained dark brown to match in order to reduce the visual impact on the surrounding area of the somewhat stark contrast between the two.

From a landscape perspective, there are no nearby publically available receptor sites of the proposed decking. It is however acknowledged that the development would be visible to other users of the top site. Considering the relatively small scale, nature, design and use of timber for the proposed decking, it is not considered that the development would significantly impact upon the landscape character or views of this part of the National Park. The development is thus considered to accord with Policy 20 of the Core Strategy and NPPF.

Tranquility and Amenity

As no new external lighting is shown as part of the proposal, the tranquillity of the Park would not be adversely affected. The proposal therefore accords with Core Strategy Policy 19 in this respect.

Due to the nature of the proposed decked area and use of the wider site, it is considered likely that this may have some level of impact upon the amenity of adjacent chalets, including those yet to be built to the south of Lodge 4. Notwithstanding this, consideration must also be given to the pre-existing area of decking to both Lodge 4 and all other lodges on this site, and the level of impact upon amenity resulting from this. On balance, therefore, whilst the proposed area of decking is somewhat larger than the area of decking that existed prior to this, it is not considered that that this would impact significantly upon the established level of amenity enjoyed by surrounding chalet occupiers. As such, this application is considered acceptable in terms of impact upon residential amenity and thus accords with Core Strategy Policy 3 and the NPPF.

Impact upon Cultural Heritage

Due consideration has been given to any impacts of the application upon cultural heritage and the historic environment of the National Park, particularly given the setting of the application site within the grounds of Grade II Listed Otterburn Hall and associated Listed outbuildings and historic Otterburn Battlefield.

When assessed in context to the established level of impact resulting from the existing top site development, it is not considered that the enlarged area of decking would impact detrimentally upon the surrounding designated heritage assets. The development thus accords with Core Strategy Policy 18 and the NPPF.

Highways and Rights of Way

The proposal would not impact upon the safety of the surrounding highway network. No Public Rights of Way would be affected by the proposal. The development therefore accords with Core Strategy Policies 3 and 12 and the NPPF.



Recommendation & Conditions

It is recommended that retrospective conditional permission is granted subject to the following conditions:-

1. The development hereby permitted shall be retained in accordance with the following approved plans, documents and correspondence:

Application form, dated 24th November 2015
Location Plan (as amended) dated 18th February 2016
Proposed Elevation and Ground Plans, 24th November 2015
Proposed Ground and Roof Plans, dated 24th November 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, 5, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

2. Within 8 weeks of the date of this decision, the timber balustrading and external faces of the decking hereby approved shall be stained or painted a dark brown to match the appearance of the lodge and shall be retained as such in perpetuity.

Reason: In the interests of the satisfactory appearance of the development, 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).

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.

Background Papers

Application file 15NP0108

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		