



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	15NP0109
<b>Description / Site Address</b>	Construction of replacement single storey orangery extension at Glebe House, Holystone, Morpeth, Northumberland, NE65 7AJ
<b>Expiry date of publicity / consultations</b>	1 February 2016
<b>Last date for decision</b>	3 February 2016

### Details of Proposal

Planning permission is sought for the construction of a replacement conservatory to the rear of Glebe House, Holystone.

The property is a modern detached dwelling, constructed from stone and slate, set within substantial grounds to the eastern side of Holystone. The dwelling faces north onto a large gravelled driveway, bordered by stone outbuildings to the north and west. The property is enveloped to the east and south by a sizeable garden, bordered along the eastern side by the main road. A number of buildings and residential properties are located beyond the western garden boundary, including the site of the Holystone Priory Scheduled Ancient Monument.



*Aerial view of application site, marked by star. Property falls to eastern side of Holystone, set within substantial residential grounds.*

The works propose the removal of the existing conservatory, which is located to the eastern side of the rear elevation of the property; this comprises a footprint of 3.8m x 3.8m, constructed from stone and slate with extensive glazing. The proposed replacement extension would be of an orangery style, comprising predominately stone walls with 2no. glass 'skypod' roof lanterns, comprising a footprint of 6m x 11.6m, projecting to a total height of 3.7m.



## 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 12	<i>Transport and Accessibility</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>

### Supplementary Planning Guidance

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

### Relevant Planning History

**04NP0010** Construction of extension *Conditional planning permission granted 22.03.04*

**94NP0034** Proposed erection of dwelling and garage *Conditional planning permission granted 21.09.1994*

### Consultation/Representations

**Harbottle Parish Council: No response received**

**Historic England: No objections.** *The proposed extension would represent a change to the setting of the scheduled remains of Holystone Priory, however would not harm the understanding and appreciation of the site or the setting of the Heritage Asset. Further archaeological advice should be sought regarding any potential below-ground archaeological issues.*

**NNPA Historic Environment Officer: No objections; recommendation of watching brief Condition.** *Due to the location of the property close to the former Augustian Priory, of which the surviving below-ground remains are a scheduled monument, it would be useful to establish the extent of previous disturbance within the footprint of the proposed extension. Whilst there can be no requirement where any such remains have been disturbed by previous development, it is recommended that any groundworks on previously unexcavated area be subject to a watching brief condition.*



**NNPA Historic Environment Officer (re-consultation): No objection.** *Having reviewed the additional information received from the applicant on 05.01.2016, which sets out the extent of archaeological investigations previously undertaken and former buildings on the site, this satisfies the comments previously raised. On this basis, no objections are raised.*

**NNPA Historic Buildings Advisor: No objection.** *The proposed extension would not impact upon the setting of the Listed Building as there are no visual connections between Glebe House and the Listed Buildings. Whilst the property is modern and the proposed extension would be located to the rear, there would be glimpse views of this from the road; therefore every effort should be made to ensure that the quality of materials and finish would reflect those within Holystone.*

**NNPA Access and Recreation Officer: No objections.** *As there are no Public Rights of Way in the vicinity, the development is not likely to impact on existing public access within the area.*

**No representations received** in response to the site notice displayed on 11.01.2016 or neighbour consultation letters issued on 16.12.2015.

### **Assessment**

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

- The Principle of the Development
- Building design and landscape and visual impacts
- Tranquillity and impacts upon amenity
- Impact upon Cultural Heritage
- Highways & Rights of way; and
- Energy Efficiency & Renewable Energy

### **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, demonstrating high quality design and sustainable construction; this are addressed later in this report.

The application site lies within the village of Holystone, identified by Core Strategy Policy 5 as a Local Centre whereby development within the National Park should be focused. The proposal, by virtue of its location, would therefore accord with Policy 5, and in addition, by means of scale, nature and design, is not considered to impact adversely upon the special qualities of the National Park or wider settlement, thus according with Core Strategy Policy 1.

### **Building design and landscape and visual impacts**

The NPPF states that “*good design is a key aspect of sustainable development and is indivisible from good planning*”, and that development should be responsive to local character and



distinctiveness. Core Strategy Policy 3 provides support for development proposals that conserve and enhance local character and the Park's special qualities through design that:

- Utilises materials appropriate to the site and setting;
- Is sympathetic in terms of scale, height, massing, siting, form, materials and colour; and
- Protects open space which contributes to amenity, character and setting of a settlement.

The Park's Design Guide SPD also provides greater detail and support for Policy 3, and is a material consideration in the determination of planning applications.

The proposed orangery would be both substantial and contemporary in terms of scale and design, however would be appropriate in these respects in relation to the character of the property and scale of the overall site and dwelling, which could easily accommodate an extension of this size without this appearing as a disproportionate addition.

The proposed use of stone and green coloured uPVC windows and doors would ensure that the proposed extension remained in keeping with the character of the host property. Whilst the NNPA Historic Buildings Advisor has recommended the use of timber windows and doors, in order that the proposed extension would reflect the appearance of the surrounding area, the proposed use of uPVC is considered to be acceptable in this case as this would match the existing uPVC doors and windows to the property. Whilst the proposed 'skypod' roof design is somewhat contemporary, this would not adversely impact upon the character or appearance of the building, which is in itself a relatively modern dwelling. The design, siting and location of the proposal are thus considered acceptable, and are in accordance with the criteria set out in Policy 3 of the Local Development Framework and the NPPF.



**Left and Right:** Views towards the rear elevation of the property, including the existing conservatory. The proposed orangery would span the width of the main property bulk (i.e. excluding the 'stepped down' portion).

The application site is visible from a number of surrounding receptor points, including the main road bordering the site to the east, from which the proposed extension would be most visible. During a site visit on 11.01.2016, it was noted that the view towards the proposed extension from this main road location is in part obscured by the existing boundary hedge and trees within the garden of the application site; notwithstanding this limited visibility, the nature of the proposed extension as a





single storey replacement structure attached to an existing, larger building is such that this would not impact substantially upon the surrounding landscape character or views of this part of the National Park. The proposal thus accords with Core Strategy Policy 20 and the NPPF in this respect.



*View towards application site from main road to east, screened by mature Hawthorne hedging and trees*

### **Tranquillity and Impacts upon Amenity**

On the basis of the information submitted, it is understood that there is no external lighting proposed as part of the development. In this case, it is not considered reasonable to include a Condition restricting the installation of any further external lighting to the proposed orangery, due to the presence of 2no. proposed glass sky pods, and location of the dwelling with an existing settlement. The proposal is therefore acceptable in terms of impact upon tranquillity in this respect, in accordance with Core Strategy Policy 19 and the NPPF.

Due to the location of the property, and thus the siting of the proposed extension away from residential property within the vicinity of the site, it is not considered that there would be any adverse impact upon local amenity, in accordance with Core Strategy Policy 3.

### **Impact upon Cultural Heritage**

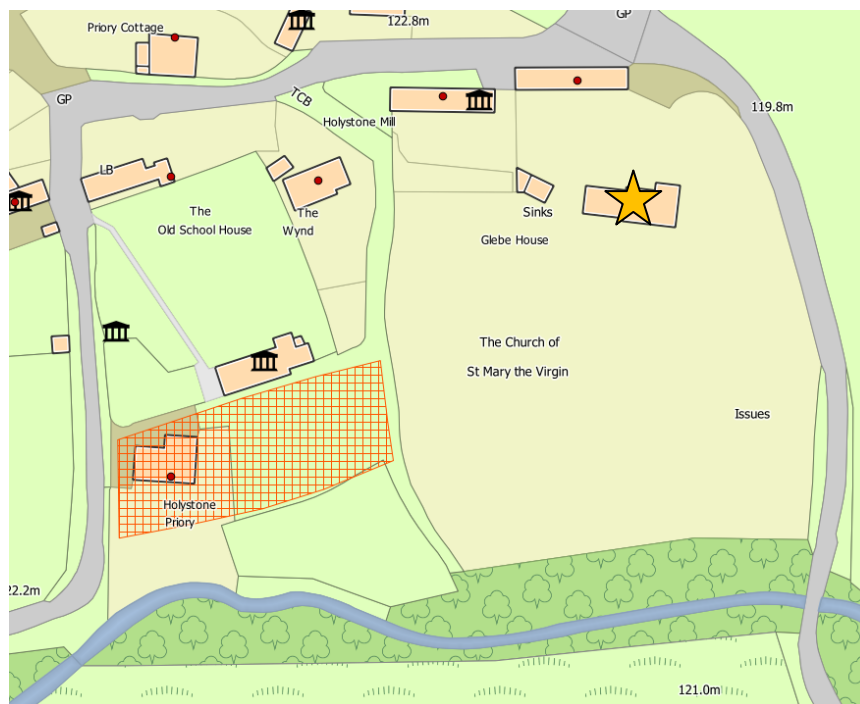
Consultation responses to this application received from Historic England and the NNPA Historic Environment Officer and Historic Buildings Advisor have considered the likely effects of the development proposal upon the cultural heritage and historic environment of the National Park, including the impacts upon both surrounding Listed Buildings and Holystone Priory Scheduled Ancient Monument (*as indicated on GIS map extract below*).

Comments provided by Historic England conclude that the proposed extension would not impact upon the setting of the nearby Scheduled Ancient Monument in terms of the understanding or appreciation of this.

Whilst the proposed extension did not raise objections in principle, the NNPA Historic Environment Officer initially put forward a recommendation requesting a Watching Brief Condition be applied to any groundworks undertaken on previously unexcavated land, in the interests of the nearby Holystone Priory Scheduled Ancient Monument.



Following this recommendation, additional information has been provided by the applicant setting out the findings of previous archaeological investigations undertaken on the site, and also detailing the layout of the sawmill which existed on the site prior to the construction of the present-day dwelling. Following a review of this information, the NNPA Historic Environment Officer has subsequently stated that this meets the requirements of the watching brief Condition initially suggested, satisfying a decision to not objection to the proposal. It is however considered prudent to attach a Condition to any planning approval ensuring that any archaeological features uncovered unexpectedly during construction of the proposed extension be reported to the Local Planning Authority and be treated appropriately. The development is thus considered to be acceptable in terms of impact upon cultural heritage, in accordance with Core Strategy Policy 18 and the NPPF.



*Aerial view of application site (marked by star) showing relationship to surrounding Listed Buildings (black monument symbol) and Scheduled Ancient Monuments (orange hatching)*

Due to the distance and relationship between the property, proposed extension and surrounding Listed Buildings, it is not considered that the development would cause harm to the setting of these heritage assets, and thus the proposal is acceptable in terms of the impact upon cultural heritage in this regard, in accordance with Core Strategy Policy 18 and the NPPF.

### **Highways and Rights of Way**

Due to the absence of any Public Rights of Way within the vicinity of the application site and nature of the development, the development would not impact detrimentally upon existing public access or the safety of the surrounding highway network, in accordance with Core Strategy Policy 12.



## **Energy Efficiency & Renewable Energy**

Core Strategy Policy 25 requires all new developments, including conversions, to minimise the amount of energy used in construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. As the proposed scheme is an extension to an existing property, and is therefore not new development or a conversion, Policy 25 is not considered to be relevant to this case.

## **Recommendation & 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, received 09.12.2015

Location Plan, received 09.12.2015

Proposed Elevations, (Drawing Nos. CC/011 & CC/012), received 09.12.2015

Proposed Site Plan, (Drawing No. CC/014), received 09.12.2015

Proposed Floor Plans, (Drawing No. CC/010), received 09.12.2015

Additional Historic Information, received 05.01.2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 12, 18, 19, 20 and 25 of the NNPA Core Strategy and the National Planning Policy Framework.

3. Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the Local Planning Authority in writing within 7 working days. Works shall be halted in the area/part of the building affected until provision has been made for the retention and/or recording in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the protection and preservation of surrounding cultural heritage assets and that these are not adversely affected by the development, having regard to Policies 1, 3 and 18 of the Northumberland National Park Core Strategy and NPPF Paragraph 128.

## **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 15NP0109





EIA Screening Opinion

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