

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	16NP0026
<b>Description / Site Address</b>	Re-build of existing single storey garage at Elmcroft, Falstone, Hexham, Northumberland, NE48 1AA
<b>Expiry date of publicity / consultations</b>	30 March 2016
<b>Last date for decision</b>	25 April 2016

### Details of Proposal & Site

Elmcroft is a two-storey residential property, of modern design, located between the Post Office and United Reformed Church in Falstone.

The proposal seeks to replace an existing single storey garage, which is located to the side of the property and towards the church. The existing garage projects just beyond the rear of the main residential dwelling.



*View of existing garage, from rear of property, looking towards the church*

The garage would be replaced with a new and marginally taller and longer single storey garage in the same location. It is noted that the plans state that the garage would be built from stone, with a slate roof. However, the application forms, and an email from the applicant confirm that the front elevation would be stone, but that the other elevations would have a render finish to match the house. The proposal has assessed based upon this amendment to the scheme, which has been confirmed by the applicant.



## **Planning Policy & Guidance**

### National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

### 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 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 27	<i>Water and Flood Risk</i>

### Supplementary Planning Guidance

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

## **Relevant Planning History**

- 06NP0055 – Two-storey rear extension (approved with conditions)
- 94NP0028 – Erection of porch (approved with conditions)

## **Consultation/Representations**

NNPA Historic Environment Officer: **No objection**

NNPA Ecologist: **No objection**



NCC Conservation/Historic Buildings Advisor: **No objection.**

Falstone Parish Council: **No comments received**

A notice was placed at the site and 5 properties nearby were notified. **No other representations were received** in response.

## **Assessment**

The key issues for consideration as part of this application are:

- The principle of the development;
- Design & visual appearance;
- Effects on the historic environment;
- Amenity;
- National Park special qualities;

Other relevant considerations will also be considered within the report.

### **Principle of Development**

The proposal is for a replacement garage within the curtilage of an existing residential property. The development is acceptable in principle and in accordance with the NPPF and Core Strategy policies 1 and 3.

### **Design & Visual Appearance**

The area has a rather mixed character, which contains examples of traditional and longstanding development, such as the United Reformed Church, and traditional stone boundary walls. However, there are also many examples of more modern development, including the application site.

It is considered that the design of the garage would relate well to its surroundings. It is marginally larger than the existing garage, but this would not alter the character of the area.

The retention of the stone to the front wall is welcome and the use of render to match the main property on other elevations is also in keeping with the surroundings.



It is considered that the proposed design accords with Core Strategy Policy 3 and the Building Design Guide SPD.

### Amenity

The proposal would not affect the amenities of neighbouring residents, nor would it affect the amenity of the local area. The proposal accords with Core Strategy Policy 3 and the NPPF.

### Historic Environment

The site is located adjacent to the grounds of the United Reform Church a Grade II Listed Building. Consideration has been given to the setting of the United Reformed Church, including consideration of advice from the NNPA Historic Buildings Advisor. The scale, mass and appearance of the proposal are considered to sustain the significance of this asset.

The cultural heritage of the National Park would be protected, in accordance with Core Strategy policies 1 and 18 and Chapter 12 of the NPPF.

### Other National Park Special Qualities

The proposal would not affect the landscape character, biodiversity, or tranquillity of the National Park.

No external lighting is proposed, but a condition is to be included to manage external lighting to ensure that the proposal remains in accordance with policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

### Other

The proposal would not have the potential to affect access to the site, or the highway network, and accords with Core Strategy Policy 3.

The site is located within Environment Agency Flood Zones 2 and 3. The development is classed as 'minor development' by the Environment Agency (EA). EA guidance states that



the Environment Agency should not be consulted on the proposal. The Environment Agency's standing advice on minor extensions is a material consideration. The guidance advises that floor levels should be no lower than existing floor levels. This has been achieved and the proposal should have a neutral effect in terms of flood risk. The proposal is for a replacement garage at the same level as the existing garage. It is considered that the proposal accords with Core Strategy policies 1, 3 and 27, the NPPF and Environment Agency guidance.

## **Summary**

Subject to the conditions below, the proposal is considered to be sustainable development and in accordance with development plan policies, having regard to all other material planning considerations.

## **Recommendation & Conditions**

That planning permission is granted, 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 received on 29/02/16
  - *Location Plan 0098/AL(0)01* received on 29/02/16
  - *Proposed Elevations: Sheet 1 0098/AL(0)017* received on 29/02/16 (as amended by the application form and the email from the applicant received at 20:19 on 10/03/16 in respect of building materials)
  - *Proposed Elevations: Sheet 2 0098/AL(0)018* received on 29/02/16 (as amended by the application form and the email from the applicant received at 20:19 on 10/03/16 in respect of building materials)
  - *Proposed Floor Plan 0098/AL(0)015* received on 29/02/16



- *Proposed Roof Plan 0098/AL(0)016* received on 29/02/16
- *Proposed Site Plan 0098/AL(0)010* received on 29/02/16

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Policies 1, 3, 17, 18, 19, 20, and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of 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 the development may be through 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. Coal Authority Standing Advice Note should be included as an informative note with the decision notice.

### **Background Papers**

- Planning Application File 16NP0026
- EIA Screening Opinion 16NP0026

	Signature	Date
<b>Planning Officer</b>	C Stanworth	13/04/2016
<b>Head of Development Management</b>	S Buylla	13/04/2019

