



DELEGATED DECISION REPORT

Application Reference Number	16NP0029
Description / Site Address	Approval of Details reserved by conditions 4 (door & window frame details) and 5 (render) of Planning Permission 15NP0099 at The Badger, Sharperton, Morpeth, Northumberland, NE65 7AN

Details of Proposal

This application provides information required by Condition 4 of planning approval 15NP0099 for the removal of existing rear offshoots and the re-building of a two storey rear extension, in addition to the relocation of an existing shed. Condition 4 requires details of the colour of the window and door frames to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Condition 5 of application 15NP0099 also required that details of the proposed render colour were submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. In this regard, a non-material amendment to application 15NP0099 was recently approved (16NP0028; on 17.03.2016) permitting the scheme to be constructed wholly in stone, with no render. It is understood that the applicant wishes to implement this amended scheme, on the basis of which the details required by Condition 5 (render colour) do not need to be approved in writing by the Local Planning Authority. However, should the applicant decide to implement the scheme as originally approved under 15NP0099 instead of that permitted under 16NP0028, Condition 5 would then need to be discharged in writing by the Local Planning Authority. However the approval of details sought under this application would be read concurrently with both applications 16NP0028 and 15NP0099.

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 20	<i>Landscape Quality and Character</i>

Relevant Planning History

15NP0099 Removal of existing rear offshoots and re-building of two storey rear extension, and relocation of existing shed. *Conditional planning permission granted 17.12.2015*

16NP0028 Non-Material Amendment to Planning Permission 15NP0099. *Approved 17.03.2016*



Consultation/Representations

None undertaken as part of this application.

Assessment

The principle of the development has already been established as acceptable under application 15NP0099. The issue for assessment here is therefore the acceptability of the details of the proposed doors and windows.

Elevational drawings have been submitted alongside details of the proposed door and window colour, which are proposed as “Velfac 200 epoxy coated aluminium...colour to be RAL 7046”. This is understood to be a mid-dark grey colour. The details of the proposed doors and windows submitted are considered to be appropriate when viewed alongside the building design, and are therefore acceptable. The information provided to discharge Condition 4 thus accord with Core Strategy Policies 1, 3, and 20 and the NPPF.

As discussed above, the approval of details as required by Condition 5 (details of render colour) is not sought as part of this application as render does not form part of the scheme amended under application 16NP0028. However, should the applicant decide to implement the scheme approved under 15NP0099 instead of 16NP0028, then approval of Condition 5 should then be sought from the Local Planning Authority prior to the commencement of the development.

Recommendation & Conditions

It is recommended that Condition 4 should be discharged, subject to implementation in accordance with the following plans and documents:-

- Application form, dated 2nd March 2016
- Proposed Plans and Elevations (Drawing No. 1501/02 Rev. G), dated 2nd March 2016

Informative Notes

It is important to note that Drawing No. 1501/02 Rev. F (dated 30th October 2015) originally approved under application 15NP0099 has been superseded by Drawing No. 1501/02 Rev. G dated 2nd March 2016) of applications 16NP0028 and 16NP0029. Any works undertaken should therefore be in accordance with this most recently approved plan.

Should the applicant decide to implement the scheme approved under 15NP0099, which incorporates render to the northern elevation, in place of that amended under 16NP0028, details of the colour of the render to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development, in accordance with Condition 5 of 15NP0099. The development shall then be carried out in accordance with the approved details.



	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		