

DELEGATED DECISION REPORT

Application Reference Number	16NP0041
Description / Site Address	Approval of Details reserved by conditions 3, 4 and 5 of planning permission 15NP0084 for the construction of a single storey dwelling at Land South of Pinehurst, Lanehead, Tarsset, Hexham, Northumberland, NE48 1NT
Expiry date of publicity / consultations	N/A
Last date for decision	22 June 2016

Details of Proposal & Site

This application seeks confirmation that details reserved by conditions 3, 4 and 5 of planning approval 15NP0084, for the construction of a single dwellinghouse, would be acceptable.

Stone and slate samples and supporting information have been provided to provide confirmation of the external materials required by condition 3.

Details of the colour finish for the proposed flue have been submitted, to meet the requirements of condition 4.

Details of external lighting have been provided, as required by condition 5.

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 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

15NP0084 – Construction of a new single storey dwelling (approved with conditions and subject to s.106 legal agreement, February 2016)

Consultation/Representations

Nil

Assessment

The key issues for consideration as part of this application are whether the proposed details would enable the development to maintain an appropriate design and appearance safeguard the visual amenity of the area, the wider landscape character and the tranquillity and dark skies of the National Park

Condition 3

The application proposes the use of random natural stone to be used in the exterior walls of the building. Dressed stone for cills and lintels has also been provided. This would be 100mm split faced sandstone from Millknock Quarry, Birtley. This is considered to be appropriate and in keeping with the expectations from when the original application was determined. The use of natural stone from a quarry within

the North East is positive, as this should ensure that the stone weathers appropriately within the local climate.

The external roof materials would be a 150mm x 300mm Spanish slate, dark grey in colour. As this material is not native to the local area, it may be more prone to weathering than a Welsh slate or similar. However, the proposed use of the Spanish slate is considered to be appropriate in the context of the site and its surroundings. The scale, design and location of the dwelling mean that it the house would not be a prominent feature within the wider landscape and the use of both the stone and slate proposed are deemed to be appropriate in this instance. The proposed materials would allow the proposal to remain in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.

Condition 4

The application proposes to paint the flue with a matte black finish. This is appropriate in the context of the proposed dwelling and its surroundings. The proposed colour finish would allow the proposal to remain in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.

Condition 5

The application proposes to install two lights, one adjacent to each door. The proposed lighting model is a *Wickes 35W Sherling Up and Down Wall Light*. Each fitting consists of 2 x 35W halogen bulbs. Halogen bulbs of this wattage should be within the 600 lumen level that the National Park's *Good Practice Guide for Outside Lighting* encourages. The design and location of the lighting are also positive. The down light element should be directed directly downwards, whilst the up lighting would also be directed vertically, underneath the eaves of the building, preventing unnecessary upward light spill. The supporting information also states that these could be switched on and off and would only be on for short periods when entering or leaving the house.

The proposed lighting is therefore considered to be appropriate and would allow the proposal to remain in accordance with Core Strategy policies 1, 3 and 19 of the NPPF.

Recommendation

That the details reserved by conditions 3, 4 and 5 are approved, subject to implementation of the scheme in accordance with the following:

- Application Form received on 27th April 2016
- *Further Information sheet from section 6* received on 27th April 2016
- Border Stone Quarries Ltd Millknock Sandstone information received on 27th April 2016
- *Wickes 35W Sherling Up and Down Wall Light* product information received on 27th April 2016
- Elevation Plan showing lighting locations and flue colour finish received on 27th April 2016
- Stone and slate samples received on 27th April 2016

Background Papers

- Approval of details file 16NP0041
- Planning application file 15NP0084

	Signature	Date
Planning Officer		
Head of Development Management		