



## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	16NP0052
<b>Description / Site Address</b>	Approval of details reserved by condition 3, 5, 8 and 10 (Materials, External Lighting, Vehicular Access and Renewables) of planning permission 15NP0057 at formally land adjacent to The School House Elsdon Northumberland NE19 1AA
<b>Expiry date of publicity / consultations</b>	15 June 2016
<b>Last date for decision</b>	19 July 2016

### **Details of Proposal**

This application provides information required by Conditions 3, 5, 8 and 10 of planning approval 15NP0057 under which planning permission was sought for the construction of a detached dwellinghouse and garage.

Condition 3 requires samples of the stone, slate and timber cladding to be used in the construction of the dwelling and garage, and of the paving and grass cellular restraint system to be used in the construction of the driveway and access, to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Condition 5 requires details of any external lighting proposed to be installed within the site to be submitted to and agreed in writing by the Local Planning Authority prior to installation. Details of external lighting were also previously submitted and approved under Condition 4 of application 15NP0057.

Condition 8 requires that the vehicular access to the property be constructed and completed in accordance with standard specification Type 'A' and to the satisfaction of the Local Planning Authority prior to the occupation of the dwelling.

Condition 10 requires that details of renewable energy measures be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the dwelling.

### **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 2	<i>Climate Change</i>
Policy 3	<i>General Development Principles</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 Landscape Supplementary Planning Document (Landscape SPD)

## Relevant Planning History

**15NP0057** Proposed construction of two storey dwelling and detached garage.  
*Conditional planning permission granted 18.03.2016*

## Consultation/Representations

**NCC Highways Authority: No objections.** *The information submitted is considered to be acceptable and sufficient to discharge Condition 8 of 15NP0057. In relation to Conditions 3, 4, 5 and 10 NCC Highways Authority are satisfied that these are not highways related are can therefore be discharged if the Local Planning Authority is minded to do so.*

## Assessment

The principle of the development has already been established as acceptable under application 15NP0057. The matters to be assessed under this application are therefore the acceptability of the details as required by Conditions 3 (materials), 5 (external lighting), 8 (access) and 10 (renewable energy).

### ***Approval of materials***

Samples provided of the reclaimed natural stone, reclaimed slate, timber and cellular restraint system to be used in the construction of the development and access have been considered and area acceptable. The information to discharge these parts of Condition 3 therefore accord with Core Strategy Policies 1, 3, and 20 and the NPPF.

Written confirmation has been provided by the applicant that the paved areas incorporated within the scheme as approved under application 15NP0057 are to be replaced by this same cellular restraint system and infilled with natural gravel. A sample of the gravel to be used has also been provided by the applicant, although the provision and prior approval of



this was not a requirement of application 15NP0057. The proposed replacement of the paving with a gravel/cellular system is considered to be acceptable, and as paving is no longer proposed, the use of gravel was not Conditioned and the cellular restraint system has been approved (as above), this aspect of the scheme does not require any further approval under Condition 3 of 15NP0057.

### ***Approval of external lighting details***

Details of the proposed external lighting to be installed within the site were submitted and approved as part of 15NP0057, however have been re-submitted at this stage as required by Condition 5. The number and specification of the proposed lighting are considered to be acceptable in accordance with Core Strategy Policy 19 and the NPPF; however would not fully discharge Condition 5 as this would remain in place in order to prevent the future installation of external lighting without prior approval from the Local Planning Authority.

### ***Approval of highway access details***

Comments provided by NCC Highways on application 15NP0057 recommended the inclusion of a Condition regarding the construction vehicular access to the site in accordance with NCC standard access Type 'A'; the requirements of Condition 8 were therefore worded to this effect.

Written correspondence between the applicant and NCC Highways have been submitted as part of this application in which NCC Highways advise that, because of the specific circumstances of the site, they do not require the submission of any further information or further approval to be sought as the proposed access would not affect highways land. In consultation comments received in response to the details submitted, NCC Highways state that these are acceptable and sufficient in order to discharge Condition 8. The information submitted is therefore considered sufficient in order to discharge Condition 8.

### ***Approval of renewable energy measures details***

Condition 10 of 15NP0057 requires that details of renewable energy measures be submitted to and agreed in writing by the Local Planning Authority. This requirement is based upon Core Strategy Policy 25 which calls for all new development to:-

- a) minimise the amount of energy used during construction;
- b) achieve high energy efficiency; and
- c) realise the potential for the generation of on-site renewable energy, setting a requirement to offset at least 10% of the predicted energy requirements of the development.



The supporting information submitted sets out a number of ways in which energy would be minimised during the construction and operation of the development, in accordance with Policy 25 part (a), including the use of PIRs to control unnecessary use of external lighting; the use of recycled materials (stone and slate), those formed from recycled materials (cellular restraint system), and those from sustainable sources (FSC certified timber).

The information submitted in respect of discharging Condition 25 explains in detail the design and construction methodology for the construction of the approved dwelling, incorporating Passivhaus principles alongside the installation of an air source heat pump as the primary heating source. Whilst the information submitted does not include calculations explicating that 10% of the predicted energy requirements of the development will be offset through renewable sources, based on an understanding of the details provided and by virtue of its design and construction, it is almost certain that the energy requirements and efficiency of the dwelling would be 10% greater than the dwelling would be when not incorporating such technology. The information provided would therefore satisfy the provisions of Core Strategy Policy and is sufficient to discharge Condition 10.

### **Recommendation**

That the details submitted reserved by Conditions 3, 5, 8 and 10 of 15NP0057 are approved, subject to implementation in accordance with the following plans and documents:-

- Application form, received 24<sup>th</sup> May 2016
- Samples of stone, slate, cellular restraint system and timber, as shown in photographs, received 24<sup>th</sup> May 2016
- *Condition 3 – Building Materials*, received 24<sup>th</sup> May 2016
- *Condition 3 – Driveway and parking areas within property*, received 24<sup>th</sup> May 2016
- *Condition 5 – Outside lights*, received 24<sup>th</sup> May 2016
- *Condition 10 – Renewables and energy*, received 24<sup>th</sup> May 2016
- *15NP0057 – Supplementary information: Air Source heat pump and NU-Heat Air Source heat pump brochure*, received 5<sup>th</sup> June 2016

### **Informative Notes**

It is important to note that the details submitted do not fully discharge Condition 5 of 15NP0057, which would remain in place in order to prevent the future installation of external lighting without prior approval from the Local Planning Authority.

### **Background Papers**

Application file 16NP0052



	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		