



## DELEGATED DECISION REPORT

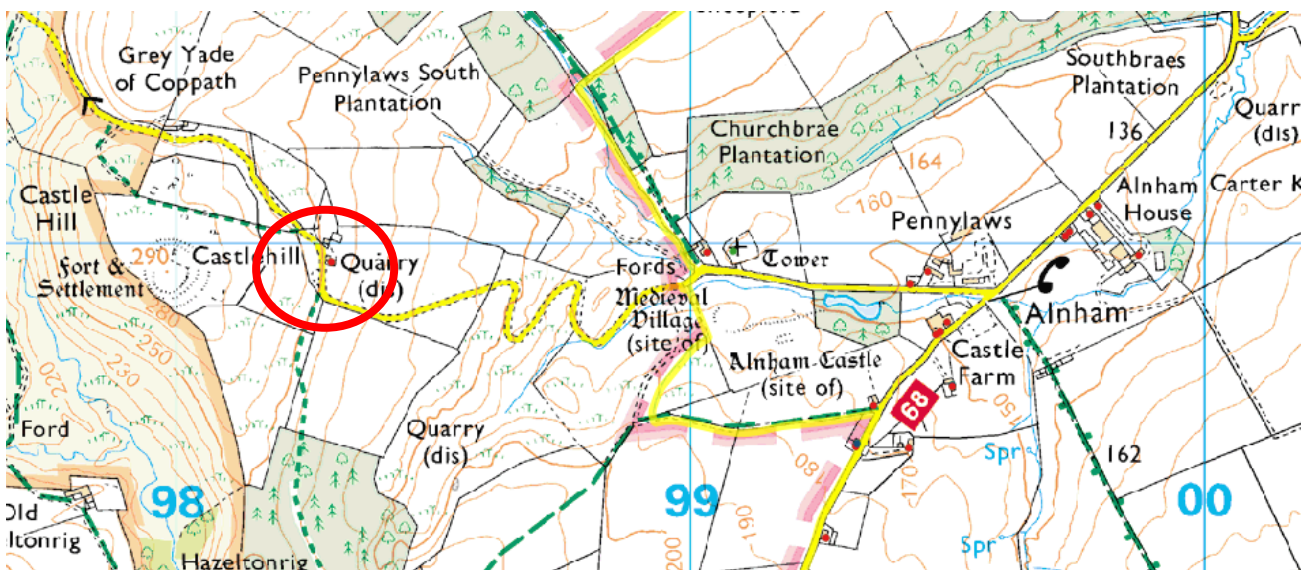
<b>Application Reference Number</b>	16NP0062
<b>Description / Site Address</b>	Replacement of render on 2no. brick extensions to north and south of property and render brick extension to west of property at Castle Hill, Alnham, Main Road, Alnham, NE66 4UE
<b>Expiry date of publicity / consultations</b>	2 August 2016
<b>Last date for decision</b>	26 August 2016

### Details of Proposal

Planning permission is sought for the rendering of 3no. existing extensions to the property known as Castle Hill Cottage, Alnham.

Castle Hill Cottage is a single storey dwelling located within the open countryside approx. 1.2km west of Alnham. The property is situated adjacent to the minor road by which the village is accessed and occupies an elevated position on the hillside above Alnham, 200m beyond which to the west lies Castle Hill Camp Scheduled Ancient Monument.

The dwelling in its current form is roughly 'T' shaped, comprising a central stone-built section with partly-pebbledashed brick extensions to the north and south and a brick extension to the west (consisting of a small flat roof porch and larger dual pitched roof kitchen/bathroom). The application proposes to render each of these extensions using colour 'Fintry Stone', a sample of which has been submitted. The central stone section of the property would be unaffected by the proposed works.



*Aerial map showing location of property (circled in red) and proximity to Park boundary and Alnham village*



*East face (front) of property showing brick 'wing' extensions to north and south (formerly pebbledashed)*



*View facing north towards property showing partly-pebbledash rendered side extension and brick extension to rear (west)*

## **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 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)  
NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

None relevant to this application

### **Consultation/Representations**

**Whittingham Parish Council: The application is supported**

**NCC Development Management: No objection**

### **Assessment**

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

- The Principle of the Development;
- Design and Amenity;
- Impact upon National Park Special Qualities; and
- Renewable Energy Considerations

### **The Principle of the Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide 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. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

The property falls within the open countryside whereby Core Strategy policy 5 limits development to the re-use of existing buildings. As the proposal comprises the rendering/re-rendering of an existing building, the development would accord with Core Strategy policy 5 and the NPPF in this respect.

### **Design and Amenity**

The NPPF highlights the importance of good design principles within planning. This is echoed by Core Strategy policy 3, which promotes the principles of sustainable development, requiring the design and construction of a proposal to protect and enhance local character. The Design Guide Supplementary Planning Document (SPD) is a material consideration in the determination of planning applications and provides greater detail in support for Policy 3.

The property in its current form appears to have evolved in a piecemeal fashion and as a consequence appears somewhat disjointed, being formed from a both stone and brick elements of



varying ages. It is further understood that central stone section of the property was until recently rendered with smooth brown render (now removed), with the extensions to the north and south rendered with brown pebbledash (now partly removed) and the extensions to the west left unrendered (exposed brickwork), contributing to this disjointed appearance.



*View facing east towards property; extensions visible to north, south and western sides*

The removal of the smooth brown render to reveal the original stonework has undoubtedly improved the appearance of the property. It is considered that the proposed rendering of the extensions would further enhance the appearance of the Cottage by introducing a consistent finish which would compliment the colour of the stone and act to reduce its disjointed form. The proposed scheme is therefore considered to accord with Core Strategy policy 3 in this respect.

Due to the nature of the proposed works and absence of neighbouring properties the development would not detrimentally impact upon amenity, in accordance with policy 3.

### **Impact upon National Park Special Qualities**

The property is located approximately 200m east of Castle Hill Camp Scheduled Ancient Monument however due to the nature of the proposed works it is not considered that the proposals would impact detrimentally upon the cultural heritage of the surrounding area, in accordance with Core Strategy policy 18 and the NPPF.

The proposed development would not necessitate the installation of additional external lighting to the property, and it is not considered reasonable to attach a condition restricting the installation of such lighting without the approval of the Local Planning Authority given the nature of the works.

Whilst visible from within the National Park and adjacent minor road, the proposed development would not impact detrimentally upon the landscape character or views of this part of the National Park; rather it is considered that this would have a positive impact through the improvement of the appearance of the property. The proposal thus accords with Core Strategy policy 20 and the NPPF.

### **Renewable Energy Considerations**

Policy 25 of the Core Strategy 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 comprises an alteration 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**

It is recommended that conditional planning permission be 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, dated 21<sup>st</sup> June 2016
- Location plan (as amended), dated 1<sup>st</sup> July 2016
- Photographs 1-8 (existing building), dated 21<sup>st</sup> June 2016
- Render sample 'Fintry Stone', received by post 6<sup>th</sup> July 2016
- Additional information (received by email), dated 9<sup>th</sup> August 2016

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

### **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.

**Background Papers**

EIA Screening Opinion

Application file 16NP0062

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