



DELEGATED DECISION REPORT

Application Reference Number	16NP0063
Description / Site Address	Change of use of land and construction of 3 car garage and workshop and creation of driveway area at Davell Close, Tasset, Hexham, Northumberland, NE48 1PA
Expiry date of publicity / consultations	21 July 2016
Last date for decision	23 August 2016

Details of Proposal

Planning permission is sought for the change of use of land and the construction of a garage/workshop building and driveway area on land north of Davell Close, Lanehead.



Aerial view of application site, circled in red

Davell Close is a residential property located to the north of Lanehead. The site is accessible via a private driveway from the Lanehead to Greenhaugh road leading past the property and an existing detached barn towards Snow Hall, to the north west of the site.

The property is set within a triangular shaped garden bordered by a combination of mature hedging, stone walling and trees/hedging. This is then surrounded by an irregularly shaped field also within the ownership of the applicants. The site additionally benefits from a detached two storey stone barn located approx. 30m to the north west of the property and garden within this field, which fronts onto an area of hardstanding adjoining the private driveway, opposite which is an area of grass presently used for storage.



The proposed garage/workshop building would occupy a footprint of 11.5m x 6m comprising 3no. parking spaces and integral workshop space, with a dual-pitched roof extending to ridge and eaves heights of 5m x 2.7m respectively. The building would be finished with cedar cladding with a natural slate roof and timber windows to all sides and would be set within a gravelled driveway incorporating the area of hardstanding to the front of the existing barn.



Proposed site plan showing existing property and garden (outlined in black) and application site (outlined in red)

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 5	<i>General Location of New Development</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.

Emerging Policy

Tarset & Greystead Neighbourhood Development Plan

Consultation/Representations

Tarset and Greystead Parish Council: No objection.

NCC Highways: No objection. *The proposed development would not have a harmful impact upon the highway and therefore no objections are raised.*

No further representations received in response to a notice displayed at the site on 30.06.2016 and letters issues to neighbouring properties on 29.06.2016.

Assessment

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

- The Principle of the Development;
- Building design and landscape and visual impacts
- Tranquillity and Amenity
- Highways & Rights of Way; and
- Energy Efficiency and Renewable Energy

The Principle of the Development

The National Planning Policy Framework makes clear that a presumption in favour of sustainable development is at the heart of 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, demonstrating high quality design and sustainable construction. The effects of the proposed development on these qualities are discussed in more detail later in this report.

The settlement of Lanehead is identified by Core Strategy policy 5 as a Local Centre whereby local needs development should be focussed, and is characterised by dispersed groups of residential properties surrounding the Lanehead crossroads road junction. The application site is located to the northernmost fringe of the village, which is identified as an 'outlier' by the Tarset & Greystead Neighbourhood Development Plan rather than as part of a 'development cluster', however is considered by the Authority to constitute part of Lanehead rather than being within the open countryside. The development is therefore to be assessed as such against the provisions of Core Strategy policy 5. The nature of the development does not constitute 'local needs development';



nevertheless it is considered that this would be appropriately positioned and would accord with the provision of policy 5.

The proposed garage and driveway would be situated outside of the existing residential curtilage of the property (outlined in black on the plan above) and as such the application seeks the change of use of this area of non-domestic land (identified in red, above) in order to facilitate the proposal. Whilst the change of use of non-domestic to domestic land is not normally acceptable, in order to prevent the encroachment of residential premises into the open countryside, it is considered that the proposed change of use would be acceptable in this instance due to the relatively small area of the site, that the proposed building would infill land between Davell Close, the existing barn and Snow Hall by following the established linear pattern of development, that the building would remain closely linked to Davell Close by virtue of ancillary use and proximity (some 15m away), and that the site of the building is currently maintained in a domestic fashion, with maintained grass and used for the storage of domestic items. It is however considered appropriate to restrict the use of the garage and driveway to purposes ancillary to Davell Close in order to prevent inappropriate development in this location.



View facing south east towards application site and property; storage of items and maintained grass visible.

Tarset and Greystead Neighbourhood Development Plan

The submission version of the Tarset & Greystead Neighbourhood Plan has completed the consultation stage and is a material consideration in decision making; however, given the early stage of the plan, only limited weight can be given to the policies.

In considering the proposal, particular consideration has been given to draft policy TG5 '*Spatial development in Lanehead*', which identifies that development which would fill gaps between 'outliers' will not be supported as any infilling would compromise the role of such properties as 'outliers' within the landscape.



Following an assessment of the proposal against draft policy TG5 it is considered that the development would conflict with the aims of this policy. However, the proposal is nevertheless considered to be acceptable as this would accord in principle with Core Strategy policies and the NPPF (as set out above) when assessed in the context of the presumption in favour of sustainable development and given that the Neighbourhood Plan remains at draft stage with limited weight therefore accorded to it and that neighbourhood planning legislation requires that Neighbourhood Plans do not prevent development allowed by national and local policies, which it is considered TG5 would do in this case.

Building design and landscape and visual impacts

The NPPF states that “*good design is a key aspect of sustainable development and is indivisible from good planning*”, and that development should be responsive to local character and distinctiveness. Core Strategy Policy 3 provides support for development proposals that conserve and enhance local character and the Park’s special qualities through design that:

- Utilises materials appropriate to the site and setting;
- Is sympathetic in terms of scale, height, massing, siting, form, materials and colour; and
- Protects open space which contributes to amenity, character and setting of a settlement.

The overall design and proposed materials of the building and driveway area are considered to be acceptable and would have minimal impacts upon the landscape character or views of the surrounding area, being well integrated within a line of existing development. The proposed development is considered to be acceptable in terms of design and impact upon landscape and thus accords with policies 1, 3 and 20 of the Core Strategy and the NPPF.

Tranquillity and Amenity

Tranquillity

The application does not include details of any proposed external lighting required in connection as with the development. In order to protect the tranquillity and dark skies of the National Park through the impact of inappropriately designed external lighting it is therefore considered appropriate to include a condition requiring that details of any external lighting required in connection with the development in the future be submitted to and approved in writing by NNPA prior to installation. Subject to the inclusion of an appropriately worded condition to the effect of the above, the application is considered to be in accordance with Core Strategy policies 1 and 19 and NPPF Paragraph 125.

Impact upon Residential Amenity

Due to the location of the application site the only property that may be affected by the proposed development would be Snow Hall, to the north west. The proposed garage would be located approximately 35 metres away from Snow Hall behind the existing two storey barn, and it is therefore considered that there would be no impact upon the occupiers of this property in terms of overlooking, loss of privacy or overshadowing/overbearing impact. It is however considered prudent to include a condition restricting the use of the garage to ancillary to that of Davell Close, thus



preventing any commercial use or use not in connection with the dwellinghouse, in order to ensure that there would be no adverse impact upon the surrounding area in terms of noise.

Highways & Rights of Way

The proposed development would provide 3no. additional garage vehicular parking spaces in addition to a driveway area to the property. Following consideration of the information submitted the NCC Highway Authority have raised no objections, advising that the development would not impact detrimentally upon highway safety. The development is therefore considered to be acceptable in accordance with Core Strategy policy 3 and the NPPF.

Energy Efficiency and Renewable Energy

Policy 25 requires all new developments, including conversions, to minimise the amount of energy used during 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. The development comprises a simply designed building envisaged to have low energy requirements. It is therefore considered that it would not be reasonable to require 10% of energy requirements to be embedded through renewable energy in this case.

Recommendation & Conditions

It is recommended that conditional 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 21st June 2016
- Proposed Plans, Elevations and Site Layout (Drg. No. 1001/TARSET/2016/001), dated 21st June 2016
- Design and Access Statement, dated 21st June 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 2, 3, 5, 19, 20 and 25 of the NNPA Core Strategy and the National Planning Policy Framework.

3. The development hereby permitted shall only be used for purposes ancillary to the property known as Davell Close and shall not be used for any commercial or business purposes.

Reason: In order to prevent against the inappropriate use of the building in this location and any detrimental impacts upon neighbouring properties, in accordance with Core Strategy Policies 3, 5 and 20 and the NPPF.



4. Prior to the fixing of any external lighting within the site, 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 thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with Core Strategy Policy 19 and 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 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 16NP0063



	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		