



DELEGATED DECISION REPORT

Application Reference Number	16NP0075
Description / Site Address	Removal and replacement of timber decking at Lodge 6, Otterburn Hall, Otterburn, Northumberland, NE19 1HE
Expiry date of publicity / consultations	8 September 2016
Last date for decision	6 October 2016

Details of Proposal

Planning permission is sought for the removal and replacement of timber decking and steps at Lodge 6, Otterburn Hall.



Lodge 6, Otterburn Hall

Lodge 6 is a single storey holiday lodge, granted consent under planning reference 87NP0031. The lodge and surrounding chalets occupy a large site to the north west of Otterburn Hall, known informally as the 'top site'. The site is surrounded by mature trees, separated from the Hall by the Estate driveway and buildings positioned along part of the southern site boundary. To date, approximately half of the lodges granted consent on this site have been constructed, with construction of the remaining chalets ongoing following recent sale activity.

The chalet is timber clad, sited on a breezeblock plinth with a tiled roof, elevated above ground level at the southern end. Akin to the surrounding chalets, Lodge 6 benefits from an existing area of decking and flight of steps to the southern end of the property which would be removed and replaced as a result of the proposed works

The proposed replacement decking would be located to the southern end of the chalet with steps situated to the western side, replicating the position of the existing steps. The decking would be elevated 1m above ground level and surrounded by timber balustrading 1m in height.



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>

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

87NP0031 *Siting of 13 static caravans and 22 timber chalets. Approved with conditions*

93NP0009 *Variation of condition no. 7 of planning permission 87/E/419 to permit varied occupancy period for approved chalets. Approved with conditions*

Consultation/Representations

Otterburn Parish Council: No response received

NNPA Historic Environment Officer: No response received

Assessment

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

- The Principle of the Development;
- Design, Landscape and Visual Impact;
- Tranquillity and Amenity;
- Impact upon Cultural Heritage; and
- Highways and Rights of Way

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 (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity), 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 proposed replacement decking would not adversely impact upon the special qualities of the Park due to its relatively small scale and design and the inherent nature of this as a replacement structure, albeit slightly larger than the existing area of decking. The proposal would thus meet the criteria set out in Core Strategy policy 1 and the NPPF.

Design, Landscape and Visual Impact

Core Strategy policy 3 promotes the principles of sustainable development, requiring sustainable design and construction in order to conserve and enhance the special qualities of the National Park.



Lodge 6 with decking part-removed

The proposed replacement decking is considered to be in keeping with the overall appearance of the timber chalet, and would comprise a smart addition to the building relative to the existing area of decking which, akin to many surrounding properties, has become dilapidated and scruffy. The design and appearance of the proposed decking further replicates the character of the host and surrounding chalets, all of which benefit from areas of timber decking with timber balustrading, and thus appears as a complimentary and sympathetic addition.

Whilst the overall footprint of the proposed decking is acknowledged to be larger than the existing decking, it is not considered that this increase in size would impact detrimentally upon the overall appearance of the surrounding area, and would be in keeping with the general scale of other decked areas to chalets on this top site.

The information submitted identifies that the materials proposed to be used for the works would match the exterior of the existing lodge however do not specifically identify that the timber to be



utilised would be stained or painted to match the lodge's mid/dark brown colour. A number of recent applications for replacement decking on the Otterburn Hall top site have been subject to a condition requiring the external faces of the decking to be stained or painted in order to match the overall appearance of the Lodge. Such a condition is considered to be reasonable in this case in order to ensure that the decking and balustrade would match the colour of the host lodge (in this case, mid/dark brown) rather than resulting in a stark contrast between the two. Subject to this condition, it is considered that the proposed development would accord with Core Strategy policy 3 and the NPPF.

It is acknowledged that the development would be visible to other users of the top site. However, considering the relatively small scale, nature, design and use of timber for the proposed decking, it is not considered that the development would significantly impact upon the landscape character or views of this part of the National Park. The development is thus considered to accord with policy 20 of the Core Strategy and NPPF.

Tranquillity and Amenity

As no new external lighting is shown as part of the proposal, the tranquillity of the Park would not be adversely affected. The proposal therefore accords with Core Strategy policy 19 in this respect.

Due to the nature of the proposed decked area and use of the wider site, this may have some level of impact upon the amenity of adjacent chalets, particularly that of the lodges directly to the east and west. Notwithstanding this, consideration must be given to the existing area of decking to both Lodge 6 and all other lodges on this site, and the level of impact upon amenity resulting from this. On balance, whilst the proposed area of decking is somewhat larger than the existing area of decking, it is not considered that that this would impact significantly upon the established level of amenity enjoyed by surrounding chalet occupiers. As such, this application is considered acceptable in terms of impact upon residential amenity and thus accords with Core Strategy policy 3 and the NPPF.

Impact upon Cultural Heritage

Due consideration has been given to any impacts of the application upon cultural heritage and the historic environment of the National Park, particularly given the setting of the application site within the grounds of Grade II Listed Otterburn Hall and associated Listed outbuildings and historic Otterburn Battlefield.

When assessed in context to the established level of impact resulting from the existing top site development, it is not considered that the proposed enlarged area of decking would impact detrimentally upon the surrounding designated heritage assets. The development thus accords with Core Strategy policy 18 and the NPPF.

Highways and Rights of Way

The proposal would not impact upon the safety of the surrounding highway network. No Public Rights of Way would be affected by the proposal. The development therefore accords with Core Strategy policy 3 and the NPPF.



Recommendation & Conditions

It is recommended that conditional permission is 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 27th July 2016
- Site Location Plan, dated 8th August 2016
- Proposed and Existing Floor Plan, dated 8th August 2016
- Proposed Elevations, dated 8th August 2016
- Proposed and Existing Block/Site Plan, dated 11th August 2016
- Design and Access Statement, dated 27th July 2016

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with policies 1, 3, 5, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Within 8 weeks following completion of the decking hereby approved, the timber balustrade and decking hereby approved, excluding the boarding below, shall be stained or painted a dark brown to match the appearance of the lodge and shall be retained as such in perpetuity.

Reason: In the interests of the satisfactory appearance of the development, to conform with policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (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

Application file 15NP0075
EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		