



DELEGATED DECISION REPORT

Application Reference Number	16NP0094
Description / Site Address	Approval of details reserved by condition no. 10 (Renewable Energy Measure) of planning permission 15NP0057 at formally land adjacent to The School House Elsdon, Northumberland, NE19 1AA
Expiry date of publicity / consultations	N/A
Last date for decision	5 December 2016

Details of Proposal

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

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.

Information was submitted pursuant to the discharge of Condition 10 under application reference 16NP0052, which was approved on 15 June 2016 to include an external air source heat pump (ASHP). This application has been submitted in order to seek approval for an internal LPG boiler in place of the approved ASHP.

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 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
- 16NP0052** Approval of details reserved by condition 3, 5, 8 and 10 of planning permission 15NP0057

Consultation/Representations

No consultations undertaken.

Assessment

The principle of the development has already been established as acceptable under application 15NP0057 and additional details discharged under 16NP0052. The matter to be assessed under this application is therefore the acceptability of details as required by Condition 10.

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 information submitted in support of the previous discharge of condition application (16NP0052) set out a number of ways in which energy would be minimised during the construction and operation of the development. This information also set out in detail an explanation of the design and construction methodology for the approved dwelling, incorporating Passivhaus principles alongside the installation of an air source heat pump as the primary heating source. Whilst this information did not include calculations explicating that 10% of the predicted energy requirements of the development would be offset through renewable sources, based on an understanding of the details provided and by virtue of its design and construction, it was determined that the energy requirements and efficiency of the dwelling would be 10% greater than the dwelling would be when not incorporating such technology and thus the information provided satisfied the provisions of Core Strategy policy 25 and is sufficient to discharge Condition 10.



The scheme proposes the substitution of the approved air source heat pump with an internal LPG boiler in order to lower carbon output levels. The justification for this substitution has been set out within the covering letter submitted in support of the application, which states that *“the building will achieve much lower carbon output levels using a modern A-rated LPG boiler instead [of an ASHP], as in the absence of site-sourced clean electricity, the electricity to supply the ASHP from the grid is sourced from more polluting and higher carbon output sources than the minimal amounts of LPG used in such a low energy building [as this]”*. The Authority holds no evidence to dispute this explanation and therefore considers the proposed substitution to be acceptable in accordance with the provisions of Core Strategy policy 25. The information is therefore sufficient to re-discharge Condition 10.

The applicant has additionally stated that the substitution of the ASHP would remove the appearance of this outside the house and operating noise. Whilst not directly relevant to this discharge of condition, this is noted and supported.

Recommendation

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

- Application form, received 10th October 2016;
- Proposed internal layout plan, received 10th October 2016;
- Covering letter, received 10th October 2016;
- Regulations compliance report, received 10th October 2016.

Informative Notes

This approval of details should be read in conjunction with those details approved under application 16NP0052.

Background Papers

Application files 15NP0057, 16NP0052 and 16NP0094.

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		