

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	16NP0096
<b>Description / Site Address</b>	Change of use of agricultural field to residential curtilage and construction of two storey side extension and link to existing dwelling Farglow, Greenhead, Brampton, CA8 7JB
<b>Expiry date of publicity / consultations</b>	3 January 2017
<b>Last date for decision</b>	16 January 2017

### **Details of Proposal & Site**

#### *Site*

The application site comprises of a tightly knit collection of buildings at Farglow Farm. These include an existing stone and slate two storey dwelling to the east of the farm steading, with a long single storey stone and slate building attached to the west of it. A small stone building is located opposite this building to the south, while a dark green metal clad agricultural building lies behind the single storey building, to the north.



*View of the site from approach road to the south (looking north/north-east)*

The site is located in a remote rural location, just over two miles north east of Walltown Quarry, located at the very end of the road that passes Walltown and serves a small number of other farms between Walltown and Farglow.

Farglow is located just above a dip in the land where the access road approaches the site from the south, but is surrounded by rising land in each direction.

### *Proposed Development*

This application proposes to add a two storey extension (5.3 metres x 7.5 metres), extending to the east of the existing two storey dwelling at Farglow, to provide additional rooms that would form part of the existing residential dwelling. This would take the new extension a very short distance beyond the rear wall of the existing main property.

The extension would utilise a slate pitched roof, similar to the existing two storey house, replicating the existing ridge height (6.6 metres) and eaves height (4.5 metres) of the house, but rotated at 90 degrees.

The two storey element of the extension would be joined to the existing building via a pitched roof link building (3 metres x 3 metres), which would be built to approximately the eaves height of the existing building and the extension, and would contain a connecting lobby area at ground floor, with a void in the space above.

An outdoor terrace area (5.3 metres x 2.6 metres) is also proposed to the south of the proposed two storey element of the extension. The floor plans also indicate that the existing stone path outside the existing property would be continued around the proposed extensions, with a width of 0.4 metres.

The proposal does involve extending the residential curtilage of the property a few metres to the east, in order to accommodate the proposed extension. For this reason, the proposal is not considered as a householder application, but as a full planning application.

## **Relevant Planning Policy**

### National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

### Local Policies

- *Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)*

Policy 1	Delivering Sustainable Development
Policy 2	Climate Change
Policy 3	General Development Principles
Policy 5	General Location of New Development
Policy 9	Managing Housing Supply
Policy 10	New Housing Development
Policy 12	Transport and Accessibility
Policy 14	A Sustainable Local Economy
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character
Policy 21	Farming
Policy 25	Renewable Energy and Energy Efficiency
Policy 27	Water and Flood Risk

### Supplementary Planning Guidance

- *NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)*
- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

## **Relevant Planning History**

15NP0004 – Agricultural determination in respect of proposed shed for storage of agricultural equipment (Prior approval not required, 17 February 2015)

## Consultation/Representations

Historic England: **Comments provided.** Historic England do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, we do not believe that it would harm the ability to appreciate and understand Roman military planning and land use.

NNPA Historic Environment Officer: **No objections.** The proposal is unlikely to have a material effect on the setting of the World Heritage Site, nor is there potential for significant archaeological remains to be impacted upon.

NNPA Ecologist: **No objection.** Confirms no bat survey was required to accompany the application.

NCC Highways: **No objection.** No issues arise from this proposal.

NNPA Access Officer: **No objection.** No rights of way in the vicinity that would be affected.

NCC Public Protection: **No objection.**

## Assessment

The key material planning considerations are:

- The principle of the development;
- Design & visual appearance;
- Effects on National Park special qualities;

Other material planning considerations will be considered and referred to where relevant.

### Principle of development

The proposal is for an extension to an existing residential property, which is acceptable in principle and accords with Core Strategy policies and the NPPF. While an extension to an existing property accords with adopted planning policies, the

erection of a new dwelling in this open countryside location would fail to accord with Core Strategy policies 5, 9 and 10 and paragraph 55 of the NPPF. It is considered that a planning condition is appropriate in this instance to ensure that a new self-contained dwelling is not created as a result of this development.

It is also acknowledged that the proposal does involve an extension to the residential curtilage of the property to accommodate the extension. The property is surrounded by a sizeable area of agricultural land, which is within the applicant's ownership. It is not considered that the loss of this small area of agricultural land, located directly adjacent to the existing property, to accommodate the extension would have any material effect on the surrounding agricultural use and that this would not compromise the aims of Core Strategy policies 14 and 21.

It is noted that part of the site boundary is located within Flood Zones 2 & 3. However, it is only a small part of the access road, located at a significantly lower level than the property itself, which falls within these zones, where it crosses the burn. As a residential extension to an existing property, the proposal would fall outside of the Environment Agency's consultation list. Detailed flood risk information for the property from gov.uk confirms that there is a very low risk of flooding, from rivers, the sea, or surface water. The proposal accords with Core Strategy policies 1, 27 and the NPPF.

### *Design & visual appearance*

The existing buildings at Farglow are attractive and of a traditional character and it is important any design proposal responds to the original features of the property. .

The buildings are currently viewed as a long and narrow built form, with the existing residential dwelling attached to the row of single storey farm buildings to the west. This pattern would be continued as a result of this proposal. The dwelling currently stands with a higher roof than the other buildings on the site. This height is replicated in the extension, which ensures that the proposed extension would not dominate the existing. The use of the link building to attach the extension to the main property allows it to be added to the property in a harmonious way, respecting the existing layout and architectural features of the property.

The height, materials and design detailing of the property extension will allow the character and setting of the existing buildings to be safeguarded. While the

extension is large in its size, it can be accommodated using the link building without damaging the visual appearance or character of the property and the surroundings.

Planning conditions would be required to ensure that the stonework and slate are a suitable match for the existing property, as this is essential in enabling the proposal to be added to the existing property in a harmonious manner and to weather appropriately on this exposed site.

Specific details of the materials to be used in the construction of the terraced area, and the footpaths around the property have not currently been provided, and a condition should also be included to ensure that these are provided, to enable the LPA to ensure that appropriate materials, sensitive to the setting are chosen for these.

It is considered that the proposed design accords with Core Strategy Policy 3 and with general principles of the Building Design Guide SPD.

#### *Effects on National Park special qualities*

While there are public rights of way located to the north, south and east of the site, these are some distance away and, combined with the topography of the environs surrounding the site, which sees land gradually rise to each side of Farglow and shield it from view, it means that the premises can't be easily viewed in any important long distance views within this part of the National Park, including from these footpaths. The proposal is also for an extension to an existing property, which is generally consistent in terms of its scale and design principles. It is not considered that the proposal would have the potential to harm the landscape character of the National Park. The proposal accords with Core Strategy policies 1 and 20 and the Landscape SPD in this respect.

Given that external lighting could be installed on the existing property without requiring planning permission, it is not considered that it would be reasonable or necessary for a condition restricting, or requiring the approval of external lighting to be approved to be included in the particular circumstances of this case. The proposals are considered to adequately safeguard the tranquillity of the National Park, in accordance with Core Strategy policies 1 and 19 and the NPPF.

It is of course important to acknowledge that the property is located within the Hadrian's Wall World Heritage Site, a designated historic site of global importance.



However, the nature, scale and location of the proposal would not harm the setting of the World Heritage Site, or the ability to appreciate and understand Roman military planning and land use. It is not considered that archaeological remains would be affected either. The proposal accords with Core Strategy policies 1 and 18 and the NPPF and would not damage the cultural heritage of the National Park.

It is noted that the Tipalt Burn SSSI crosses the site boundary, where the access road crosses the burn; however, the proposal would not have an effect on the SSSI. The proposal raises no ecological issues and accords with Core Strategy policies 1, 17 and the NPPF in this respect.

### Other

#### *Renewables/Climate Change*

The proposal is for an extension to an existing property. As the proposal is not for new development, the renewable energy target in Policy 25 of the Core Strategy would not be applicable. It is not considered that the proposals would conflict with the objectives of Core Strategy Policy 2 or the NPPF in respect of climate change.

#### *Amenity*

There are no residential properties in the vicinity of the site and there would therefore be no impacts on residential amenity. NCC Public Protection have not raised any concerns in respect of amenity in their response. The proposals accord with Core Strategy Policy 3 and the NPPF.

#### *Highways/Public Access*

The development raises no issues in terms of highways and public access would not be affected. The proposals accord with Core Strategy policies 3 and 12 and the NPPF in this respect.

## **Summary & Recommendation**

Subject to the conditions below, the proposal is considered to be sustainable development and in accordance with development plan policies, having regard to all other material planning considerations.

It is recommended that planning permission is granted, subject to the following conditions:

### **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 received on 11<sup>th</sup> October 2016
- Elevation Plans Scale 1:100 received on 11<sup>th</sup> October 2016
- REVISED GROUND FL PLAN received on 11<sup>th</sup> October 2016
- REVISED FIRST FLOOR received on 11<sup>th</sup> October 2016
- Location Plan 1:500 received on 21<sup>st</sup> November 2016
- Location Plan 1:2500 received on 21<sup>st</sup> November 2016

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Policies 1, 2, 3, 5, 9, 10, 12, 14, 17, 18, 19, 20, 21, 25 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The extension hereby approved shall remain associated with the existing dwelling and shall not be used as a separate or self-contained residential unit.

Reason: To ensure that the development hereby permitted does not create an additional separate dwelling unit in a manner that would fail to accord with Core Strategy Policies 5, 9 and 10 and paragraph 55 of the NPPF.



4. The materials to be used in the construction of the external surfaces of the extension, including the facing stone, slate, timber window frames and doors, and rainwater goods hereby permitted shall suitably match those of the existing building.

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and Chapter 6 of the NPPF.

5. The materials to be used in the construction of the paths surrounding the building, that are hereby approved by this permission (shown on REVISED GROUND FL PLAN received on 11<sup>th</sup> October 2016), shall suitably match those of the existing paths

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and Chapter 6 of the NPPF.

6. Prior to the installation of the terrace area approved by this permission (shown on REVISED GROUND FL PLAN received on 11<sup>th</sup> October 2016), details of the materials for the proposed terrace area shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and Chapter 6 of 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 the development, irrespective of the degree of variation, may constitute unauthorised 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 Local Planning Authority immediately of any proposed 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 planning application.

2. This consent 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 carried out or details to be approved prior to the commencement of the development 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 may be unauthorised and you may be liable to enforcement action.

(b) In addition if a condition precedent is breached, the development may be unauthorised and the only way to rectify the development may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

### **Background Papers**

Planning Application File 16NP0096  
EIA Screening Opinion 16NP0096

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