



DELEGATED DECISION REPORT

Application Reference Number	16NP0109
Description / Site Address	Construction of single storey extension to rear of dwelling at Whitehall, Elsdon, Northumberland, NE19 1AA
Expiry date of publicity / consultations	9 January 2017
Last date for decision	25 January 2017

Details of Proposal

Planning permission is sought for the construction of a replacement single storey extension to the rear of the property known as Whitehall, Elsdon.



Existing rear (west-facing) elevation of property

The property is a two storey semi-detached dwelling located to the eastern side of Elsdon, adjacent to the village green.

The dwelling in its current form benefits from an existing conservatory to the rear elevation (see *photograph above*); the works in their entirety propose the removal of the conservatory and construction of a replacement extension comprising a sunroom and adjoining w/c, additionally facilitating the construction of a 'light tunnel' around the window of the adjoining property in order to account for the boundary division between the dwellings. The extension would project 3.6m from the rear elevation of the property for a width of 4.4m, incorporating total and eaves heights of 2.8m and 2.3m respectively, and would be finished in stone and slate/dark grey membrane with white uPVC doors and windows to match the property.



Aerial view of application site showing location within Elsdon

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 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

Relevant Planning History

None relevant to this application



Consultation/Representations

Elsdon Parish Council: The application is supported

No representations received in response to neighbour notification letters issued on 30.11.2016 and a site notice displayed on 19.12.2016.

Assessment

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

- The Principle of the Development;
- Design, Visual Impact and Amenity; and
- Impact upon National Park Special Qualities

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 Local Development Framework (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 application site is located within the village of Elsdon, identified as a Local Centre under Core Strategy policy 5. It is considered that the scale and nature of the proposed development is appropriate and reasonable for a residential property in this location and thus the development would accord with Core Strategy policy 5 in principle.

Design, Visual Impact and Amenity

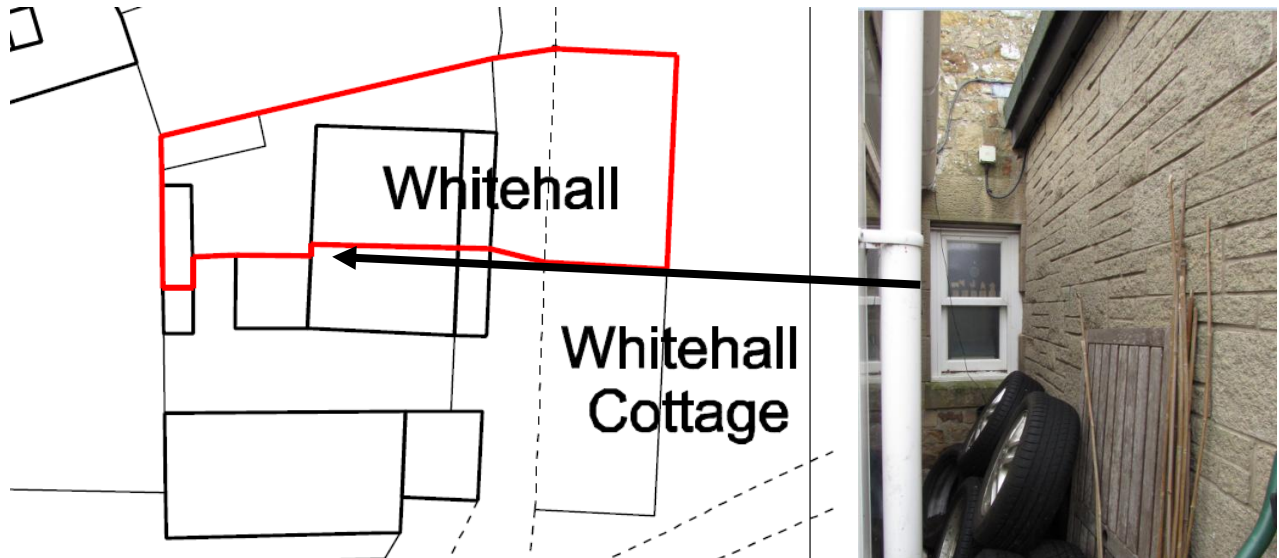
The NPPF highlights the importance of good design principles within planning. This is echoed within Core Strategy policy 3, which promotes the principles of sustainable development, requiring the design and construction of a proposal to protect and enhance local character. The Design Guide Supplementary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

The proposed replacement extension would be sympathetic to the character and appearance of the host property in terms of design, materials and scale and would appear as a subservient addition. A condition would be attached to any planning approval requiring the use of suitably matching materials (where appropriate). The extension would not be visible from outside of the site and would therefore have no impact upon the visual amenity of the wider area. The proposed scheme is therefore considered to accord with Core Strategy policies 3 and 20 in this regard.

Due to the separation distance between the application site and property directly to the north (Blue House, some 18m away), the established presence of the existing conservatory and approx. 1.8m high boundary wall, it is not considered that the proposed development would impact detrimentally upon the residential amenity of this property, particularly in terms of any loss of privacy.

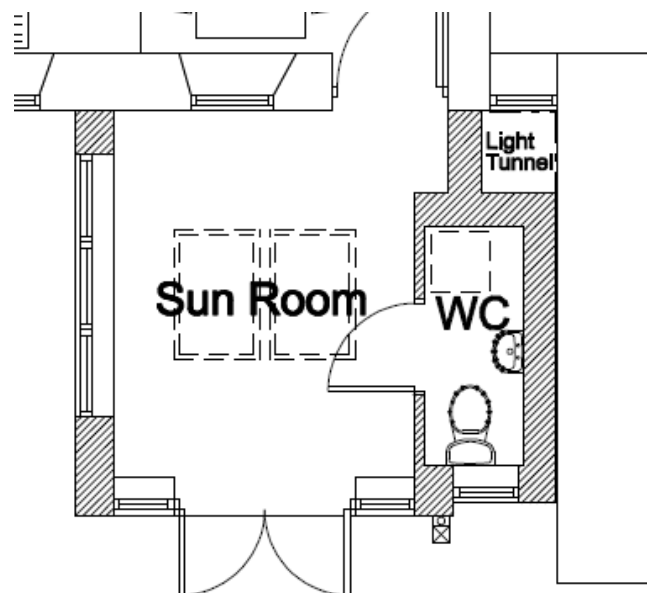


The application site (Whitehall) and the adjoining property (Whitehall Cottage) share a common boundary with an unusual 'staggered' arrangement whereby part of the rear elevation of Whitehall Cottage, which includes a small window at ground floor level, faces onto the rear garden of Whitehall (see photograph and plan below).



Plan extract and photograph illustrating staggered boundary arrangement

The proposed extension would directly abut the existing flat roof extension to the rear of Whitehall Cottage (see photograph below) however would not project beyond or above it. In order to account for the unusual boundary arrangement, the extension proposes the incorporation of a 'light tunnel' in order to facilitate the passage of light to the small west-facing window opening belonging to Whitehall Cottage contained on this elevation, which is currently closely flanked by the existing conservatory and flat roof extension belonging to Whitehall Cottage.



Plan extract and photograph illustrating relationship between adjoining properties



Whitehall Cottage has been consulted on this application, to which no response has been received. Taking the above into consideration, it is considered that the proposed development would not worsen the existing situation and therefore not be detrimental to the residential amenity of Whitehall Cottage. The proposed scheme is therefore considered to accord with Core Strategy Policy 3 in this regard.

Impact upon National Park Special Qualities

No implications surrounding cultural heritage or ecology and biodiversity have been identified in relation to the proposed development.

No details of external lighting required in connection with the proposed extension have been submitted as part of the application. It is however not considered appropriate to include a condition restricting the installation of further external lighting to the property given that it is an existing property within an identified settlement. The proposed development is therefore considered to be in accordance with Core Strategy policy 19.

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 28th November 2016
- Location Plan, dated 28th November 2016
- Heritage Statement, dated 28th November 2016
- Proposed Plans and Elevations (Drawing No. 101 Rev. D)(as amended), dated 30th November 2016
- Email from agent, dated 30th November 2016

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

3. The stone and slate to be used in the construction of the proposed extension hereby permitted shall suitably match those of the existing building known as Whitehall and shall be natural stone and natural slate only.



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, 3 and 30 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

Application file 16NP0109

EIA Screening Opinion

	Signature	Date
Planning Officer	R Adams	10/01/2017
Head of Development Management or Chief Executive	S Buylla	10/01/2017