

DELEGATED DECISION REPORT

Application Reference Number	16NP0127
Description / Site Address	Extension to the existing Dining Room, enlargement of the existing Garden Room including a fully glazed link to the house, minor internal alterations at Lonning House, Elsdon, Northumberland, NE19 1BS
Expiry date of publicity / consultations	7 February 2017
Last date for decision	8 March 2017

Details of Proposal & Site

The proposal is a householder application, seeking to extend and alter an existing residential property, known as Lonning House, which is located just under a mile to the south-east of the village of Elsdon.



View of the front of Lonning House (looking north-east)

The proposals include the following elements:

- 1) **Conservatory/dining room extension to the rear** - the formation of a glazed conservatory area at the rear of the property, filling in the corner between the existing kitchen and dining room areas.



Location of proposed rear extension (looking north-west)

The new area of the dwelling to be created would extend from the rear of the part of existing extension (approved under planning ref: 06NP0005) that is closest to the camera in the photo (above), extending to be in line with the rear wall of the conservatory area that is furthest away from the camera, creating a timber and glazed conservatory area with a slate dual pitched roof.

- 2) **Extension to and re-cladding of existing garden room/guest bedroom** – this element of the proposal involves a modification of the existing ‘garden room’ outbuilding, including a small increase in its size, and cladding of the exterior with horizontal timber boarding to match the existing and proposed extensions. The proposal would also involve the provision of a new dual pitched slate roof and glazing to the rear elevation of the garden room, to match the appearance of the rear of the proposed dining room extension to the rear. A small flat roofed area, clad in matching timber boarding, would also be provided between the garden room and the main property, to provide additional space. The garden room would also be connected to the main property using a glazed link (described in 3), below).



Location of garden room (left of shot) and area where the proposed glazed link would be located (centre of shot) (looking south-west)

- 3) **Construction of glazed link** – The formation of a transparent glazed link to the north-east (rear) elevation of the property, to link to the garden room/guest bedroom, which is currently a stand-alone outbuilding. The link would allow for internal access within the property from the main living areas of the property, without needing to go through the adjacent bedroom.

- 4) **Amendments to porch** – Changes would be made to the porch at the front of the property, to match the style and pattern of timber and glazed panels on the extensions to the property.

There would be no changes to the property at first floor level.

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 3	General Development Principles
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character

Supplementary Planning Guidance

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

Relevant Planning History

- 09NP0042 – Construction of single garage and adjoining open fronted carport (approved subject to conditions, 23/10/09)
- 08NP0025 – Extension to existing horse riding arena, (approved subject to conditions, 08/07/08)
- 06NP0040 – Construction of horse riding arena and change of use of land for the keeping of horses, (approved subject to conditions, 04/10/06)
- 06NP0005 – Construction of extension (approved subject to conditions, 29/03/06)

Consultation/Representations

Elsdon Parish Council: The Councillors are fully supportive of this proposal.

A notice was placed at the site inviting representations by 7th February 2017. No responses were received.



Assessment

The key material planning considerations are:

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

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

The principle of the development

The proposal is for extensions and alterations to an existing residential property, which are proposed for purposes ancillary to the enjoyment of the existing dwelling. The development is therefore acceptable in principle, and in accordance with Core Strategy Policy 1 and the NPPF.

Design

1) Conservatory/dining room extension to rear

The extension to the rear of the property would be a modest extension to the area of the property that was extended following the planning permission approved in 06NP0005 that would essentially fill in a gap between the kitchen and dining room areas. This is an area where an outdoor decked area was approved as part of application 06NP0005, but was not constructed.

The proposed extension would not extend beyond the existing rear elevation of the property and would fit in inconspicuously with the existing property, creating a rear elevation with a symmetrical appearance, utilising a matched slate roof, to create a dual pitched roof, rather than the existing single pitched roof to the rear.

This extension is considered appropriate in its scale and design and respects the design and character of the existing property.

2) Extension to and re-cladding of existing garden room/guest bedroom



This aspect of the proposal is considered to be a visual improvement, which would relate well to the character of the property. The amendments to the existing outbuilding would create a more symmetrical appearance, using a slate roof and glazing to tie in well with the dining room extension to the rear of the property. This aspect of the proposals is considered appropriate in its scale and design and respects the design and character of the existing property.

3) *Construction of glazed link*

The formation of the glazed link, to the rear of the property, is considered to be a minimally intrusive means of improving circulation space within the property, without significantly affecting the character of the property. This aspect of the scheme is again considered to be appropriate in its context.

4) *Amendments to front porch*

The amendments to the porch would be consistent with the character of the existing and proposed extensions to the property, and are not considered to be detrimental to the character of the property.

Summary of design considerations

It is considered that the design of the proposed extensions and alterations is acceptable in the context of the existing property and its surroundings. The proposals are considered to accord with Core Strategy Policy 3 in respect of the design considerations.

National Park special qualities

Landscape Character

The proposals are minor in terms of their scale and relate well to the host property. The siting, scale and design of the changes and the location of the property mean that the proposals would be easily visible from across the wider landscape and would not materially affect the landscape character of this part of the National Park.

Historic Environment



The proposals would not affect any designated heritage assets or their setting. It is acknowledged that Lonning House is referred to in the 1987 Historic Buildings Survey as being of some local significance. At that time this was referred to as a cottage and byre that was empty and partly derelict. The property has since been brought back into use, modernised and extended, with the additions of outbuildings and stables to the front of the property. The proposals would have a negligible effect on the historic significance of the property, when considered in the context of the current condition of the property and the recent extensions and additions to the property.

The proposals would disturb a very small area of ground within an existing domestic garden area and is not likely to affect archaeological remains. The cultural heritage of the National Park would not be harmed by the proposals.

Tranquillity

The proposals would have a negligible effect on the tranquillity of the National Park. As the proposal is for modest extensions to an existing property, it is not considered that the inclusion of a condition restricting external lighting would be reasonable in this case.

Biodiversity

Given the nature and scale of the proposals, it is considered unlikely that bats or other protected species would be affected by the proposals.

Summary

The proposals are considered to adequately safeguard the special qualities of Northumberland National Park, in accordance with Core Strategy policies 1, 3, 17, 18, 19 and 20 of the Core Strategy and Chapter 11 of the NPPF.

Other

There are no neighbouring properties within close vicinity of the property whose occupiers could have their residential amenity affected. The proposals accord with Core Strategy Policy 3 and the NPPF in this respect.

While the proposals create additional space within the property, the proposals do not create additional bedrooms and should not materially increase trips to the property. There is already ample parking space at the property in any case and the proposals would not materially affect the wider highway network. The proposals accord with Core Strategy Policy 3 and the NPPF.

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 the application is approved, 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, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by 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 20/12/16
 - Location Plan 1611 100_04A received on 11/01/17
 - Lonning House, Elsdon; Design & Access Statement received on 20/12/16
 - Site Plan as Proposed 1611 100_01 received on 20/12/16
 - Proposed Elevations 1611 200_05 received on 20/12/16
 - Proposed Ground Floor Plan 1611 100_03 received on 20/12/16

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, 3, 17, 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. The timber and slate to be used in the construction of the external surfaces of the development 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 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, 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 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. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation 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 16NP0127
EIA Screening Opinion 16NP0127

	Signature	Date
Planning Officer		
Head of Development Management		