

DELEGATED DECISION REPORT

Application Reference Number	17NP0018
Description / Site Address	Construction of single storey extension to front elevation (Revised submission) at Greengate Well, Long Byre, Brampton, Northumberland, CA8 7HY
Expiry date of publicity / consultations	4 April 2017
Last date for decision	24 April 2017

Details of Proposal

Planning permission is sought for the construction of a single storey extension to the property known as Greengate Well, Longbyre.

Greengate Well is a two storey dwelling located within the open countryside approx. 1.6km. north east of Long Byre, approx. 2km north of Greenhead. The property is set within a cluster of domestic storage and agricultural buildings and faces south onto a large hardstanding area, directly adjacent to which runs the vehicular highway which leads past the property and terminates at Moss Petral farm.

The proposed extension would be sited centrally to the front (south facing) elevation of the property, projecting 3m from this wall for a width of approximately 3.5m. The extension would incorporate a dual-pitched roof 3.5m in total height, and would be constructed from stone and slate with brown uPVC doors and windows to match the host property.



Location plan identifying application site and proximity to surrounding settlements



Planning permission was sought and subsequently granted under application 16NP0088 for the proposed construction of an extension in this location; this extension was of the same footprint to which is proposed under this application however its design incorporated a hipped pitched roof. This application is a re-submission of application 16NP0088 to which an amendment is proposed to the roof shape, instead proposed to be dual-pitched with a straight end gable.

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>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

16NP0088 Construction of single storey extension to front elevation. *Planning permission granted 18.10.2016*

Consultation/Representations

Thirwall Parish Council: No response received

No representations received in response to a notice displayed at the site on 14th March 2017

Consultations undertaken as part of application 16NP0088

NNPA Access and Recreation Officer: No objections

The application site is located within close proximity to one public footpath: Thirwall footpath 22. Based on the information submitted, the proposals are considered unlikely to impact upon this public right of way. During the construction phase care should be taken to not obstruct access to surrounding rights of way or in any way prevent or deter public use of these paths without the necessary legal diversion or closure order having been made.



Assessment

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

- The Principle of the Development;
- Design and Amenity;
- Highways and Rights of Way;
- Impact upon National Park Special Qualities; and
- Renewable Energy Considerations

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 property falls within an open countryside location, whereby policy 5 of the Core Strategy limits development to the re-use of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not impact detrimentally upon the special qualities of the National Park. The proposed construction of an enlarged porch type extension is considered to be a reasonable requirement of an existing property in such a location and the scheme is therefore considered to accord with Core Strategy policy 5 and the NPPF.

Design 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 extension would be constructed of materials sympathetic to the appearance of the host property, incorporating a slate roof with stone walls and brown uPVC to match, and whilst to the front elevation would constitute a subservient addition by virtue of its height and width. The proposed incorporation of a dual-pitched roof with a flat gable end would reflect the appearance of the host property and is considered to be acceptable in terms of design. Whilst the somewhat prominent location of such an extension, to the front elevation of the property, would not normally be encouraged, based on an understanding of the site layout it is considered unlikely that this extension could be facilitated in an alternative position, and by virtue of function needs to be located adjacent to an external door; on balance this is therefore considered acceptable in this instance. The proposed scheme is therefore in accordance with Core Strategy policy 3 in this regard.

Due to the nature of the proposed extension and absence of neighbouring dwellings, there would be no detrimental impact upon residential amenity, in accordance with Core Strategy policy 3.



Front elevation of Greengate Well, facing towards yard

Highways and Rights of Way

The proposed development would not detrimentally impact upon the adjacent vehicular highway or parking provision within the site, in accordance with Core Strategy policy 3 and the NPPF.

As identified by the NNPA Access and Recreation Officer as part of application 16NP0088, the wider site benefits from a number of Public Rights of Way, in particular Thirwall footpath 22, which crosses the yard to the front of the property and proposed development site. Following consideration of the information submitted it is not considered that the proposals would impact upon this Public Right of Way, in accordance with Core Strategy policy 3.

Impact upon National Park Special Qualities

No implications surrounding archaeological heritage or ecology and biodiversity have been identified in relation to this property.

No details of additional external lighting have been submitted as part of the application, however it is considered that this may be required in future due to the additional external door incorporated within the proposed extension. Whilst it is acknowledged that the scheme seeks the construction of an extension to an existing property with a number of outbuildings, due to the remote location of the property it is considered appropriate to include a condition restricting the installation of further external lighting to the property in relation to this extension in order to protect the tranquillity of the National Park through the impact of inappropriately designed external lighting, in accordance with Core Strategy policy 19.

Whilst visible from the adjacent vehicular highway and Public Rights of Way, the proposed extension would not impact detrimentally upon the landscape character or views of this part of the National Park. The proposal thus accords with Core Strategy policy 20 and the NPPF in this respect.



Renewable Energy Considerations

Core Strategy policy 25 requires all new developments, including conversions, to minimise the amount of energy used in construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. As the proposed scheme is an extension to an existing property, and is therefore not new development or a conversion, policy 25 is not considered to be relevant to this case. It is however noted that the proposed extension is to be well insulated in order to improve energy efficiency, which is encouraged.

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 (as amended), received 27th February 2017
- Location plan, received 16th February 2017
- Site Plan (ref. Sheet 1), received 16th February 2017
- Proposed Plans and Elevations (ref. Sheet 3), received 16th February 2017
- Design and Access Statement, received 16th February 2017

Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 3, 5, 19, 20 and 25 of the NNPA Core Strategy and the National Planning Policy Framework (NPPF).

3. The natural stone, slate and uPVC windows to be used in the construction and finish of the extension hereby approved shall match those of the existing property known as Greengate Well as closely as possible.

Reason: In the interests of the satisfactory appearance of the development, to conform with policies 1 and 3 of the NNPA Core Strategy and the National Planning Policy Framework (NPPF)

4. Prior to the fixing of any external lighting required in connection with the extension hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;



- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with Core Strategy policy 19 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 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.

3. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.



It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Background Papers

EIA Screening Opinion
Application file 17NP0018

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		