

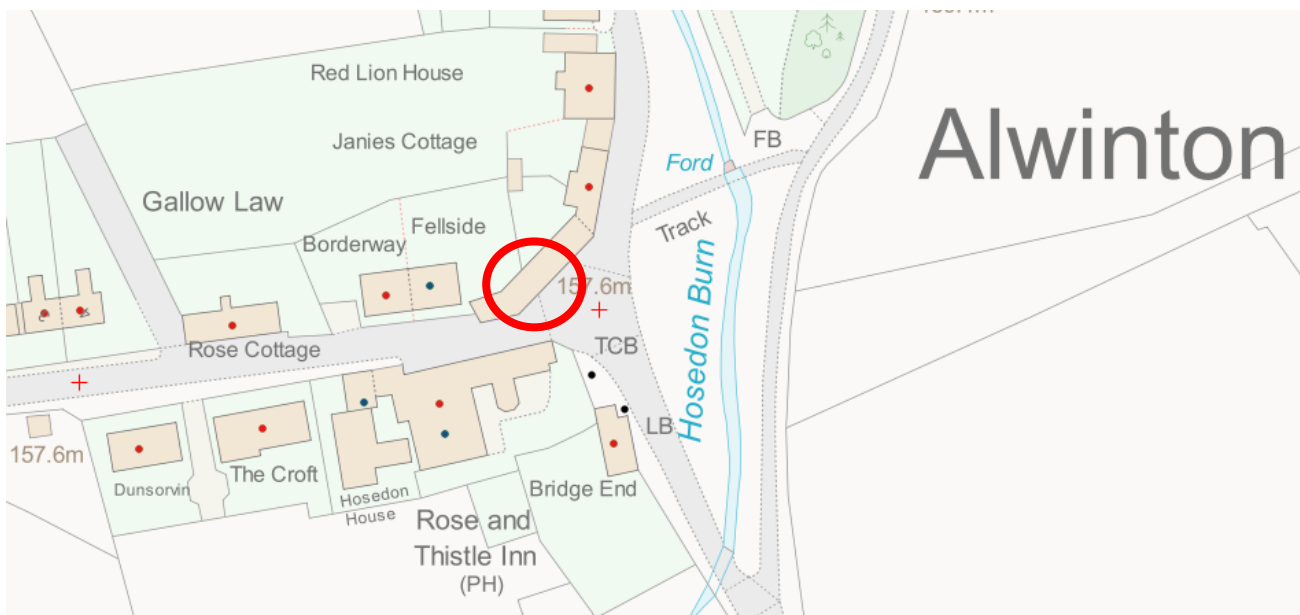


DELEGATED DECISION REPORT

Application Reference Number	17NP0048
Description / Site Address	Reinstatement of window opening with UPVC window within garage building opposite Rose and Thistle, Alwinton, Morpeth, Northumberland, NE65 7BQ
Expiry date of publicity / consultations	6 June 2017
Last date for decision	27 June 2017

Details of Proposal

Planning permission is sought for the reinstatement of a window opening within the south east facing elevation of a garage block opposite the Rose and Thistle Inn, Alwinton.



Location of application site within Alwinton

The garage block is of stone construction with a combination of slate and corrugated sheet roofing and is located adjacent to the T-junction to the eastern side of the village, opposite the pub.

The south east and eastern elevations of the building, which face the main road, benefit from a number of existing doors (both double and single width of timber or metal construction) alongside 2no. existing window openings within which are installed white uPVC units.

The opening proposed to be reinstated would sit within a former aperture which was at one time infilled within stone with the head and cill stones left in place, and would measure 880mm x 825mm, fitted with a white uPVC unit.



South east facing elevation of garage block; proposed location of window circled



Location of proposed window; head and cill stones visible

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 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</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

None relevant to this application

Consultation/Representations

Alwinton Parish Council: No objections

No representations received in response to neighbour notification letters issued on 3rd May 2017 or a notice displayed at the site on 16th May 2017

Assessment

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

- The Principle of the Development;
- Design and Amenity;
- Impact upon National Park special qualities;
- Renewable Energy Considerations; and
- Any other matters

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 falls within the village of Alwinton, identified as a Local Centre by Core Strategy policy 5, within which local needs development is to be focussed. The nature of the proposed development would not constitute “local needs development”; this is nevertheless considered to be acceptable in terms of scale, nature and location and would not conflict with the aims and objectives of Core Strategy policy 5 or 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, and guidance set out within the NNPA Design Guide Supplementary Planning Document (SPD).

The proposed reinstatement of a window within a former opening within the building is considered to be acceptable in terms of impact upon the character and appearance of the building. Whilst the installation of a timber window within a building of this age and traditional construction would be preferable, having regard for the existing uPVC windows installed within the remainder of the garage block, the proposed uPVC window is, on balance, considered to be acceptable. The proposed scheme is therefore considered to accord with Core Strategy policy 3 and the NPPF.

Impact upon National Park special qualities

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

The scheme does not incorporate the installation of new external lighting to the building and, given the nature of the proposed development as the reinstatement of a window only, no conditions are recommended restricting the installation of new external lighting in the future.

Whilst visible from within the National Park due to the location of the application site adjacent to the road, it is not considered that the proposed works would detrimentally impact upon the landscape character or views of this part of the National Park, in accordance with Core Strategy policy 20 and the NPPF.

Renewable Energy Considerations

Policy 25 of the Core Strategy 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. Due to the nature of the proposed scheme as the reinstatement of a window opening to an existing building, the requirements of policy 25 are not considered to be relevant in this case.

Other matters

The garage is currently used as storage/garaging in association with the private residence of the Rose and Thistle Inn. This permission does not include the change of use of the garage for which planning permission would also be required and a condition is therefore recommended in this respect.

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, received 25th April 2017
- Location plan, received 2nd May 2017
- Annotated photographs, received 2nd May 2017
- Photographs ,received 25th April 2017

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 17, 18, 19, 20 and 25 of the NNPA Core Strategy and the National Planning Policy Framework.

3. For the avoidance of doubt, this permission relates solely to the reinstatement of a window to the south eastern elevation of the building only and does not permit any change of use of the building.

Reason: No details have been submitted pursuant to the change of use of the building.

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. Should any such change of use of the building be required the applicant is advised to contact the Development Management team at planning@nnpa.org.uk.

Background Papers

Application file 17NP0048
EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		