

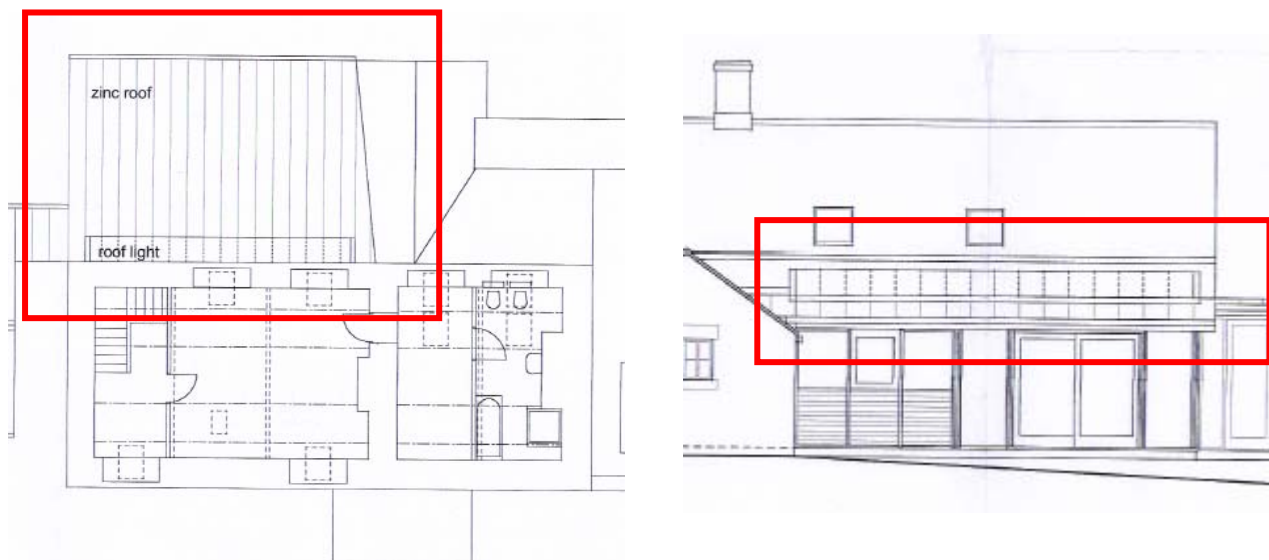
## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0052
<b>Description / Site Address</b>	Non Material amendment to planning permission 16NP0089 (rear extension roof material from zinc to fibre glass) Removal of existing derelict railway carriage, construction of car port/garage incorporating solar panels and covered link to property. Demolition of existing rear extension and construction of replacement extension and construction of fuel hopper at Whitlees, Elsdon, Newcastle Upon Tyne, NE19 1BT

### Details of Proposal

Planning permission was granted under application 16NP0089 for the removal of a derelict railway carriage and existing rear extension and construction of car port/garage, covered link, replacement rear extension and fuel hopper at the property known as Whitlees, Elsdon.

This application seeks to make amendments to the scheme approved under 16NP0089 in respect of the roofing material to be used in the construction of the replacement rear extension, proposed under this application to be dark grey fibreglass (GRP roofing) with standing seams in place of grey zinc roofing with standing seams.



*Extract from approved plans for application 16NP0089 with zinc roof highlighted, proposed to be dark grey fibreglass material*

### 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 20	<i>Landscape Quality and Character</i>

### **Supplementary Planning Guidance**

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

### **Relevant Planning History**

16NP0089 Removal of existing derelict railway carriage, construction of car port/garage incorporating solar panels and covered link to property. Demolition of existing rear extension and construction of replacement extension and construction of fuel hopper. *Conditional planning permission granted 21.10.2016*

### **Consultation/Representations**

None undertaken as part of this application

### **Assessment**

The principle of the development, along with all other material planning considerations relevant to this case, has already been assessed as part of the original planning application (16NP0089).

The only issues to be considered here are therefore whether the proposed change to the materials to be used in the construction of the development constitutes a non-material amendment to the approved scheme, and additionally whether this amendment would result in a proposal which remains in accordance with the development plan.

The proposed substitution of grey zinc roofing with standing seams for grey fibreglass roofing with standing seams is not considered to impact materially upon the external appearance of the building, proposed extension or surrounding landscape, in accordance with Core Strategy policies 1, 3 and 20. The scheme as amended remains acceptable and the changes to the proposal are considered to constitute a non-material amendment when considering the extent of the changes against the policy context set out above.



### **Recommendation & Conditions**

It is recommended that the non-material amendment is granted.

### **Approved Revised Plans:**

- Application form, received 9<sup>th</sup> May 2017
- Covering letter dated 10 May 2017, received 10<sup>th</sup> May 2017
- Technical specification '*Liquid-applied roofing solutions*', received 9<sup>th</sup> May 2017
- Proposed plans '*Non-material amendment – roof: Extension – GRP (fibreglass roofing) in dark grey with standing seam detail to replicate zinc*', received 9<sup>th</sup> May 2017

### **Superseded Plans:**

- Details of zinc roofing as contained within Planning Statement, received 14th September 2016
- Details of zinc roofing as contained within Proposed plans (as amended and confirmed by email dated 20th September 2016), received 14th September 2016

### **Informative Notes**

The Proposed plans (as amended and confirmed by email dated 20th September 2016), received 14th September 2016 as approved under application 16NP0089 have been superseded in respect of the substitution of zinc roofing with fibreglass roofing to be used in construction of the proposed rear extension only.

### **Background Papers**

Application files 16NP0089 and 17NP0052

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