

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	<b>17NP0075</b>
<b>Description / Site Address</b>	Extension of sunroom to front of property at Cleugh Head, Greenhaugh, Tasset, Northumberland, NE48 1PT
<b>Expiry date of publicity / consultations</b>	2 August 2017
<b>Last date for decision</b>	31 August 2017

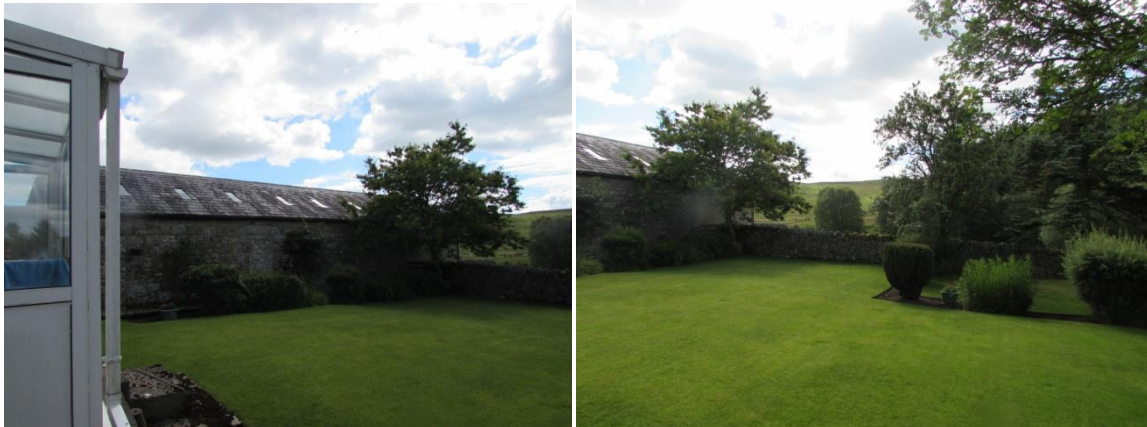
### Details of Proposal & Site

This application seeks planning permission for the removal and replacement of an existing conservatory (approx measurements: height 2.75m, eaves 2.55m, width 3m, length 2.7m), built against the central portion of the south elevation of the residential property at Cleugh Head.



*Existing Conservatory*

Cleugh Head is an isolated property, just over 500 metres to the east of the village of Greenhaugh of a traditional rural Northumbrian character, constructed from natural stone, with a dark grey natural slate roof. The south elevation of the property faces onto a garden area enclosed by a stone wall and tree cover to the west and south boundaries, and existing buildings to the east of the garden.



*Existing Garden Area*

The application proposes to replace the existing conservatory, with a single-storey hipped roof structure, 3 metres in length and 5 metres in width, which would be built against the wall of the existing property, retaining the existing door access, and would be located at the very centre of the south elevation of the house. The roof of the structure would be 3.2 metres high at its highest point, with the flashing above touching the bottom of the window cill of the central first floor window (eaves height max 2.4 metres). The structure would be constructed from natural stone, with a “Tapco” composite grey slate tile to be used for the roof.

## **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 12	Transport and Accessibility
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage

- Policy 19    Tranquillity  
Policy 20    Landscape Quality and Character  
Policy 22    Trees, Woodlands and Forests

### Supplementary Planning Guidance

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

### Relevant Planning History

Nil

### Consultation/Representations

**Tarset & Greystead Parish Council:** No objection.

A notice was placed at the site. No comments have been received in response.

### Assessment

The key material planning considerations are:

- The principle of the development;
- Design & visual amenity;
- National Park special qualities;
- Residential amenity;

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

### Principle of development

This application proposes a domestic extension to an existing residential property, and is therefore considered to be acceptable in principle, subject to the proposal being acceptable in respect of other material planning considerations. The principle of the development proposal is in accordance with the presumption in favour of sustainable development set out in the NPPF.

### *Design & visual amenity*

The development is considered to be of an appropriate and modest scale, and is sensitively located on the south elevation of the property, to replace the conservatory that currently exists. While this is located on the front elevation of the property, it is not a prominent location and faces into an enclosed garden area and away from the access to the site.

The choice of natural stone (which should be chosen to be a good match with the existing property) and a slate composite tile (which should be a dark grey colour to be a good match with the existing slate roof) are considered to be appropriate. The choice of the hipped roof for the extension is understandable in order to ensure that the extension can be accommodated below the level of the first floor windows. It is considered that the proposals would enhance the character of the property and its immediate setting and visual amenity.

The use of white UPVC for the windows and doors is considered to be acceptable on balance, when considering that a white UPVC conservatory currently exists, and is being replaced by the proposed sun room.

The proposal accords with Core Strategy policies 1 and 3 and the NPPF.

### *National Park special qualities*

Landscape character – Given the scale, and location of the development, the proposal would have no potential to materially affect the landscape character of this part of Northumberland National Park.

Ecology/biodiversity/trees – The development is designed to lean against the existing property, using the existing door opening, and would not involve any substantial alterations to the existing structure. It is therefore considered to be

unlikely that the proposal would have any implications for protected species. No trees would be affected by the proposal.

Cultural heritage – There are no designated heritage assets within close proximity that could be affected by the proposal, and the property is not within, or close to an area of known archaeological sensitivity. A brief reference is made to Clough Head as an early 19<sup>th</sup> Century property, built from dressed stone and welsh slate, in the Park's Historic Buildings Survey (Grade IV – lowest grading). Weight is given to the historic character of the property, however, it is not considered that the property's historic character would be unacceptably harmed by the proposed extension. The proposals are considered to enhance the character of the property.

Tranquillity – The development would not materially affect the tranquillity of the National Park. The property is an existing residential property, with a small conservatory proposed. It is not considered that there would be a need for the inclusion of a planning condition in this instance.

The proposals accord with NNPA Core Strategy policies 1, 3, 17, 18, 19 and 20 in respect of these considerations.

### Amenity

There are no nearby residential properties where the amenity of occupiers could be affected by the development.

It is not considered that the proposals would materially affect the amenity of the occupiers of any residential properties in the local area. The proposals accord with Core Strategy Policy 3 and the NPPF.

### Other

Access/highways – The proposal replaces an existing conservatory with a sun room. There is not considered to be any material change or potential for highways implications, as a result of this proposal. No public rights of way are located in the vicinity of the site. The proposals accord with Core Strategy polices 3 and 12 and the NPPF in this respect.

## **Summary**

Subject to the conditions below, the proposal is considered to be sustainable development, and the application is in accordance with development plan policies, while having regard to all other material planning considerations.

## **Recommendation**

It is recommended that planning permission is granted, 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 5/7/17
  - Location plan 1:1250 received on 5/7/17
  - Site Plan 1:500 received on 5/7/17
  - DE801872 – 02 – Proposed Plan & Elevations received on 5/7/17

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, 12, 17, 18, 19, 20 and 22 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The natural stone to be used in the construction of the external walls of the development hereby permitted shall suitably match the stone used on the exterior of the existing building.

Reason: To ensure that the development respects the character and appearance of the existing property, in accordance with Core Strategy policies 1 and 3 and Chapter 6 of the NPPF.

4. The composite slates to be used in the construction of the roof of the extension shall be in accordance with details contained in the application and shall be of a similar appearance and colour to the slate roof of the existing property.

Reason: To ensure that the development respects the character and appearance of the existing property, in accordance with Core Strategy policies 1 and 3 and Chapter 6 of 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.

**3. COAL AUTHORITY STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Background Papers**

Planning Application File 17NP0075  
EIA Screening Opinion 17NP0075

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