



DELEGATED DECISION REPORT

Application Reference Number	17NP0088
Description / Site Address	Demolition of existing single storey rear extension. Erection of two storey rear extension. Rebuilding of existing garage to form new two storey garage with fitness room above at The Cottage, Falstone, Hexham, Northumberland, NE48 1AA
Expiry date of publicity / consultations	26 October 2017
Last date for decision	30 November 2017

Details of Proposal

Planning permission is sought for the demolition of an existing single storey rear extension and construction of a replacement two storey rear extension and the rebuilding of an existing single storey garage to form a new two storey garage at the property known as The Cottage, Falstone.



Location of application site

The Cottage is a two storey dwelling located within the centre of Falstone. The property adjoins Rose Cottage to the eastern side and is bordered to the south by the main road, beyond which is located the Blackcock Inn, with the Old School tea room and associated car park to the west and north respectively.

The property is finished in pebbledash render with a slate roof incorporating two half-hip dormers to the front elevation and benefits from an existing single storey rear element, the easternmost end of which slightly overlaps the adjoining property, Rose Cottage. The existing garage is located to the western side of the site set back behind the rear elevation of the property and is constructed from stone with a mono-pitch corrugated sheet roof.



Front elevation of property viewed from road to south. Existing garage visible to left side

The application proposes the construction of a two storey rear extension in place of the existing single storey addition (however would retain the overlapping part of this) incorporating the rebuilding of the existing rear roofslope at a reduced pitch. The plans submitted propose that the extension would be finished in pebbledash render to match that of the existing property with a slate roof and uPVC windows and doors, however the applicant has stated in correspondence with the Case Officer that the chosen finish of the walls of both the host property and proposed extension are yet to be selected; the application therefore proposes that the finish of the property be determined at a later date through the imposition of a condition, and additionally seeks the re-rendering of the property for which planning permission is required under Part 1 Class A A.2 (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 due to the location of the site within the National Park.

As originally submitted the application proposed the re-building of the existing garage with a two storey garage, the design of which incorporated a flat roof, timber cladding and long vertical windows within the south facing elevation. The application as amended proposes the re-building of the existing garage with a two storey garage which instead incorporates a dual-pitched slate roof with rooflight windows to serve the room at first floor level. The information submitted proposes that the garage be finished in pebbledash render however this would also be subject to a condition requiring the submission of details of the chosen external finish.

The application has also been amended during its course in order to correct inaccuracies pertaining to the red line originally shown on the location and site plans submitted which incorrectly incorporated part of the adjoining property into the application site.



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 27	<i>Water and Flood Risk</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

Falstone Parish Council: No observations to make

NNPA Ecologist: No objections, *subject to the mitigation and method statements in the report being made a condition of the application*

The application was advertised by means of a notice displayed at the site on 30.08.2017 and neighbour notification letters issued on 22.08.2017. One letter of representation has been received in support of the application, identifying that, once completed, the development will bring a new family to the village.

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;
- Highway safety considerations; and
- Water and flood risk



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 is located within the village of Falstone, identified as a Local Centre within Core Strategy policy 5 whereby local needs development is to be focussed. The nature of the proposed scheme does not represent 'local needs development' and instead comprises alterations and extensions to an existing residential property; this is nevertheless considered to be acceptable in principle 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

Design and impact upon visual 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 overall design and form of the proposed rear extension are considered to be appropriate and sympathetic within the context of the site and surrounding area. Whilst constituting a fairly significant increase in the footprint of the property, the proposed extension is also considered to be acceptable in terms of scale and would represent a proportionate addition to the property which would not have a detrimental impact upon the character or appearance of the site or surrounding area. The applicant has stipulated in discussions with the Case Officer that the proposed pebbledash rendered finish as shown within the information submitted to support the application is to be amended, with the final finish yet to be determined; a condition would therefore be attached to this approval in order to ensure that the chosen finish is appropriate within the context of the building and site, in accordance with Core Strategy policy 3 and the NPPF.

Further discussions between the Case Officer and applicant have requested that the re-rendering/cladding of the host property (alongside the rendering/cladding of the proposed rear extension) be considered as part of this application, as this would require planning permission under Part 1 Class A A.2 (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed re-rendering/cladding of the property is considered to be acceptable in principle and a condition would therefore be attached to this approval in order to ensure the final finish is appropriate within the context of the site, in accordance with Core Strategy policy 3 and the NPPF.

The existing garage is dilapidated in appearance and does little to enhance the appearance of the site or surrounding area; the proposed removal and replacement of the garage is therefore supported in principle. The proposed amended garage is considered to be acceptable in terms of



design and appearance and would not adversely impact upon the visual amenity of the site or surrounding area. Whilst of a fairly significant height and footprint, the proposed garage would appear as a sympathetic and subservient addition to the site through the incorporation of a lower, dual-pitched ridge height than that of the property, and would not appear as overly prominent or dominant when viewed from the adjacent road due to its set-back from the frontage of the property. The applicant has similarly advised that the proposed rendered finish of the garage as shown within the information submitted to support the application is to be amended, with the final finish yet to be determined; a condition would therefore be attached to this approval in order to ensure that this is appropriate within the context of the building and site, in accordance with Core Strategy policy 3 and the NPPF.

Impact upon residential amenity

The Cottage and adjoining property (Rose Cottage) share a common boundary along the eastern side of the application site with an unusual staggered arrangement whereby part of the existing single storey extension of The Cottage overlaps the rear elevation of this adjoining property (see *photograph below*), beyond which appear to be located 2no. sheds and west facing windows within a rear extension to this neighbouring property, set approximately 2m from this boundary.

The proposed two storey extension would project directly rearwards of the existing two storey elevation by 3.4m, retaining the existing overlapping extension as single storey and consequently maintaining space between the proposed two storey element and neighbouring property. Due to this offset relationship and absence of new east-facing windows within the proposed two storey extension it is on balance considered that the extension proposed to the property would not have a detrimental impact upon this adjoining neighbour in terms of any overlooking/loss of privacy, overshadowing or overbearing impact, in accordance with Core Strategy policy 3 and the NPPF.



View towards rear elevation of adjoining property



Rear elevation of properties showing overlapping single storey element



The existing garage is located directly to the rear (east) of the Old School, currently operating as a tea room, separated by a pathway which runs alongside the neighbouring boundary. It is not considered that the proposed garage alterations would have a detrimental impact upon the occupiers of this building in terms of any loss of privacy, overshadowing or overbearing impact, in accordance with Core Strategy policy 3 and the NPPF.

Impact upon National Park special qualities

No implications surrounding cultural heritage have been identified in relation to this application.

The application has been accompanied by a bat risk assessment and bat and barn owl surveys which provide findings of site inspections and mitigation measures in respect of bats, with no barn owls identified within the site. The NNPA Ecologist has revised the survey and raised no objections to the application on the basis that the recommendations outlined within the report are made a condition of the grant of planning permission. Such a condition is considered to be reasonable and subject to its inclusion, the development is considered to be acceptable in terms of its impact upon ecology and biodiversity, in accordance with Core Strategy policy 17 and the NPPF.

The information submitted does not include any details of external lighting proposed to be installed in conjunction with the proposed development. Notwithstanding this it is not however considered appropriate to include a condition as part of this planning approval restricting the installation of further external lighting to the building required in accordance with the proposed development due to the nature of the site as an existing building within an established settlement. The application is therefore considered to be in accordance with Core Strategy policy 19 in this respect.

Core Strategy policy 20 seeks to protect the landscape quality and character of Northumberland National Park through the assessment of all proposals in terms of their impact upon landscape character and sensitivity and accordingly its support for appropriate development types. Whilst the application site is visible from within Falstone the nature of the proposed development as an extension to an existing property is such that it would not have a significant impact upon the landscape character or views of the surrounding area, in accordance with Core Strategy policy 20.

Highway safety considerations

The proposed development would maintain garaging for 2no. vehicles in addition to the existing driveway which may also be used for vehicular parking. Following consideration of the information submitted it is considered that the development would not detrimentally impact upon highway safety, in accordance with Core Strategy policy 7 and the NPPF.

Water and flood risk

The application site is partly located within Flood Zones 2 and 3 and would represent 'minor development', being a household extension. Due to the nature of the proposals comprising, in essence, a replacement garage with first floor extension above and rear extension of an existing property which does not include any change of use, it is considered that the proposed development would have a negligible impact upon flood risk. The development is therefore considered to be in accordance with Core Strategy policy 27 and the NPPF.



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, 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 10th August 2017
- Location plan (Dwg. No. 121.A.A1.002), received 5th October 2017
- Site plan (Dwg. No. 121.A.A1.001), received 5th October 2017
- Proposed elevations (Dwg. No. 121.A.A4.005), received 5th October 2017
- Proposed plans (Dwg. No. 121.A.A2.002), received 10th August 2017
- Design, Access and Planning Statement (document ref. AR-01), received 10th August 2017
- *Hadrian Ecology Bat Risk Assessment and Barn Owl Survey – The Cottage, Falstone 21 July 2017*, received 24th July 2017

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, 5, 17, 18, 19, 20 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in the *Hadrian Ecology Bat Risk Assessment and Barn Owl Survey – The Cottage, Falstone 21 July 2017*, received 24th July 2017. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing restrictions;
- Working by hand;
- The installation of 4no. bat access slates

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy policy 17 and Chapter 11 of the NPPF and the Conservation of Habitats and Species Regulations 2010

4. Notwithstanding the provisions of the Proposed elevations (Dwg. No. 121.A.A4.005), received 5th October 2017 and Proposed plans (Dwg. No. 121.A.A2.002), received 10th August 2017, prior to the installation of cladding or render to the external walls of the property known as The



Cottage, the rear extension or garage building hereby permitted, details and/or samples of the finish(es) to be installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the materials used in the construction of the development are appropriate within the context of the site and surrounding area and for the development to accord with NNPA 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.

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

Application file 17NP0088

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		