



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0089CO
<b>Description / Site Address</b>	Neighbouring Authority Consultation - Proposed removal of existing timber garage and traditional outbuilding. Proposed two storey extension to the rear of the house. Replacement of the remaining original window frames. Construction of new detached garage. Alterations to the site access and driveway at Old School House, Kirknewton, Wooler, Northumberland, NE71 6XD
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	31 August 2017

### Details of Proposal

This application relates to planning application 17/02768/FUL which has been made to Northumberland County Council for the proposed removal of an existing timber garage and outbuilding and construction of a new two storey rear extension and detached garage alongside the replacement of windows and alterations to the site access and driveway at the property known as the Old School House, Kirknewton. Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

The application site is situated to the north eastern side of Kirknewton adjacent to the B6351 which represents the National Park boundary in this location, with those buildings situated to the south west of this main road falling within the National Park. The site also falls within Kirknewton Conservation Area.



*Location of application site within Kirknewton. Yellow line denotes Park boundary*



## 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)**

### Relevant Planning History

N/A

### Consultation/Representations

None undertaken as part of this application

### Assessment

The principle of development is to be considered by Northumberland County Council as the responsible Local Planning Authority. In the context of this report, Northumberland National Park Authority is providing a view as a consultee as to whether the proposed development would have a harmful impact upon the Park's landscape character, views into and out of the Park, and any impacts upon the Park's tranquillity, biodiversity and geodiversity.

The application site is within close proximity to the National Park boundary however having consideration for the design, scale and nature of the proposed scheme it is not considered that this would have a detrimental impact upon the special qualities, character or view into/out of the National Park.

No details of external lighting proposed as part of the scheme have been included as part of the application. Whilst the scheme relates to an existing property due to the location of the application site within the Dark Sky Park a condition is recommended restricting the installation of external lighting in association with the proposed development to that which has been first approved by the Local Planning Authority, in order to ensure that this is appropriate and to protect and conserve the tranquillity of the surrounding area, in accordance with policy 19 of the NNPA Core Strategy.

### Recommendation & Conditions

Taking into account the above, it is recommended that **no objections are raised**; however the following conditions and recommendations are made:

1. Prior to the fixing of any external lighting [within the site/on the building], 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 tranquility and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 125 of the NPPF.

**Background Papers**

Application file 17NP0089CO

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