

DELEGATED DECISION REPORT

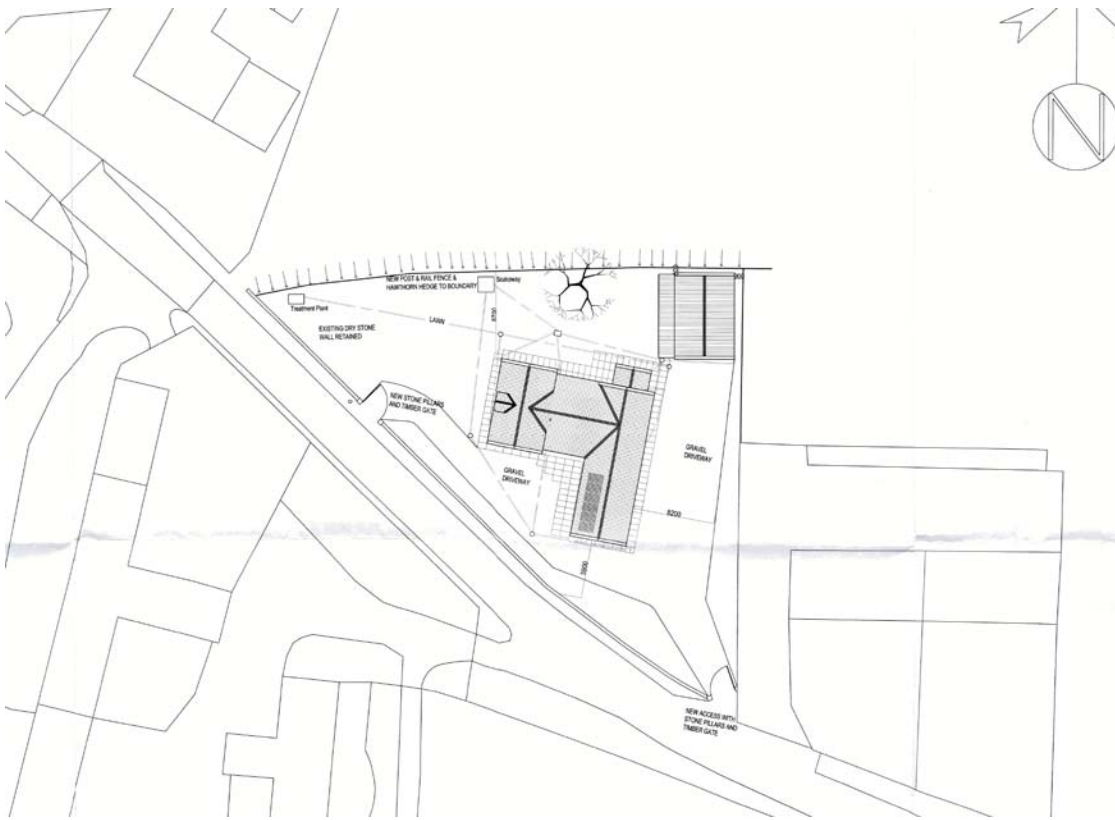
Application Reference Number	17NP0107CO
Description / Site Address	Neighbouring Authority Consultation - 3 bedroom detached residential dwelling with detached garage, new land access point associated landscape works at Land South west of East Newtown Cottages, Carterside Road, Newtown, Northumberland
Last date for decision	10 October 2017

Details of Proposal

This application relates to a planning application which has been made to Northumberland County Council. Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

The proposal seeks approval for the erection of a single two storey dwelling and detached garage within the settlement of East Newtown. The application site is currently undeveloped but is located between two existing residential dwellings, West Newtown Cottage and East Newtown Cottage. The dwelling is to have an external construction of natural stone and slate in keeping with the character of the settlement. The wider settlement of East Newton / West Newton comprises a mix of single and two storey dwellings together with a range of traditional and modern farm buildings. The application site is adjacent to the boundary of the National Park.





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 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 detrimentally



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.

While the application site is adjacent to the boundary of the National Park, having consideration for the design, scale and nature of the proposed scheme and in the context of the existing character of development within the settlement, 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 detail of any external lighting which may be required as part of the scheme has been provided within the application. As the scheme relates to the provision of a new dwelling adjacent to the boundary of the Dark Sky Park a condition is recommended restricting the installation of external lighting to that which has been approved by the Local Planning Authority. This is required to ensure that it 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 tranquillity 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.



	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		