



DELEGATED DECISION REPORT

Application Reference Number	17NP0108CO
Description / Site Address	Neighbouring Authority Consultation - Demolition of existing building and proposed new build house at Housedonhaugh Cottage, Cornhill-on-Tweed TD12 4QQ
Expiry date of publicity / consultations	
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 site is in an isolated rural location and comprises a two storey dwelling and a range of outbuildings. The application seeks approval for the demolition of the existing two storey dwelling and replacement with a new two storey dwelling with an increased development footprint. At its closest point the site is approximately 350m to the north-east of the National 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)

Supplementary Planning Guidance

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

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 within proximity 350m the National Park boundary, 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 any external lighting which may be required as part of the scheme have been provided within the application. Whilst the scheme relates to the replacement of an existing property, due to the location of the application site within close proximity to 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 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 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.

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		