

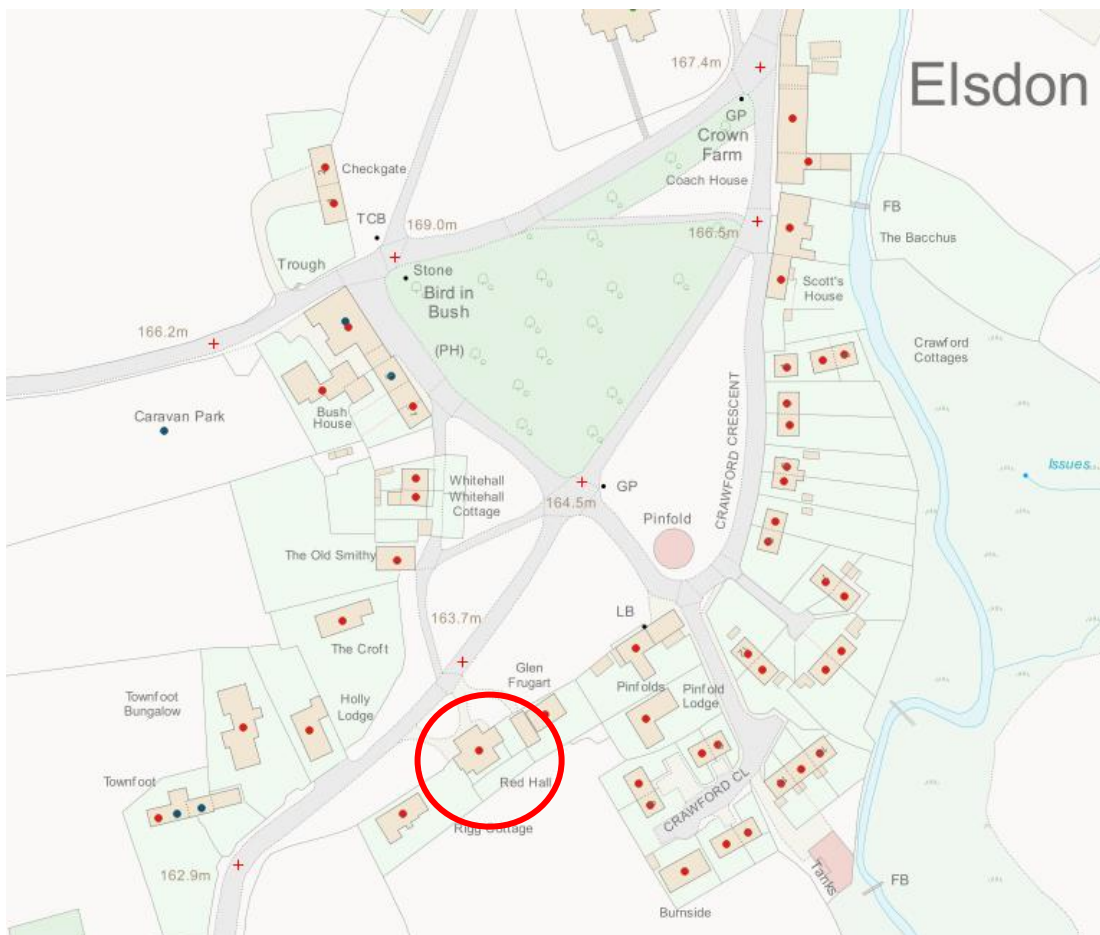


DELEGATED DECISION REPORT

Application Reference Number	17NP0112
Description / Site Address	Raising the roof of property, incorporating a first floor rear extension and single storey extension at Red Hall, Elsdon, Northumberland, NE19 1BH
Expiry date of publicity / consultations	2 November 2017
Last date for decision	30 November 2017

Details of Proposal

Planning permission is sought for the construction of first floor and single storey rear extensions incorporating the raising of the roof of the property known as Red Hall, Elsdon.



Location of application site within Elsdon

Red Hall is located to the southern end of Elsdon directly adjacent to the village green. The property is recorded as dating from the early 19th Century and is of stone and slate construction, benefitting from an elaborate late 19th Century timber and glass porch to the front elevation. The property also benefits from a number of single storey extensions to the rear and sides, the rear element of which (currently containing the kitchen and pantry) spans the width of the building.



Planning permission was granted under application 17NP0066 in July 2017 for the proposed construction of a first floor rear extension incorporating the raising of the roof the property, which is currently being implemented.



Photograph taken during site visit on 12.10.2017 showing ongoing works

This application is a resubmission of application 17NP0066, proposing the construction of a first floor extension to the rear of the property incorporating an increase in the roof ridge height of the building, with the addition of a single storey rear extension to the south eastern side of the building, to the rear of the garage. The proposed works would be undertaken in natural stone (salvaged from the existing building where possible) with squared quoins and window detailing stones, natural Welsh slate (salvaged where possible) and uPVC windows and rainwater goods to match those of the existing property.



Left: *Proposed rear elevation*



Right: *Rear elevation as approved under 17NP0066*



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 25	<i>Renewable Energy and Energy Efficiency</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

16NP0122 Siting of caravan for temporary use (retrospective). *Conditional temporary retrospective planning permission granted 22.02.2017; caravan to be removed by 30.04.2018*

17NP0066 Raising the roof of property, incorporating a first floor rear extension. *Conditional planning permission granted 13.07.2017*

Consultation/Representations

Elsdon Parish Council: The application is supported

NNPA Ecologist: No objections, *subject to the mitigation measures set within the bat survey being made a condition of any grant of planning permission*

NCC Highways: No objections, *subject to the inclusion of informatives reminding the applicant not to store materials or equipment or deposit debris on the highway*

NCC Village Greens: No response received

Response to application 17NP0066: *Confirmation provided as to the conformity of the proposed development footprint with that proposed under application 16NP0122 (to which a response was provided confirming that the proposed caravan did not appear to be on the village green); no further comments provided*



NNPA Historic Environment Officer (verbal consultation): *Whilst the proposed additional single storey extension would be located outside of the footprint of the existing building (unlike the extension considered under application 17NP0066) due to its small size, its close relationship to the building and the location of the property to the southern end of the village there is unlikely to be any archaeological impacts and no conditions are required*

Response to application 17NP0066 (verbal consultation): *As the proposed extension would be rebuilt on the same footprint as the existing extension and due to the location of the property to the southern end of the village there is unlikely to be any archaeological impacts and no conditions are required*

The application was advertised by means of a notice displayed at the site on 12.10.2017 and neighbour notification letters issued on 05.10.2017. 1no. representation has been received in support of the application, stating that the proposed extension will enhance the property and improve 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; and
- Renewable energy considerations

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 Elsdon, 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 to an existing residential property; the scheme is nevertheless considered to be acceptable in principle in terms of 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).

As considered under application 17NP0066 the proposed works would alter the visual appearance of the property, particularly the proposed lowering of the roof pitch in order to incorporate the proposed first floor rear extension, both elements of which would be visible from within the village to the north of the site. The proposed alterations would however not be detrimental to the established character of the property or that of the surrounding village, subject to the use of materials which match those of the existing property, in order to ensure that the proposed alterations appear as well integrated into the building. The single storey rear extension proposed by this application would represent a sympathetic and proportionate addition to the property which would not be harmful to the visual amenity of the site or surrounding area. Subject to the inclusion of a condition relating to materials, the proposed scheme is considered to be acceptable in terms of design and impact upon the character and appearance of the building and surrounding area, in accordance with Core Strategy policy 3 and the NPPF.

Impact upon residential amenity

Having regard for the properties adjacent to the application site (Rigg Cottage, to the south west and Glen Frugart, to the north east), their relative separation distances and layouts and the form and location of the proposed extensions it is considered that the proposed development would not be detrimental in terms of impact upon the residential amenity of neighbouring properties, in accordance with Core Strategy policy 3 and the NPPF.

Impact upon National Park special qualities

Core Strategy policy 17 actively encourages development which does not impact adversely upon ecology or biodiversity. A Bat Survey has been submitted to accompany the application (due to both the nature of the application site and works proposed to the roof) which records the presence of any species on the site and proposes recommendations with respect of any findings. The survey recorded no roosting bats on the site however recommends the creation of 4no. roost crevice sites in addition to timing and working practice restrictions. The NNPA Ecologist has reviewed the report and has raised no objections, subject to the mitigation described in the bat survey being made a condition of any planning application. Subject to the inclusion of such a condition 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 application site is located within an area of medium archaeological sensitivity as defined within the NNPA Historic Village Atlas. The Case Officer discussed the works proposed under this and application 17NP0066 with the NNPA Historic Environment Officer who has advised that the development would be unlikely to impact upon archaeological features and therefore no archaeological conditions would be required. The proposal is considered to be in accordance with Core Strategy policies 3 and 18 and the NPPF in this respect.

The information submitted does not indicate the proposed installation of additional external lighting to the property as part of the scheme. During a previous visit to the site an external light to the existing rear elevation of the building was however noted, which due to the nature of the proposed



works would require removal and may subsequently be replaced. Notwithstanding this it is however not 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. The application site is visible from within Elsdon to the north, with additional views of the site visible from the minor road approximately 200m south of the site. The nature of the proposed development as an extension to an existing property is however 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

The application site is accessed by means of a private drive which crosses the village green to the front of the property, with parking to the front and side of the building, to which no alterations are proposed as part of the scheme. Northumberland County Council (NCC) Highways have been consulted on the application as the relevant Highways Authority for the area and have raised no objections, considering the existing car parking arrangements to be adequate and the application to be acceptable in terms of impact upon highway safety. The application is therefore considered to accord with Core Strategy policy 3 and the NPPF in this respect, subject to the inclusion of a number of Informatives as part of the grant of planning permission, as recommended by NCC Highways.

Renewable energy considerations

Policy 25 of the Core Strategy requires all new developments, including conversions, to minimise the amount of energy used in construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. Due to the nature of the proposed scheme as alterations to an existing residential property, the requirements of policy 25 are not considered to be relevant in this case.

Recommendation & Conditions

It is recommended that conditional planning permission is 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 5th October 2017
- Location plan, received 2nd October 2017
- Elevations: Proposed (Drawing No. P-12 A), received 2nd October 2017
- Plans, GR, 1st, Roof: Proposed (Drawing No. P-11 A), received 2nd October 2017
- *E3 Ecology Ltd Bat Survey Red Hall, Elsdon June 2017*, received 5th October 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 25 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 *E3 Ecology Ltd Bat Survey Red Hall, Elsdon June 2017*, received 5th October 2017. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- The incorporation of crevice roost sites;
- External lighting restrictions; and
- Timing restrictions

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. Any stone and slate required to be used in the development hereby permitted shall suitably match that of the existing building and shall be natural stone and slate only and shall not be reconstituted stone or slate.

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, 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. 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

4. Building materials or equipment shall not be stored on the highway unless otherwise agreed with the highway authority. You are advised to contact the Northumberland County Council Streetworks team on 0345 600 6400 for Skips and Containers licences.



5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Background Papers

Application files 17NP0066 and 17NP0112

EIA Screening opinion

	Signature	Date
Planning Officer	<i>R. Adams</i>	7 th November 2017
Head of Development Management or Chief Executive	<i>S. Buylla</i>	07/11/2017