



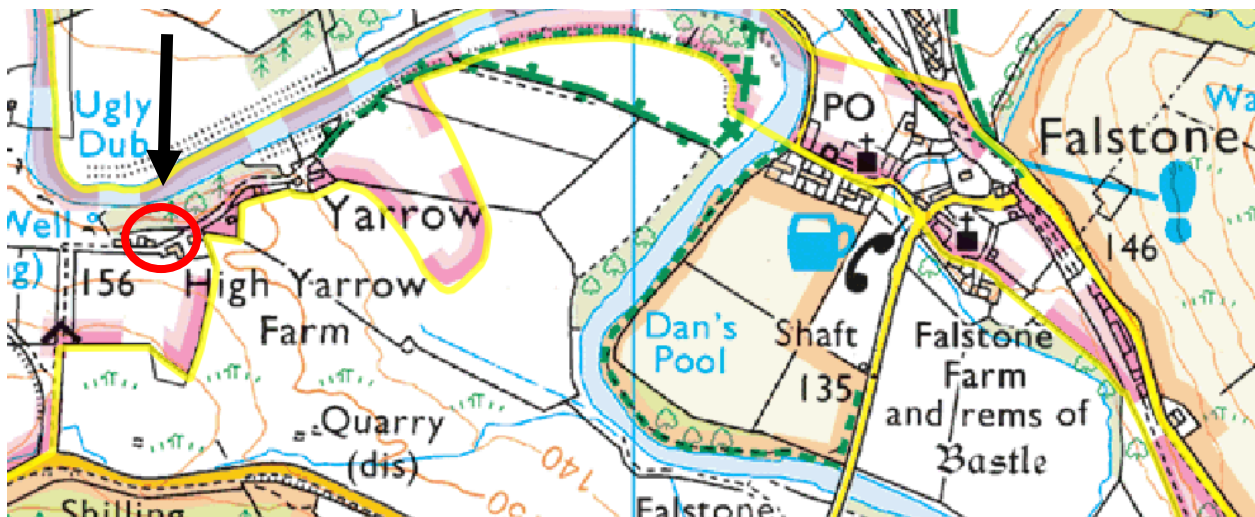
DELEGATED DECISION REPORT

Application Reference Number	17NP0133
Description / Site Address	Construction of detached garage and workshop incorporating photovoltaic solar panels at Brae Cottage, Yarrow, Falstone, Hexham, Northumberland, NE48 1BG
Expiry date of publicity / consultations	12 March 2018
Last date for decision	16 April 2018

Details of Proposal

Planning permission is sought for the construction of a detached garage incorporating photovoltaic solar panels on land west of Brae Cottage, Yarrow.

The hamlet of Yarrow comprises 9 dwellings and is located approximately 1km west of Falstone, close to both Kielder Water and the section of the River North Tyne known as Ugly Dub.

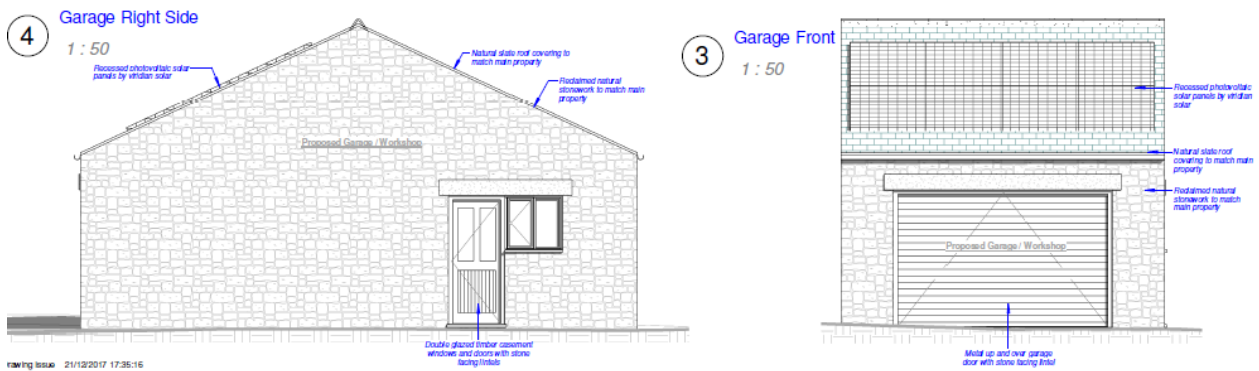


Approximate location of application site

The garage would be located within the garden to the western side of Brae Cottage and proposes a footprint of 8.7m x 5m with a dual pitched roof projecting to eaves and ridge heights of 2.7m and 4.8m respectively. The building is proposed to be constructed from reclaimed natural stone with a natural slate roof to match the Cottage, incorporating solar PV panels within the south facing roofslope. The building would incorporate a garage door to the southern elevation and a doorway and window within the eastern side, providing access into a workshop area at the rear.

The site benefits from a gated vehicular entrance within the boundary to the west of the property. The application proposes to utilise this for access to the garage, alongside the creation of a driveway/hardstanding area (materials to be confirmed at a later stage).

The application has been amended during its course in respect of the red line boundary, in order to encompass the footprint of the vehicular access over the highway verge, necessitating the service of notice upon relevant parties under Certificate B of the application form.



Proposed south and eastern elevations of garage



View facing towards application site from adjacent road; existing vehicular entrance visible to left

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance

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 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

- 13NP0060** Erection of single-storey extension to the side and rear of existing cottage, including demolition of dilapidated outhouse. *Conditional planning permission granted 11.09.2013.*
- 15NP0068** Non-material amendment to planning permission 13NP0060 - Removal of patio doors and 3no. windows, division of 1no. window to create 2no. smaller windows and window style alterations. *Approval granted 08.09.2015*
- 15NP0082** Approval of details reserved by condition no. 3 of planning permission 13NP0060 (materials for door & windows). *Approval granted 06.10.2015*

Consultation/Representations

Falstone Parish Council: No observations to make

NCC Highways: No objections, subject to the inclusion of a condition and informative relating to the upgrading of the vehicular access.

The application was advertised by means of a notice displayed at the site on 15.01.2018 in addition to neighbour notification letters issued on 22.12.2017. **One letter of representation has been received** raising the following comments:

- The garage raises no concerns however the proposed solar panels would not be in keeping with the surrounding properties, which are old stone cottages with slate roofs, or the rural hamlet of Yarrow.

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 and
- Highway safety 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.

The application site falls within the small hamlet of Yarrow, which for the purposes of Core Strategy policy 5 '*General location of New Development*' falls within the open countryside, as Yarrow is neither a Local Centre nor a Smaller Village. Within the open countryside policy 5 limits development to the reuse of existing buildings, with new buildings only permitted where it can be demonstrated that:

- a) *The development cannot take place in an identified Local Centre, Smaller Village or through the reuse of an existing building; and*
 - i. *It will conserve or enhance the special qualities of the National Park; and*
 - ii. *It will provide opportunities for the public to understand and enjoy the special qualities whilst not negatively impacting on them*

The nature of the proposed development as a detached garage is accepted as a reasonable requirement of the site which could not take place within an identified settlement or through the use of an existing building. The proposed development would not result in harm to the National Park special qualities in accordance with part a) *i.*, as assessed below, and is not relevant to policy 5 part a) *ii.* It is therefore considered that the proposed development would accord with Core Strategy policy 5 and the NPPF.

Design and amenity

Design and visual impact

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 and requires the design and construction of a proposal to protect and enhance local character.

The overall design, appearance and materials to be used in the construction of the garage are acceptable within the context of the site, being constructed of natural stone and slate (to be secured by condition, in order to prevent the use of reconstituted materials) which would be sympathetic to Brae Cottage itself and its surroundings, and would not have an adverse impact upon the character, appearance or views of the site or surrounding area.

The application proposes the installation of solar panels within the south facing roofslope of the garage, to which an objection has been received on the grounds that these would not be in keeping with the surrounding area. Whilst it is accepted that roof mounted solar panels are not typical of the properties within Yarrow, the proposed panels would match those already installed to the south facing side of the existing extension to the eastern side of the property and are considered to be acceptable in terms of visual impact upon the site and surrounding area owing to their plain appearance and dark colour (similar to the slate roof upon which they would be mounted) which would reduce their overall prominence. Due to the orientation of the building and in the interests of the efficiency of the panels, it is also accepted as reasonable that these are located to the southern



(albeit more visible) road-facing roofslope, rather than to the north garden-facing rear. Having regard for the above and whilst consideration has been given to the objection received, due to the support for renewable energy sources set out within both national and local planning policy and that solar panels may also be installed to such buildings without the need for planning permission from the Local Planning Authority, the proposed panels are considered to be acceptable on balance.

The proposed creation of a driveway/hardstanding area to the fore of the garage in order to provide access to the highway is considered to be acceptable in principle in terms of design and impact upon the wider area. As no precise details of the materials to be used in the construction of the driveway or extent of the area to be surfaced have been submitted, a condition would be attached to this planning approval (as requested by the applicant) requiring the submission of these details prior to the installation of the drive, in order to ensure these aspects are appropriate within the context of the site and surrounding area.

Subject to the inclusion of the conditions recommended above, the proposed scheme is considered to be in accordance with Core Strategy policies 1, 3, 20 and 25 the NPPF.

Impacts upon residential amenity

The proposed garage would be located approximately 0.6m from the boundary shared with the adjacent property, Lilac Cottage, separated by a post and rail fence. This property is positioned approximately 4.6m further west of this boundary and has no windows within the east facing gable, with the closest rear-facing windows inset some distance from its end wall. Having regard for the relationship between the two sites it is considered that the construction of the garage would not have a significant detrimental impact upon the adjacent property in terms of any loss of outlook/overbearing impact or disturbance from increased vehicular movements and would not result in any loss of privacy or overlooking. No further residential properties would be impacted upon by the scheme owing to the location of the development.

The scheme is considered acceptable in terms of impact upon residential amenity, in accordance with Core Strategy policy 3 and the NPPF.



View facing south west towards proposed garage site and adjacent property, Lilac Cottage



Impact upon National Park special qualities

No implications surrounding cultural heritage or biodiversity and geodiversity have been identified in relation to the site or proposed development.

The application does not include details of any external lighting proposed to be installed in conjunction with the development. Due to the open countryside location of the application site and in order to protect the tranquillity and dark skies of the National Park through the installation of inappropriately designed external lighting, a condition would be included requiring that details of any external lighting to be installed in conjunction with the garage be submitted to and approved in writing by NNPA prior to installation. Subject to the inclusion of this condition the proposed development accords with Core Strategy policies 1 and 19 and NPPF Paragraph 125.

Highway safety considerations

The proposed garage would provide parking for 1no. vehicle, in addition to the proposed driveway/hardstanding area to the western side of the property, and would be accessed via an existing vehicular entrance.

Northumberland County Council (NCC) Highways have been consulted on the application as the relevant Highway Authority and have raised no objections, subject to the inclusion of a condition and informative relating to the requirement for the existing vehicular access to be formalised to NCC Standards (Type A) as part of the development. Both the condition and informative are considered to be reasonable and appropriate, as at present the access is formed from a gated entrance over an area of highway verge, rather than any formalised hard surfacing. The agent and applicant have been consulted and consider the recommended condition acceptable. Subject to the above condition, the development is considered to be acceptable in terms of impact upon highway safety, in accordance with Core Strategy policy 3 and the NPPF.

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 and to comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and 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 13th December 2017, as amended 19th February 2018
- Design and Access Statement, received 13th December 2017
- Site Location Plan, received 19th February 2018



- Proposed Elevations, received 22nd December 2017
- Proposed Site Plan, received 22nd December 2017
- Proposed Floor Plan and 3D Views, received 22nd December 2017
- Tree Plan, received 22nd December 2017
- Viridian solar 'Clearline fusion' roof integrated solar PV brochure and pitched roof integration, received 1st February 2018

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Core Strategy policies 1, 3, 5, 19, 20, 25 and the National Planning Policy Framework (NPPF)

3. The stone and slate to be used in the construction of the development hereby permitted shall be natural stone and natural slate only and shall not be artificial or reconstituted stone or slate.

Reason: In the interests of the visual amenity of the site and surrounding area, in accordance with Core Strategy policies 1 and 3 and Chapter 7 of the NPPF.

4. Prior to the fixing of any external lighting required in association with the garage hereby permitted, details of the external lighting shall be submitted to and agreed in writing with 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 during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

5. The development hereby permitted shall not be brought into use until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Core Strategy policy 3 and the NPPF.

6. Prior to the installation of the proposed driveway/hardstanding area, as shown on *Proposed Site Plan, received 22nd December 2017*, details and/or samples of the proposed material to be used and a plan showing the extent of the area to be surfaced shall be submitted to and approved in



writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, samples & plan.

Reason: In the interests of the visual amenity of the site and surrounding area, in accordance with 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. Alterations to the existing vehicle crossing point are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact Highways Area Office at Tynedale at westernareahighways@northumberland.gov.uk.

Background Papers

Application file 17NP0133
EIA Screening Opinion



	Signature	Date
Planning Officer		
Head of Development Management		