



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	18NP0001
<b>Description / Site Address</b>	Erection of wooden potting shed (retrospective) at The Stables, Richardson Lane, Harbottle, NE65 7DG
<b>Expiry date of publicity / consultations</b>	15 February 2018
<b>Last date for decision</b>	9 March 2018

### Details of Proposal

Retrospective planning permission is sought for the proposed construction of a timber shed on land within the garden to the north of the property known as The Stables, Harbottle.



*Approximate location of application site*

The application site is located to the eastern end of Harbottle, positioned between the main road through the village and Richardson Lane, with areas of garden to the north and west. The property is Grade II listed and dates from around 1830, formerly comprising the stable block to nearby Harbottle Castle (new), located east of the site, and was later converted to a house is around 1980.

The shed is located north of the property approximately 3.5m from the northern site boundary and comprises a footprint of 1.8m x 1.8m to a ridge height of 2.1m, sloping to 1.7m at the rear. The structure is formed from timber, stained light/mid brown, with windows within the southern elevation and a felt roof.



*South facing side of shed (extract from application documents)*

## **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 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>

### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

None relevant to this application



## **Consultation/Representations**

**Harbottle Parish Council: No response received**

**NNPA Building Conservation Officer: No objections; recommendations made.**

*The shed is considered not to cause any harm to the significance of the heritage asset. It is however considered that the light brown colour of the shed makes it fairly prominent within the garden area; whilst this will weather in time, it is considered that the shed could be stained either a dark brown or dark green to match the existing pergola which also exists within this part of the garden, in order to lessen its immediate prominence.*

The application was advertised by means of a notice displayed at the site on 25.01.2018, in addition to 9no. notification letters issued to neighbouring properties. No representations have been received.

## **Assessment**

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design, cultural heritage and amenity; and
- Impact upon National Park special qualities

### **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 Harbottle, 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 the addition of a small outbuilding within the garden of an existing residential property; this is nevertheless considered to be acceptable in principle in terms of scale, nature and location and would not conflict with the aims and objectives of Core Strategy policy 5 or the NPPF.

### **Design, cultural heritage and amenity**

*Impact upon visual amenity and cultural heritage considerations*

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).



The shed is located adjacent to the northern site boundary, close to the junction of the main village road and minor road which leads east towards Harbottle Castle (new). The structure is relatively well screened by the stone boundary wall and vegetation to the north and western boundaries, also being set at a slightly lower level than the adjacent road, and is located within an area of garden which is very 'domestic' in character, including features such as a timber pergola, timber raised beds and large numbers of plant pots.



*View of shed from outside northern boundary (extract from application documents)*



*View of shed within garden, facing north (extract from application documents)*



The overall design and appearance of the shed are considered to be acceptable within the context of the site and would not have an adverse impact upon the visual amenity of the site or surrounding area, in accordance with Core Strategy policy 3.

The NNPA Building Conservation Officer has been consulted on the application due to the nature of the host property as a Grade II listed building. The comments received state that the shed is considered not to cause harm to the significance of the listed building however advocate the staining of the shed in either a dark brown or green, in order to lessen its immediate prominence by virtue of its light brown colour, although do note that the colour of the shed will weather in time.

Having regard for the concerns of the Building Conservation Officer, the shed is considered to be acceptable in its current form in terms of its impact upon the adjacent listed building. Whilst the light/mid brown colour of the shed is currently more noticeable in comparison to the other timber structures within the garden (such as the raised beds and pergola, which are a darker/duller brown) this is not to such a significant degree that when seen within the context of the established planting and other domestic features within the garden (see photograph 'View of shed within garden, facing north', above) that this would have a detrimental impact upon the heritage asset, and is very likely to fade to a paler colour in time, thus reducing its noticeability. A condition it however recommended restricting any future staining or painting to brown, green or grey colours only, in the interests of the impact of the development upon the adjacent listed building.

Subject to the inclusion of the condition recommended above, the development is considered to be acceptable in accordance with Core Strategy policies 3 and 18 and the NPPF.

#### *Impact upon residential amenity*

The proposed shed is located some distance away from the neighbouring residential properties which surround the site, and faces into the site towards The Stables. It is considered that the development would not result in any detrimental impact upon the amenity to the properties which surround the site in terms of a loss of privacy, overshadowing or overbearing impact, in accordance with Core Strategy policy 3 and the NPPF.

#### **Impact upon National Park special qualities**

No issues surrounding biodiversity have been identified in relation to this application.

The shed is not obtrusive within the wider landscape, being a relatively small structure of an unobtrusive colour located within the garden of an existing property situated within an established settlement; as such it is considered that the shed would not have a detrimental impact upon the character of the surrounding landscape, in accordance with Core Strategy policy 20.

The application does not include any details of external lighting to be installed in conjunction with the proposed development; however taking into consideration the nature of the structure and its location within the garden of an existing property within an established settlement, it is not considered necessary or appropriate to include a condition restricting the installation of external lighting. The application is considered to be in accordance with Core Strategy policy 19 in this respect.



### **Recommendation & Conditions**

It is recommended that retrospective conditional planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:
  - Application form, received 10<sup>th</sup> January 2018
  - Location plan, received 10<sup>th</sup> January 2018
  - Existing site plan, received 10<sup>th</sup> January 2018
  - Proposed site plan, received 10<sup>th</sup> January 2018
  - Heritage Statement, received 10<sup>th</sup> January 2018
  - Shed brochure 'Sunflower', received 10<sup>th</sup> January 2018
  - Photographs 1-5, received 10<sup>th</sup> January 2018

Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 3, 5, 17, 18, 19 and 20 of the NNPA Core Strategy and the National Planning Policy Framework (NPPF).

2. Should the shed hereby permitted be treated, painted or stained in the future, the colour shall be restricted to brown, green or grey, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the cultural heritage of the surrounding area, in accordance with Core Strategy policy 18 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.

**Background Papers**

Application file 18NP0001  
EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<b>R Adams</b>	<b>20/02/2018</b>
<b>Head of Development Management</b>	<b>S Buylla</b>	<b>20/02/2018</b>