

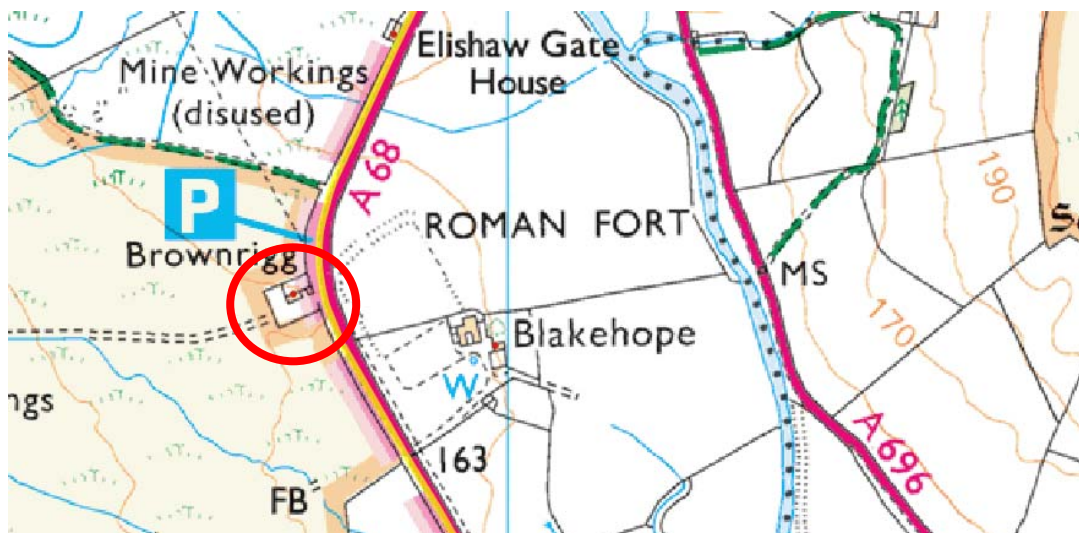


DELEGATED DECISION REPORT

Application Reference Number	18NP0031
Description / Site Address	Part demolition of and rebuild of sunroom. Formation of new window in kitchen external wall (resubmission of 17NP0098) at Brownrigg, Otterburn, Northumberland, NE19 1LQ
Expiry date of publicity / consultations	14 May 2018
Last date for decision	1 June 2018

Details of Proposal

Planning permission is sought for the part-demolition and rebuild of an existing sunroom extension and formation of a new external window within the northern elevation of the property known as Brownrigg, Otterburn. The application is a resubmission of application 17NP0098 for which conditional planning permission was granted in November 2017 for part-demolition and rebuilding of the sunroom with a larger side extension incorporating a pitched roof.



Location of application site

Brownrigg is located within the open countryside adjacent to the A68, approximately 3km north west of Otterburn. The property is believed to date from around 1880, originally comprising a terrace of three cottages which were converted to a single dwelling in around 2006, and consists of a stone and slate two storey rectangular building with single storey flat roof extensions to the north and western sides.

This revised application proposes the part-demolition of the existing flat roofed sunroom extension to the western elevation of the building, the roof height of which is set slightly lower than the adjacent kitchen and dining room extension, and re-building of this at a matching roof height, incorporating full length windows and French doors along the north, south and western elevations. The works would be undertaken in materials to match the existing property, incorporating white uPVC windows and doors.



The application site is partly located within the Blakehope Roman Fort Scheduled Ancient Monument however the proposed works fall outside of the Scheduled area.



Western elevation of existing sunroom extension



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

17NP0098 Demolition of existing conservatory and construction of garden room. *Conditional planning permission granted 08.11.2017*

Consultation/Representations

Rochester Parish Council: No objections

Historic England: No comments offered. *The application should be determined in accordance with the views of relevant conservation and archaeological advisors*

NNPA Historic Environment Officer: No objections

Northumberland County Council Development Management: No objections

The application was advertised by means of a notice displayed at the site on 23.04.2018. 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 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 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 open countryside whereby Core Strategy policy 5 limits development to the reuse of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not impact detrimentally upon the special qualities of the National Park. It is accepted that the development proposed could not be located elsewhere due to its comprising alterations to an existing property, and as assessed below would not result in harm to the National Park's identified special qualities. It is therefore considered that the proposed development would accord with the aims and objectives of Core Strategy policy 5 and the NPPF.

Design and 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 SPD.

The design, appearance and proposed materials to be used in the proposed rebuilding of the extension and installation of new windows are considered to be acceptable within the context of the host property. Whilst flat roofs are not normally encouraged, having regard for the existing appearance of the property (which already comprises flat roofed extensions) and that the proposed scheme seeks to better this appearance through the raising of the sunroom roof height to match that of the existing kitchen and dining room extension, this is, on balance, considered to be acceptable. The proposals would not have an adverse impact upon the character, appearance or wider visual amenity of the site or surrounding area, in accordance with Core Strategy policies 3 and 20 and the NPPF.

A condition would be attached to this planning approval in order to secure the use of natural stone (to match the existing property, as detailed within the information submitted) rather than reconstituted stone, in order to ensure its suitability within the context of the existing property.

Due to the absence of properties surrounding the site, the proposed development would not have a detrimental impact upon neighbouring amenity. The development therefore accords with Core Strategy policy 3 and the NPPF.

Impact upon National Park special qualities

No implications surrounding ecology and biodiversity have been identified in relation to the proposed revised scheme.

The application site encompasses part of the Blakehope Roman Fort Scheduled Ancient Monument, the designated area of which is located to the south eastern side of the site; however does not incorporate the footprint of the property. Historic England have provided a consultation response on the application advising that they do not wish to offer any comments and that the views of NNPA's specialist conservation and archaeological advisers should be sought. The NNPA



Historic Environment Officer has been consulted on the application and has raised no objections. As this revised scheme seeks only the re-roofing of an existing extension and installation of new window openings, it is considered that the proposed development would not impact upon archaeological features and therefore no archaeological conditions are required. The scheme is considered to be in accordance with Core Strategy policy 18 and the NPPF.

The information submitted does not include details of any external lighting to be installed in conjunction with the proposed development. Due to the remote location of the application site, 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 required to be installed in conjunction with the proposed development be submitted to and approved in writing by NNPA prior to installation. Subject to the inclusion of such a condition the proposed development accords with Core Strategy policies 1 and 19 and NPPF Paragraph 125.

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 3rd April 2018
- Site location plan, received 6th April 2018
- Existing Plan and Elevations (Dwg. No. 01), received 3rd April 2018
- Proposed Plan and Elevations (Dwg. No. DC802XXX 02), received 3rd April 2018
- Existing and Proposed Roof Plans (Dwg. No. 03), received 3rd April 2018
- Photographs 1-3, received 3rd April 2018
- Design and Access Statement, received 3rd April 2018

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposals accord with policies 1, 3, 5, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

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



Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the NPPF

4. Prior to the fixing of any external lighting within the site required in association with the development hereby permitted, 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 Core Strategy policy 19 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. 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

Background Papers

Application files 18NP0031 and 17NP0098
EIA Screening Opinion

	Signature	Date
Planning Officer	R Adams	15/05/2018
Head of Development Management	S Buylla	15/05/2018