



**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	18NP0037CO
<b>Description / Site Address</b>	Neighbouring authority consultation - Conservatory to front side of property at Ryehill Farmhouse Thropton Morpeth Northumberland NE65 7NG
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	30 <sup>th</sup> April 2018

**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 located in the rural hamlet of Ryehill. The closest part of the site is approximately 100m from the boundary with the National Park with the proposed development in excess of 130m. The application seeks approval for the erection of a small (width of 3.85m and depth 2.8m) single storey extension to the northern elevation of the property.



Figure 1: Location of application site in relation to 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.

The site is in excess of 100m from the National Park boundary with the application seeking approval for a modest single storey extension to a much larger two storey property. Given the size and location of the proposed extension (to the north of the property away from the boundary with the National Park and shielded by the existing building) and the distances involved, there would be no impact on views into or out of the Park. Similarly, given the minor nature of the proposal, it is considered that there would be no harm to the landscape character, biodiversity or geodiversity of the National Park.

No details of any external lighting which may be required as part of scheme have been provided within the application. Whilst the scheme is in close proximity to the Dark Sky Park, a condition restricting the installation of further external lighting to the property is not considered appropriate in this instance given that the scheme relates to an existing property within an established settlement. It is considered that the development would not conflict with NNPA Core Strategy Policy 19.

Having consideration for the design, scale and nature of the proposed scheme it is not considered that it would have a detrimental impact upon the special qualities and character of the National Park, and therefore no objections are raised.

### **Recommendation & Conditions**



Taking into account the above, it is recommended that **no objections are raised**

**Background Papers**

Application File 17NP0130CO

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<i>Colin Godfrey</i>	25/04/2018
<b>Head of Development Management or Chief Executive</b>	<i>Susannah Buylle</i>	25/04/2018