



DELEGATED DECISION REPORT

Application Reference Number	19NP0042
Description / Site Address	Approval of details reserved by condition no. 4 (Lighting) of planning permission 16NP0058 - Proposed family dwelling to replace existing property at Burnside Cottage, Rochester, Newcastle Upon Tyne, Northumberland, NE19 1RH
Expiry date of publicity / consultations	17 May 2019
Last date for decision	28 June 2019

Details of Proposal

This application provides information required by condition 4 of planning approval 16NP0058 under which planning permission was granted for a proposed family dwelling to replace the existing property at Burnside Cottage, Rochester, Newcastle Upon Tyne, NE19 1RH.

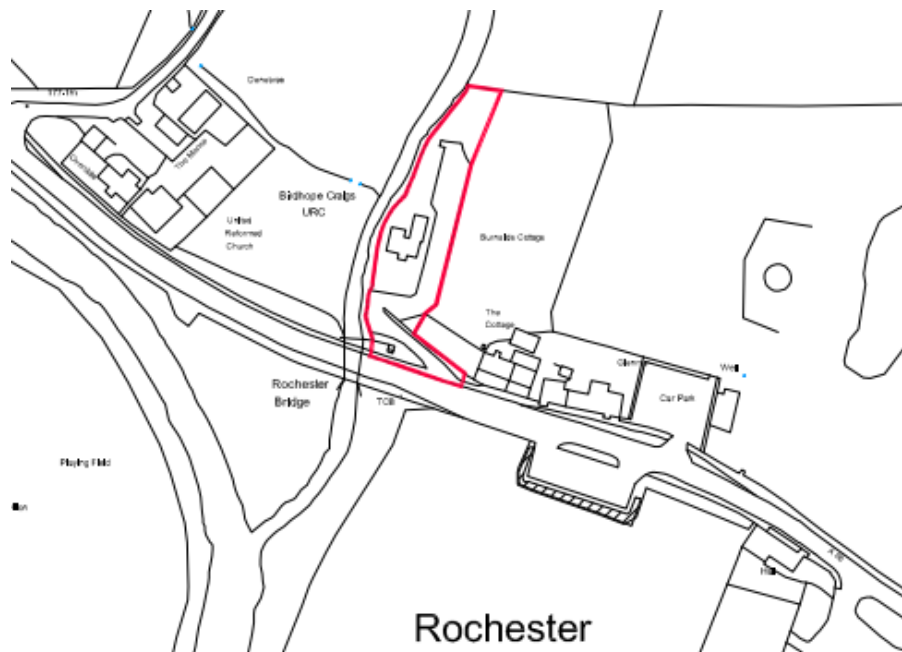


Figure 1: Application Site

Condition 4 requires the submission of full details of any external lighting proposed as part of the development, the full text reading as follows:

Prior to the fixing of any external lighting associated with the development, 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 during the operation of the development, unless removed.

Reason: *In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, and in the interests of the biodiversity of the National Park, in accordance with Policies 1, 17 and 19 of the Core Strategy and Chapter 11 of the NPPF.*

The information submitted in support of the application shows the provision of three 4 Panel Black PIR Lantern lights, one to each of the external doors which are located to the north, south and east elevations of the property. The lights will have an output of 800 lumens and a colour temperature of 2700 Kelvins. Following a query at validation, further detail has been provided as to the rationale behind the proposed choice of external lighting with the applicant advising that it is primarily to ensure a safe means of entering and leaving the dwelling when using the steeply stepped access points which serve the property.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

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 17	<i>Biodiversity and Geodiversity</i>
Policy 19	<i>Tranquillity</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)



Relevant Planning History

- 18NP0082** Non material amendment to planning permission 16NP0058 (window design) Proposed family dwelling to replace existing property. *Approved 2nd October 2018;*
- 18NP0067** Approval of details reserved by conditions no 6 & 7 (stone and slate samples and foul drainage system) of planning permission 16NP0058 - Proposed family dwelling to replace existing property. *Approved 4th September 2018.*
- 16NP0058** Proposed family dwelling to replace existing property at Burnside Cottage, Rochester, Northumberland, NE19 1RH *Planning Permission Conditionally Granted 7th October 2016;*
- 15NP0072** Demolition of existing single storey cottage, and construction of replacement two storey dwelling – *Application Withdrawn by Applicant, 27 November 2015.*

Consultation/Representations

NNPA Visitor Development Officer: No objection: The proposals are compliant with the recommendations made in the Lighting Master Plan for the Northumberland International Dark Sky Park.

Assessment

The principle of the development has already been established as acceptable under application 16NP0058. The subject for assessment here is the acceptability of the details of the proposed external lighting to be used, as required by condition 4 of 16NP0058.

The NNPA Visitor Development Officer has been consulted on the proposals due to his expertise in matters relating to Dark Skies. Having considered the submitted information, the Officer has advised that the proposed lighting scheme is compliant with recommendations made in the '*Lighting Master Plan for the Northumberland International Dark Sky Park*' and has therefore raised no objection.

He has however recommended that the applicant fit a light bulb with a maximum lumen output of 600 lumens and a colour temperature of 3000 Kelvins or less. The applicant has advised that the proposed bulbs would have a colour temperature of 2700k, within the recommended range.

The bulbs would however have an approximate output of 800 lumens. While this is above the 600 lumen level recommended by the NNPA Visitor Development Officer, the '*Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park*' - which is informed by the Lighting Master Plan - advises that within Rochester full shielding would only be required if output levels were likely to exceed 1000 lumens. On this basis, and given the information provided by the applicant as to the rationale for the choice of bulbs (primarily safety) and as the lights will be PIR



activated, it is not considered that the proposed choice of bulbs would offer grounds for refusing the application.

Recommendation & Conditions

It is recommended that condition 4 of 16NP0058 should be discharged, subject to implementation in accordance with the following documents:-

- Application form received 30th April 2019;
- Site location plan, received 30th April 2019;
- Argos Home Classic 4 Panel Black PIR Lantern product specification received 30th April 2019;
- Additional information, Letter dated 1st May 2019 received 1st May 2019;
- Elevation Plans showing location of external lighting, received 30th April 2019;

Background Papers

Application Files 16NP0058 and 19NP0042

	Signature	Date
Planning Officer	<u>C Godfrey</u>	<u>24/06/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>24/06/2019</u>