



DELEGATED DECISION REPORT

Application Reference Number	20NP0037
Description / Site Address	Demolition of store and replacement with garage incorporating a lean-to greenhouse. Upgrading of driveway. Change of agricultural land to domestic use as meadow with fruit trees and planting beds. at 1 The Square, Akeld, Wooler, Northumberland, NE71 6TA
Expiry date of publicity / consultations	23 July 2020
Last date for decision	19 August 2020

Details of Proposal

1 The Square, Akeld is a stone and slate Grade II Listed Building forming part of a group of similar cottages. It is located approximately 2.5km to the south-west of Kirknewton and adjacent to the northern boundary of the National Park. The property and associated land fall within Flood Zone 3. The Listing describes the building(s) as such:

Farm cottages. Probably 1892. Random rubble with tooled-and-margined ashlar dressings. Welsh slate roof and brick chimneys.

4 ranges of single-storey cottages round a central courtyard. Carriage entry in centre of north range with 6 bays to left and 5 bays to right. East and west ranges 6 bays. South range 11 bays. Doors are boarded (except one late C20 door) and have overlights. 12-pane sash windows in alternating-block surrounds. North range has gabled roof, south range hipped roof. Many square corniced ridge stacks.



Figure 1: Site Location



The application is seeking approval for various works within the curtilage of the property and on adjacent land which can be summarised as follows:

- Replacement of existing store with a new building to incorporate garage with store and lean to greenhouse;
- Change of use of agricultural land to domestic use to provide meadow with fruit tree planting and planting beds;
- Upgrading of driveway with turning facilities;

It is proposed to replace an existing store located to the south of the dwelling with a new garage on a slightly enlarged footprint. The existing store is single storey and constructed from rendered block with an asbestos sheet roof. The replacement garage is to be constructed from natural random stone with a Welsh slate roof to match the existing dwelling and is to have timber lined windows / doors. The garage would have an approximate footprint of 6.75m and depth of 5.7m and would provide garaging for two cars. Access to a mezzanine would be via an internal ladder. The garage would be dug-in to the site with the northern (front) elevation of the garage having a maximum height to the pitched roof of 5.1m above the final ground level. To the rear of the garage it is also proposed to construct an attached lean-to greenhouse with a footprint of approximately 5m x 2.4m. A log store is to be built to the western elevation of the garage along with space for two bins with a retaining wall behind. To the front of the garage it is proposed to create a space for two cars along with a new grasscrete drive and turning area.

The application is also seeking approval for the change of use of an approximate 0.05 ha area of agricultural land to domestic use to provide a meadow with fruit tree planting and a vegetable garden. This land extends beyond the southern curtilage of the property. While this area was originally to extend further westwards to the rear of numbers 6-8 The Square, this element has been removed from the scheme due to concerns raised by neighbouring residents.

Listed Building consent for works to the dwelling has recently been granted under application reference 20NP0038LBC. Consent was given for the replacement of all of the existing windows in the property along with the installation of three new rooflights and a door. However, as these elements do not require planning permission, they are not considered further in this report.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance



Local Policies

Northumberland National Park Local Plan 2017-2037

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM2	<i>Householder Development</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>
Policy DM15	<i>Archaeological Heritage</i>

Supplementary Planning Guidance

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

Relevant Planning History

20NP0038LBC Listed Building Consent - Replacement of sash windows with double glazed heritage sash windows, installation of conservation roof windows to rear and new rear access door to kitchen and sun tunnel. *Listed Building Consent conditionally granted 5th August 2020;*

Consultation/Representations

NCC Historic Buildings Advisor: Initial Holding Objection: The garage should be stone rather than render as the cottages are all of stone and the character and appearance of the proposed building would affect the setting of these listed buildings. No objection, subject to conditions, if revisions are provided showing the garage constructed from stone to match the existing buildings

NCC Highways: Holding Objection: Further information / plans required in relation to visibility splays; revised vehicular access plan; turning area; number of dwellings to be served by the access; parking areas; residential entrances in relation to the parking spaces.

Following Re-consultation: No objection: subject to appropriate condition and informatives.

NNPA Ecologist: No objection: Subject to conditions ensuring that the demolition takes place outside of the bird nesting season and the removal of PD rights to prevent the paving or decking of the field as this could lead to run off issues and the loss of a green field site. I note some objections to the trees suggested in the application. If the applicant would like to discuss other alternatives or suitable tree species or a native hedge as a wind break to the vegetable garden I would be happy to



contribute, although hawthorn, blackthorn, dog rose, hazel and holly are all good choices, preferably in a mixture.

NNPA Historic Environment Officer: No objection: The likelihood of archaeological remains being damaged as a result of the development is low given the scale of the development and the recent use of the site. Stone as opposed to a rendered finish would be more in keeping with the local vernacular and this is significant given the cultural and historic significance of the group of former agricultural workers cottages, with the use of Welsh slate justified as a roofing material.

I have no issue with the construction of an ancillary building subject to the appropriate use of materials in keeping with the area's historic character, nor do I wish to object to the use of the land for growing of vegetables. It is likely that the original occupants would have access to a small plot in which to grow fruit and vegetables for domestic consumption.

This application has been advertised by means of a site notice as well as notification letters sent to 8 neighbouring properties. In response, letters of objection from four neighbouring residents have been received. A further three objections from the original objectors have been received on two further occasions following two re-consultations on revised information. The objections can be summarised as follows:

- Planting shrubs / trees will obstruct visual amenity and reduce light levels to the garden where flowers and veg are grown. They will hold water reducing rain volume to our gardens. Present gardens rise therefore proposed planting would greatly reduce visual amenity and light to our homes;
- A modern day orchard would be detrimental to this Grade 2 listed square;
- This land slopes upward toward the hill. A maturing orchard of fruit trees and intended rowan trees will block views and sunlight into their gardens.
- The main pleasure of these hill-facing cottages in the national park is enjoyment of this open view.
- A small orchard could be planted to the side of no. 6 near the adjacent barn which would not block any of the owners' views
- There is no need to change from agricultural use to domestic use. A grazing field is simply a meadow.
- Their veg garden can be repositioned to avoid the need for windbreaks;
- maturing trees blocking views could potentially diminish the resale value of adjacent properties;
- The Rowan trees level with No.8 boundary are inappropriate because their height can reach 15 metres.
- The proposed planting of cherry trees is unacceptable because their height can reach 30 metres.

Following a change to the red-line application boundary, one objector formally removed their objection while a further objector welcomed the change while seeking clarification as to the meaning of the blue line on the location plan.



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 on National park special qualities;
- Highways
- Flood risk

The principle of the development

Sustainable Development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The effect of the proposed scheme on these qualities is discussed in more detail later in the report.

Location of Development

Strategic policy ST4 seeks to direct new development to a series of settlements named within the policy. As the application is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it *'is supported by other relevant Local Plan policies'*. In this instance policy DM2 which refers to householder development would be relevant. This policy recognises that householder development is acceptable throughout the National Park, subject to the proposal taking full account of the *'character of the local area and the special qualities of the National Park'*. Subject to consideration of the impact on local character and special qualities of the National Park as assessed below, the proposals are considered to be acceptable in principle.

Design and amenity

Design

Amongst other, strategic policy ST1 is supportive of development which *'Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development'* with strategic policy ST2 requiring proposals to be of a *'high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular'*.

Policy DM2 which specifically relates to householder development requires development within the domestic curtilage of a dwelling to take full account of the local area and special qualities of the



National Park. In relation to outbuildings Part 3 specifically requires the building to be '*proportionate in size*' and '*appropriately sited in relation to the existing built development on site*'

The proposals relate to the replacement of an existing store with a new garage / greenhouse on a similar albeit enlarged footprint. The existing building is in a state of dilapidation and does not make a positive contribution to local landscape character, this impact being exacerbated in light of its proximity to a listed building. As such, it is considered that its removal would be consistent with policy ST1 as it would represent the '*removal of unsightly development*'. While the proposed replacement garage / greenhouse would be larger, by virtue of it being constructed from random stone and natural slate, this is considered to be an improvement over the rather unsympathetic rendered finish to the existing outbuilding. In addition, the simple design of the garage and the external finish of natural stone and slate is considered to be appropriate to its setting close to a listed building. The use of site levels and the 'digging in' of the development in order to limit the ridge height is welcomed. The use of grasscrete for the proposed parking spaces and turning area is also considered to be acceptable as this will help to minimise any urbanising effect which may have arisen through the use of a more prominent surface finish such as tarmac or gravel.

In relation to the proposed change of use of the agricultural field, the NNPA would generally resist bringing agricultural land in to a domestic use, especially where the area involved is relatively large, as in this instance (0.05ha).

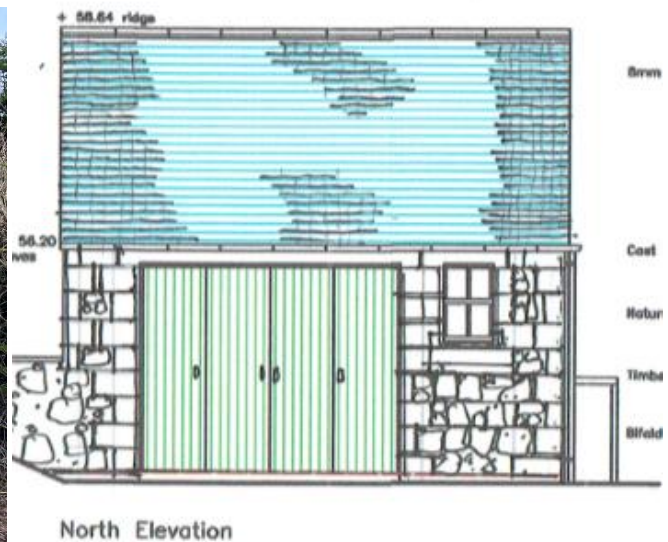


Figure 2: Existing and proposed outbuilding / garage

However, the proposed site plan indicates that the land would largely be managed as a meadow and orchard with more formal planting beds located close to the southern boundary of the existing residential curtilage. The amount of land which it is proposed to bring in to a domestic use has also been significantly reduced due to concerns raised by local residents (see comments in relation to amenity below). While it is considered that a use of this nature could be accommodated (see comments in relation to landscape) without undue harm, it is considered reasonable to attach a condition removing Permitted Development (PD) rights on this area as the provision of any



associated domestic paraphernalia, including hard landscaping, could have a detrimental impact on the essentially rural character of the site. This has also been raised as an issue by the NNPA Ecologist (see comments in relation to biodiversity – below).

On the basis of the above, and subject to an appropriate condition removing permitted development rights from the area of land to be brought in to a domestic use, it is considered that the proposals would accord with the requirements of Local Plan policies ST1, ST2 and DM2 in relation to design.

Amenity

Amongst others, policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of occupiers*' with Policy DM2 seeking to ensure that new householder development '*does not unacceptably affect the residential amenity of neighbouring occupiers or result in adequate levels of amenity for the existing dwelling*'.

The proposals relate to the replacement of an existing store with a new enlarged garage / greenhouse in a similar location. While the proposed building would be higher than the existing, given its location, offset from both neighbouring properties (2 and 6 The Square), it is not considered that the proposal would have any significant impact on the amenity of the residents of these properties through loss of daylight or sunlight. In addition, as the building is to be used as a garage / greenhouse rather than residential accommodation, and as no windows would face towards the neighbouring properties, it is not considered the proposals would lead to any unacceptable overlooking or lack of privacy.

As well as the replacement garage, it is also intended to change the use of the agricultural field located to the immediate south of the property curtilage to domestic use to provide planting beds and a meadow / orchard. The original scheme showed the red-line application boundary extending the full length of the field, including the area to the rear of numbers 6-8 The Square. Four objections were received to this element of the scheme largely on the grounds that the planting of trees in this area would impact on the amenity of the residents of these properties through loss of light and impeded views. Two further iterations of the proposed landscaping were provided and although these removed much of the proposed tree planting, the remaining elements continued to receive objections from neighbouring residents for the reasons outlined above.

In order to address the concerns of neighbouring residents a revised site plan has now been provided which shows the proposed change of use being restricted to the part of the field immediately south of the proposed garage with no extension beyond the rear of 6-8 The Square (see below). One of the original objectors has welcomed the proposed changes (although sought clarification as to the meaning of the land within the blue line) and a further objection has been withdrawn following receipt of the revised site plan.

Notwithstanding the concerns raised by local residents in relation to the initial proposals, given the changes to scheme design which no longer propose a change of use of the land behind 6-8 The Square, it is not considered that the element of the scheme would now have any material impact on the living conditions of neighbouring residents and address the concerns previously raised. In light



of the above assessment it is considered that any impact on residential amenity would not be at a level which would warrant refusal of the application and there is not considered to be a conflict with the requirements of Local Plan policies ST2 and DM2 in relation amenity.



Figure 3: Site Plan as originally submitted (left) and as amended (right)

Impact on National Park special qualities

Biodiversity

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to 'Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets'. The proposals relate to the demolition and replacement of an existing store together with the change of use an existing agricultural field to a domestic use to provide a meadow, orchard and planting beds. The application has been supported by an Ecological Assessment and the NNPA Ecologist has been consulted on the proposals.

Having considered the information provided, the Ecologist has noted that the Ecological Survey has concluded that while the building to be demolished is not suitable for use by bats, it does contain a swallow nest. In light of this the Ecologist has recommended that a condition be attached to any approval which may be issued to avoid the building being demolished in the nesting period (mid-April - August). The attachment of such a condition is considered to be reasonable.

While having no objection to the agricultural field being used as a meadow / orchard, the Ecologist has raised concerns over a domestic style garden, as concrete, paving or decking may not be good for run-off and would lose what is now a green field site. The Ecologist has therefore recommended that PD rights are removed to prevent this from happening. As noted in relation to design, the removal of PD rights is considered reasonable to ensure that any urbanising effects of the change of use are minimised. The Ecologist has also advised of appropriate tree / hedge



species which could act as a wind break to the vegetable garden based around a mixture of hawthorn, blackthorn, dog rose, hazel and holly.

Cultural Heritage

Local Plan policy DM14 states that development affecting the built heritage of the National Park should '*reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction*' and '*High standards of design will be promoted to conserve and enhance the built heritage*'. Paragraph 194 of the NPPF notes that '*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification*'.

The proposals relate to the demolition and replacement of an existing store with a new garage / greenhouse within the curtilage of a Listed Building. While it is considered that the building to be demolished is likely to have been erected post 1st July 1948, and its demolition does not require Listed Building Consent, consideration does need to be given to the impact of the proposals on the setting of the Listed Building. As such, the NCC Historic Buildings Advisor has been consulted on the proposals. The Advisor initially submitted a holding objection on the grounds that the proposed rendered finish to the garage would have a detrimental impact on the setting of the Listed Building(s). The Advisor did however confirm that if the external finish was changed to stone, the objection would be removed.

The applicant has now provided revised information showing the building to be constructed from stone and slate. This is considered to be appropriate given its location close to a Listed Building. The Historic Buildings Advisor has also recommended that conditions be attached requiring details of the stone to be provided as well as a specification for the mortar together with a sample panel. However given the proposals are for a new building set back from the listed building, it is considered both sufficient and reasonable in this instance to attach conditions requiring the use of natural stone and lime mortar in the construction of the garage, rather than requiring samples to be submitted. The Advisor also requested that details of the proposed surface finish for the driveway be provided. The applicant has confirmed that this is to be grasscrete which is considered to be appropriate given the rural nature of the site.

The NNPA Historic Environment Officer has also been consulted on the proposals. He has noted that the likelihood of archaeological remains being damaged as a result of the development is low given the scale of the development and the recent use of the site. The Officer also supported the view of the Historic Buildings Advisor that the use of stone as opposed to a rendered finish to be more in keeping with the local vernacular which is of importance given the cultural and historic significance of the group of former agricultural workers cottages.

While an objection has been received on the grounds that the provision of an orchard would be detrimental to the Grade II listed square, the Historic Environment Officer has raised no objection to this element of the scheme noting that it is likely that the original occupants would have access to a small plot in which to grow fruit and vegetables for domestic consumption.



On the basis of the above, subject to appropriate conditions ensuring that the materials used to the exterior of the garage are appropriate to its location close to an important listed building(s), it is considered that the proposals would accord with the requirements of Local Plan policies DM14 and DM15 and the NPPF.

Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park.'* In addition, the policy requires new development to demonstrate that *'intrusive external features, such as hard surfaces, car parking and urban style boundary treatments are minimised'*.

The main visual impact of the development would arise through the demolition of the existing store and replacement with a larger garage / greenhouse. However, as the proposed outbuilding would be some distance from the roadside and would be seen against the backdrop of slightly rising land, it is considered that this element of the scheme would have little detrimental impact on the character of the landscape over and above those associated with the existing store. The use of grasscrete in the upgrade of the driveway / garage access will limit the impact of this element of the scheme on landscape, avoiding the more urbanising impact which would result from a gravelled or tarmac finish. Similarly, providing that the area of agricultural land which it is proposed to convert to a domestic meadow / orchard with planting beds has a condition removing permitted development rights, it is considered that this element of the scheme could also be accommodated without an undue impact on landscape character as a meadow of this nature would be appropriate to the rural setting.

In relation to visual amenity, the main receptor would be the road to the north and public footpath to the east. However, from both of these receptors, it is considered that the replacement of an existing, dilapidated building with a new taller but more visually appealing building would result in little harm to visual amenity, especially as the proposed garage is well related to the existing group of cottages. As the upgraded access is to make use of grasscrete and involves no above ground development, it is considered this element of the scheme will have little impact on visual amenity once fully bedded in. Given its location, there are likely to be limited views of the proposed meadow / orchard / planting beds from the any visual receptor. However, given the rural setting, it is considered that a use of this nature would be acceptable and would have little negative impact on visual amenity.

In light of the above assessment it is considered that the proposals will have no impact on local landscape character or visual amenity as required by Local Plan policy DM11 and the NPPF.



Tranquillity

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..'*

While the application form indicates that lighting is to be installed, no details of the proposed units or their location have been provide or shown on the submitted plans / elevations. As the proposals are within the Northumberland International Dark Sky Park, it is therefore considered reasonable to attach a condition requiring full details of the external lighting to be submitted to the Local Planning Authority for approval prior to installation. Subject to the imposition of such a condition, it is not considered that the proposals will have a detrimental impact on the National Park / Dark Sky Park through inappropriate light generation. Given their minor nature, it is not considered that the proposals will have a detrimental impact on the tranquillity of the National Park through excessive levels of noise or traffic generation.

In light of the above assessment, subject to the imposition of an appropriate condition relating to external lighting, it is considered that the proposals will have no material impact on the tranquillity of the National Park as required by Local Plan policy DM11 and the NPPF.

Highways

Amongst other, Policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*.

As the proposals relate to the provision of a new garage and upgraded driveway / access, NCC Highways were consulted on the proposals. Highways initially submitted a holding objection advising that further information was required in relation to visibility splays; revised vehicular access plan; turning area; number of dwellings to be served by the access; parking areas; residential entrances in relation to the parking spaces

Following the submission of additional information by the applicant explaining that the land in front of no 2 The Square is not in their ownership and also that they have no control or right to alter the existing wall, Highways have removed their objection. Highways have noted that with the submitted information, there is limited evidence that the use would generate a material increase in vehicular movement justifying a refusal of planning permission. The proposal is therefore not considered to be open to objection in terms of highway safety. Highways have however recommended that a condition is attached requiring the parking area to be retained in accordance with the approved plan and informatives advising the applicant not to store building materials or equipment or deposit mud / debris / rubbish on the highway.



Subject to the imposition of the required condition and informatives it is considered that the proposals would have no material impact on highways safety or parking and the proposals are considered to accord with the requirements of Local Plan policy ST2 and the NPPF.

Flood Risk

Paragraph 155 of the NPPF states that '*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk*'. Paragraph 164 notes that '*Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site specific flood risk assessment..*'. Part d) of Local Plan policy states that development will be permitted where '*The proposal is located in an area identified as being at the lowest risk of flooding unless it satisfies relevant sequential and exception tests and it can be demonstrated that the development will remain safe for users without increasing the risk of flooding elsewhere*'.

The proposed garage falls within Flood Zones 2 and 3. However, as it qualifies as '*minor development*', it is not subject to the sequential or exception tests, but has been supported by a site specific Flood Risk Assessment (FRA). The proposed garage would replace an existing store but would have a slightly lower floor level. The FRA has however noted that the garage does not provide habitable accommodation and its erection would not increase the risk of flood elsewhere. In order to ensure the integrity of the building should flooding occur, the FRA states that flood defence barriers will be attached to the doors of the garage with product specifications provided. In light of the proposed end use and subject to a condition requiring the installation of the flood protection measures prior to first use of the building, it is considered that the proposals accord with the requirements of Local Plan policy ST2 and the NPPF in relation to flood risk.

Recommendation & Conditions

This application can be determined under delegated powers as although four letters of objection were initially received from separate households, following receipt of a revised site plan, one objection has been withdrawn, taking the number of objections to three and below the threshold whereby the application would need to be referred to the Development Management Committee. In addition, with the change to the site plan, although three objections remain, they no longer raise material planning considerations as the revised scheme removes any planting from behind no. 6-8 The Square.

Recommendation

Grant conditional permission 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:

- Planning application form, received 24th June 2020;
- Location Plan Project No 20 /460 Dwg No 6 received 24th June 2020;
- Existing elevations, Project No 20 / 460, Dwg No 01, received 18th June 2020;
- Existing Store (to be demolished), Project No 20 /460, Dwg No 7, received 18th June 2020;
- Existing Site Plan with levels (1:500); Project no 20/460. Dwg No 4, received 27th July 2020;
- Site Plan as proposed (boundary change) 1:200, Project no 20 / 460 Dwg No 5, received 27th July 2020
- Site Plan with ground levels proposed (boundary change) 1:500, Project No 20 / 460 Dwg No 6, received 27th July 2020;
- Grasscrete example, received 27th July 2020;
- Proposed Garage, Project no 20/460 Dwg No 03 (A), received 27th July 2020;
- Photographs received 18th June 2020;
- Heritage Statement & Flood Risk, John Dobson, received 18th June 2020;
- Proposed Development at Akeld, Wooler, Ecological Assessment, BSG Ecology, received 24th June 2020;

Reason: For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST4, DM2, DM10, DM11, DM14 and DM15 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any additional external lighting full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting 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 International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.



4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting the Order), no development permitted by Class E or F of Part 1 of the Order shall be carried out on the land hereby approved for domestic use without the approval of a formal application to the Local Planning Authority.

Reason: To prevent subsequent development from resulting in an overdevelopment of the site, or causing harm in terms of neighbouring residential amenity, visual amenity or from impacting upon the special qualities of the National Park, in accordance with Local Plan ST1, ST2, DM2 and the NPPF.

5. Any demolition, site clearance or ground disturbance should not be undertaken in the bird breeding season (March-August), unless a checking survey has first been undertaken by a suitably qualified ecologist and any birds that are found to be nesting being allowed to finish nesting before such work commences.

Reason: To ensure that ground nesting birds on the site are protected and for the development to accord with Local Plan policy DM10 and the NPPF.

6. The proposed flood defence measures should be implemented in full prior to the first use of the garage hereby approved.

Reason: To provide adequate protecting against flooding in accordance with Local Plan policies ST1 and ST2 and the NPPF.

7. The car parking area indicated on the approved plan 'Site plan as proposed', submitted on 27/07/2020 shall be retained in accordance with the approved plan and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Local Plan policy ST2 and the National Planning Policy Framework.

8. The stone used in the construction of the garage shall be random natural stone only.

Reason: To ensure that the external finish is appropriate within the setting of a listed building in accordance with Local Plan policy DM14 and the NPPF.

9. The slate used to the roof of the garage should be natural slate only.

Reason: To ensure that the external finish is appropriate within the setting of a listed building in accordance with Local Plan policy DM14 and the NPPF.

10. The mortar used in the construction of the garage should be lime mortar only.



Reason: To ensure that the external finish is appropriate within the setting of a listed building in accordance with Local Plan policy DM14 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. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences
4. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Background Papers

Application File 20NP0037
EIA Screening Report



	Signature	Date
Planning Officer	Colin Godfrey	3rd September 2020
Head of Development Management	<i>Susannah Buylla</i>	03/09/2020