



**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	21NP0060CO
<b>Description / Site Address</b>	Neighbouring Authority Consultation 21/02906/FUL - Proposed conversion and first floor extension to create holiday flat at Bridge House, Shield Hill, Haltwhistle, NE49 9NW
<b>Last date for decision</b>	11 August 2021

**Details of Proposal**

This application relates to a planning application which has been made to Northumberland County Council. Northumberland National Park has been consulted on the application as a neighbouring local 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 tranquility, landscape, biodiversity and cultural heritage.

The application seeks approval for a proposed conversion and first floor extension to the property Bridge House, Shield Hill, Haltwhistle. As well as extending the property, the proposal also intends to convert the use of an area of the property to a self-contained holiday let. The property is located directly on the National Park boundary.

The proposals intend to extend the property by means of a first-floor extension over an existing single storey rear extension. The extension would be finished in render and Welsh slate. The extension would benefit from a pitched roof designed to match that of the existing single storey extension. It is anticipated that the first floor of the building would accommodate the self-contained residential unit.

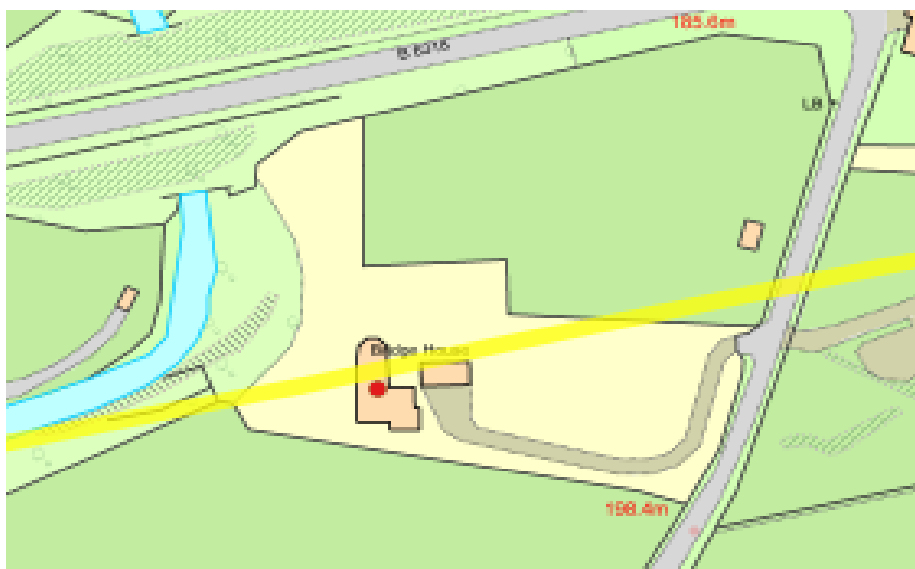


Figure 1: Site Location Plan highlighting National Park Boundary

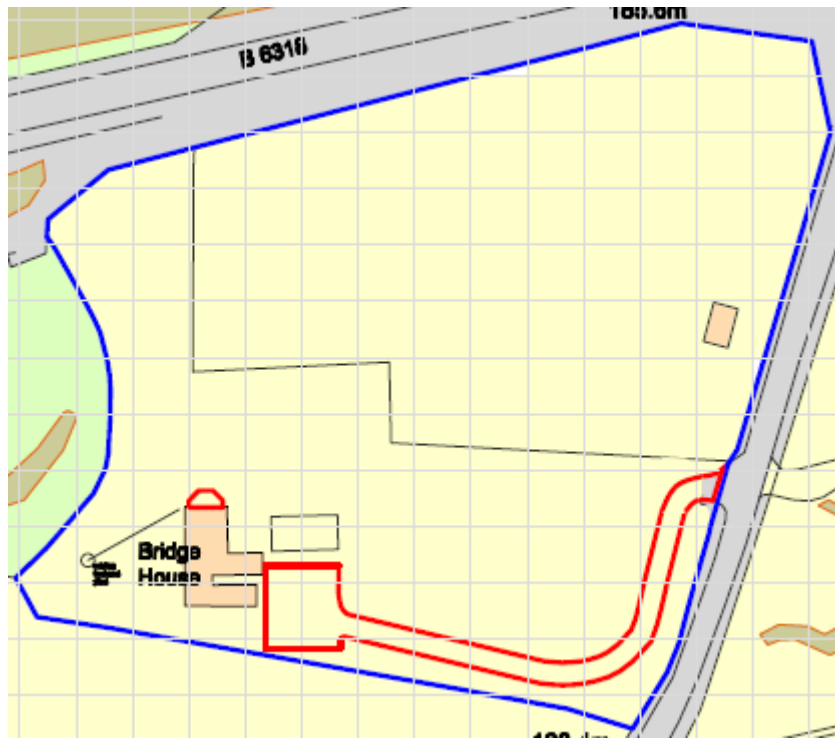


Figure 2: Proposed Site Plan

**Planning Policy & Guidance**

**National Policies**

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance

**Northumberland National Park Local Plan**

N/A

**Supplementary Planning Guidance**

N/A

**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. Whilst it appears the extension is extending across the boundary and into the National Park it is accepted that the main house falls within NCC's jurisdiction. 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 tranquility, cultural heritage, biodiversity and geodiversity.

While the property lies on the National Park boundary, the nearest public vantage point in which the application site would be clearly visible from would be the B6318 'Military Road'. The two-storey extension to the northern elevation of the property would be visible from the B6138 Military Road as seen in Figure 3. The distance to the property is approximately 70m from the B6138. The proposed extension would not project beyond the height of the existing dwelling and although the roof design is similar to that at ground floor, it would be considered out of keeping for a first floor extension in terms of the main Bridge House which has a gable end. It is considered that as the proposal would only be viewed from a distances of approximately 70m it have a minimal visual impact to the road users or any other users within the public vantage point.



Figure 3: View of Site from B6138



Having consideration for the scale and nature of the proposed scheme in the context of existing development within the application site, it is not considered that the proposals would have a detrimental impact upon views into/out of the National Park or the landscape, biodiversity or cultural heritage of the National Park. The site is however located within the Hadrian's Wall World Heritage Site (WHS). The LPA should therefore ensure that impacts, both direct and indirect, on the WHS are given due consideration in the assessment of the application. It is noted that Historic England has been consulted on the proposals to assess any impacts.

No details have been provided in regard to external lighting. The application site is located on the border of the Northumberland International Dark Sky Park. While additional details of lighting would usually be required due to the proximity of the dwelling to the dark sky park, a condition requiring any new external lighting to serve the extension(s) to be first approved by the LPA is not considered reasonable in this instance given that this element of the scheme relates to an existing property on which external lighting could be installed without the approval of the LPA.

The proposal would create additional holiday accommodation for individuals to enjoy the special qualities of the National Park which is supported by the authority.

### **Recommendation & Conditions**

Taking into account the above, it is recommended that **no objections are raised**; however the following informative is recommended.

**Informative:** As the site is located within the Hadrian's Wall World Heritage Site (WHS), the LPA should ensure that direct impacts / impacts on the setting of the WHS are given due weight in the assessment of the application and that the views of Historic England are sought.

### **Background Papers**

Application File: 21/02906/FUL

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	A. Ewart	23 July 2021
<b>Head of Planning &amp; Policy</b>	<i>Susannah Buylla</i>	02/08/2021