

Our ref: RW/JF

Date: 12<sup>th</sup> February 2019

Northumberland National Park  
Planning Authority  
Eastburn  
South Park  
Hexham  
Northumberland  
NE46 1BS

1 Meadowfield Court  
Meadowfield Industrial Estate  
Ponteland  
Newcastle Upon Tyne  
NE20 9SD

By Email Only

Dear Sir/Madam

**Application to regularise siting and design of lodge 21, Otterburn Hall Estate,  
Otterburn, Newcastle upon Tyne, NE19 1HE**

This letter is prepared and submitted as part of a planning application which seeks to regularise the siting and design of lodge 21 as now constructed on site. This letter has been prepared in order to provide additional information to assist in the assessment of the application and as such forms part of the application documents.

Lodge 21 is located within the long established Otterburn Lodge site at Otterburn Hall. Lodge 21 is located on the southern boundary of this site immediately north of the Coach House. The plot does have a long-standing consent for lodge development as part of the original permissions for the site. As originally consented however, lodge 21 was proposed as a lodge orientated on a north/south axis located centrally within the site. The lodge as has now been developed on the site is however orientated lengthways on an east/west axis and as such is not consistent with the approved plans for the site. In order to address this at the request of the LPA, an application is therefore being submitted in order to regularise the existing situation on site. In the context of this site history it can be identified that the principle of development is not in question given that this plot and the wider site has been consented for lodge development over many years. In this respect the application is required to primarily focus on the particular siting and design of this lodge and in this respect its orientation is considered to be appropriate and acceptable. As a context for this, it can be seen that the lodges bounding the site both to the west and north are orientated on an east/west axis consistent with the development now proposed within this application. These lodges also have a similar relationship to the application site with the lodges to the east orientation on a north/south axis. It is considered therefore that the siting and design of the lodge as now brought forward is appropriate and acceptable in the context of the site and is consistent with other development around it. The lodge in this orientation can be acceptably accommodated on site in terms of other considerations such as parking and amenity of neighbouring lodge owners.

The lodge is also served by a new non-mains drainage system which has a licensed discharge from the Environment Agency. Confirmation of these details is also included in the attached non-mains drainage form.

Finally, in relation to the proposal, it can be confirmed that this lodge is brought forward for the purposes of holiday accommodation. It is the case therefore, in line with a number of recent Section 73 applications on this site that a condition on this lodge is expected and invited which will limit its occupation to holiday use only. For the avoidance of doubt therefore the occupancy condition which is sought to be attached to this lodge is as follows:

*'Chalet hereby approved relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residents, or as a second home. The operators shall maintain an up to date register of the names of all occupiers of the holiday accommodation hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.'*

On the basis of the inclusion of this condition it is considered that the use of the lodge is also consistent and appropriate within the context of the site and the up to date conditions which are sought to be applied to the majority of lodges on site.

This letter sets out the brief details of the application and the purpose of it. It is considered that the proposal is an acceptable one and that it generates no issues which would suggest the proposal cannot be granted permission. In the absence of any material considerations to indicate otherwise we therefore consider that permission can be granted with appropriate conditions attached. We trust if you require any further information or wish to discuss the matter further you will not hesitate to contact us.

Yours faithfully

A black rectangular box redacting the signature of Robin Wood.

Robin Wood