



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	19NP0019
<b>Description / Site Address</b>	Retrospective - Construction of 1 no. holiday lodge at Otterburn Hall, Lodge 21, Otterburn Hall Estate, Otterburn, Northumberland, NE19 1HE
<b>Expiry date of publicity / consultations</b>	12 March 2019
<b>Last date for decision</b>	Agreement of extension of time to 20 June 2019 to discuss water and privacy issues

### Details of Proposal

Retrospective planning permission is sought for the construction of 1no. holiday lodge on land known informally as plot 21 of the 'top site', north west of Otterburn Hall, Otterburn.

The top site is located to the northern part of the Otterburn Hall Estate. The site is surrounded by mature trees and separated from the Hall itself by the Estate driveway which runs beyond the southern site boundary. The lodge is located towards the south-east of the site, bordered by existing lodges to the north, east and west and Dovecote Cottage and the Coach House to the south.



**Figure 1: Site Location**

Planning permission was granted for the construction of lodges on the top site under application reference 87NP0031. This consent was subsequently amended by further applications in respect of the design and positioning of lodges within the site. The lodges approved under the 1987 application and subsequent variants to this are also subject to a condition approved under application 93NP0009 which restricts occupancy of the lodges for any purpose between 15<sup>th</sup> January and 15<sup>th</sup> February in any year. A number of recent applications have been approved in respect of individual lodges to vary this condition, removing the close down period and instead

restricting use of the lodges to holiday accommodation only with no use as permanent residential accommodation or a second home.

As the 87NP0031 development was commenced within the time-frame permitted, the fall-back position of this application would be construction of the lodge previously approved in the original location. Whilst the applicant could construct this previously approved lodge without needing to apply for further planning permission, this application has been received due to proposed changes to the positioning, design and size of the building. This includes relocation of the lodge slightly further to the east and changing the orientation of the lodge by approximately 90 degrees.

The lodge now proposed – and largely constructed - has a footprint of 9.35m x 6.35m, with a maximum ridge height of 4.5m above existing ground levels and a maximum eaves height of 2.8m. The building is timber framed with larch timber board cladding and dark grey roof tiles. Doors and windows are dark grey UPVC.



**Figure 2:** Lodge and decking as constructed

The lodge incorporates an open plan kitchen and living area, 3no bedrooms and a separate bathroom. The kitchen / diner opens onto an area of decking. The decking spans the western end of the building and is 'L' shaped, with a maximum westward projection of 5.58m, reducing to 3.08m. The decking has a total height, including timber balustrades, of 1.75m. For privacy purposes, this application does however propose to replace the existing balustrading along the southern edge of the decking with larch shiplap boarding which would increase the height from 1.75m to approximately 2.4m above ground level. Parking for two vehicles is provided to the front (north) of the lodge and the amenity space to the west of the lodge has been enclosed by means of an approximate 1m high timber fence.

Foul sewage will be managed via a connection to the existing package treatment plant which serves the site and which was approved under application reference 17NP0117.



## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2019)

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 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 9	<i>Managing Housing Supply</i>
Policy 10	<i>New Housing Development</i>
Policy 11	<i>Affordable Housing</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism &amp; Recreation Development</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 22	<i>Trees, Woodlands and Forests</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

<b>87NP0031 (87/E/419)</b>	Siting of 13 static caravans and 22 timber lodges - <i>Conditional planning permission granted 23.03.1988</i>
<b>93NP0009 (93/NP/09)</b>	Variation of condition no. 7 of planning permission 87/E/419 to permit varied occupancy period for approved lodges – <i>Conditional planning permission granted 15.04.1993</i>



### **Consultation/Representations**

**Otterburn Parish Council: No comment:** Unable to agree whether to support or object to the application;

**Historic England: No objection:** Do not wish to offer any comment. You should seek the views of your specialist conservation and archaeological advisers.

**NCC Public Health Protection: Objection:** On the grounds of insufficient information with regard to the private water supply.

**NCC Historic Buildings Advisor: No objection**

**NNPA Historic Environment Officer: No response**

The application has been advertised by means of a site notice displayed at the site on 21<sup>st</sup> February 2019 and notification letters sent to three neighbouring properties. In response, two letters of objection have been received from the same objector which can be summarised as follows:

- The lodge is approximately 2m from my back garden with raised decking and a hot tub which overlooks my garden. This has resulted in a loss of privacy and increased noise as the lodges are used as holiday lets. I have asked the owner to plant a hedge to provide privacy and act as a noise barrier but he does not consider it necessary.
- The second e-mail stated that the provision of a hedge would no longer be considered sufficient to provide an appropriate level of privacy;

### **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 upon National Park special qualities
- Drainage, Water Supply and Waste;
- Highways and Rights of Way; and
- Renewable Energy Provision

#### **The Principle of the Development**

The National Planning Policy Framework makes clear that a presumption in favour of sustainable development is at the heart of decision making.



Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park (landscape character, tranquility, cultural heritage, geodiversity and biodiversity), demonstrating high quality design and sustainable construction. The effects of the proposed development on these qualities are discussed in more detail later in this report.

Core Strategy Policy 5 states that the focus for new local needs development should be within identified local centres or smaller villages of the National Park. Policy 5 does however make provision for new development within open countryside locations where it can be demonstrated that:-

- a. The development cannot take place in an identified Local Centre, Smaller Village, or through the re-use of an existing building; and*
  - i. It will conserve or enhance the special qualities of the National Park; and*
  - ii. It will provide opportunities for the public to understand and enjoy the special qualities whilst not negatively impacting on them.*

The proposed development would sit alongside the existing holiday lodges approved on this top site under 87NP0031. It is recognised that a number of lodges granted planning permission under this application were not constructed; however as the development was commenced within the time-frame permitted, the fall-back position of this application is the lodge previously approved in the approximate position of that proposed by this application. This previously approved lodge is shown in the plan below (Figure 3) alongside the position of the lodge as built. In this way it is considered that the previous development approved under 87NP0031 sets a precedent for the type of development on this top site, both in terms of the type of development over the wider top site, and also the specific lodge approved on plot 21.

Subject to an assessment of the proposed development in terms of any impact upon the special qualities of the National Park and taking into account other material planning considerations, having regard for this fall-back position it is considered that the proposed construction of a lodge in this location would meet with the provisions of Core Strategy policy 5. Policies 14 and 15 of the Core Strategy and NPPF Paragraph 83 also provide support for the proposed development in this case, advocating economic and tourism development in rural areas.

It would however be considered necessary to attach a condition to any planning permission which may be granted restricting the occupancy of the proposed unit to holiday use only and not as a main or sole place of residence, preventing the use of the lodge as a second home and necessitating the operator to maintain a register of occupiers (in line with other holiday occupancy conditions currently placed upon holiday accommodation within Northumberland National Park).

The condition would ensure that the development is acceptable in principle in respect of nature and location in accordance with Core Strategy policies 5, 9, 10, 14 and 15 and the NPPF, and would be consistent with the approach taken by the Local Planning Authority in terms of the holiday occupancy condition currently typically applied to other such development within Northumberland National Park. It is further considered that this would comply with the requirements of NPPF Paragraph 55 which guides that planning conditions should only be imposed where they are: necessary; relevant to planning and to the development to be permitted; enforceable; precise; and

reasonable in all other respects. The ability of the Local Planning Authority through the proposed condition wording to request details of the occupiers will assist in the ability to maintain and enforce against unauthorised second home or permanent residential use of the development.



**Figure 3:** Site plan approved under 87NP0031 (left) and as built (right)

### **Design and Amenity**

Core Strategy policy 3 is supportive of proposals which '*demonstrate high quality design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form*'.

The Otterburn Hall top site is populated with completed timber lodges as well as further lodges currently in the process of being built. A number of completed lodges have been modified by virtue of extended decking, re-cladding or painting. They however generally remain consistent in terms of overall appearance, design and scale, being timber clad lodges with dark coloured windows, doors and roofs and various decking configurations. The design and scale of the lodge and decking is generally in keeping with the existing lodges on the top site, the lodge being constructed from larch timber cladding with a grey tiled roof and grey windows and doors which are considered appropriate within the context of the site.

The application does however propose the installation of 3m length of 2.4m high (from ground level) larch shiplap boarding to the southern side of the decking to provide increased privacy for the occupiers of Dovecote Cottage. While this would introduce a new element to Lodge 21, and the site as a whole, given the location to both the southern side of the lodge and wider site, it is not considered that the introduction of boarding would be sufficiently prominent or incongruous with the character of the lodge or wider site to warrant refusal of the application. A condition is however considered appropriate to ensure that the boarding suitably matches that of the existing lodge.

The impact of the proposed lodge upon the amenity of neighbouring lodges and buildings is an important consideration in the assessment of this proposal, particularly in respect of any overlooking, loss of privacy or overbearing impact. In considering this impact, due weight must





however be given to the lodge previously approved under 87NP0031, and also the nature of the site as approved when fully populated, and the level of amenity afforded in these circumstances.

Each lodge approved under 87NP0031 incorporated an area of decking and windows to 3<sup>rd</sup> elevations (and high level windows to the fourth) from which other aspects of the site, lodges decking and neighbouring properties could be viewed. The layout of the lodge approved under 87NP0031, in a location slightly to the west of the position as built, made provision for an area of external decking to the side, which would afford views of neighbouring lodges and other buildings. The overall nature of the site when fully populated, which could be implemented under 87NP0031, is also relatively un-private as a result of the close positioning and design of the lodges and the public nature of the site as a whole. These characteristics are considered to set a precedent for the design of lodges and level of amenity afforded by occupiers of this top site.

The lodge as built incorporates windows to the south, west and northern elevations, with high level windows to the eastern elevation. Decking is also located along the entire western elevation. It is recognised that this gives views of surrounding lodges and also the properties to the immediate south, Dovecote Cottage and the Coach House. The lodge as built differs from the approved plans by virtue of being further to the east with the footprint rotated 90 degrees meaning that the long edge (southern elevation) of the building faces towards the buildings to the south rather than the short edge. The southern elevation incorporates three windows, including one serving the bathroom which is obscurely glazed (Figure 4).



**Figure 4:** Southern elevation showing relationship with curtilage of Dovecote Cottage

The windows to the southern elevation face directly towards the garden and rear elevation of Dovecote Cottage and are slightly offset from the rear elevation of the Coach House (Figure 5).

The windows to the south of the lodge face directly towards the rear of Dovecote Cottage. There are a number of windows to the rear of this property, the closest being at a distance of approximately 18m. The closest window is located to the rear of a single storey extension. This extension is at lower elevation than the lodge and, given the size and location of the window, appears to serve a lobby / entrance hall rather than a habitable room. Windows are also located at



the first floor level of Dovecote Cottage, at a similar level to the windows within the lodge. The distance between these windows is approximately 21- 22m. Although the nature of the rooms served by these windows is not clear, given their small size (Figure 5) they do not appear to be principal windows. Although not desirable, given the distances involved and the small size of the windows both within the lodge and Dovecote Cottage, it is considered that any loss of privacy arising from the relationship between the windows of these two properties would not be of a sufficient magnitude to warrant refusal of the application.



**Figure 5:** View towards the rear of Dovecote Cottage and the Coach House

There are also windows to the rear of the Coach House. While these are at a distance of approximately 20-23m from those in the lodge, there is no direct facing. It is also understood that the windows in the Coach House serve guest bedrooms / bathrooms associated with the tourist accommodation offered by the Coach House rather than residential accommodation. On this basis, it is considered that any loss of privacy arising from the relationship between the windows of these two properties would similarly not be of a sufficient magnitude to warrant refusal of the application.

As well as the relationship between the lodge and buildings to the south, the occupiers of Dovecote Cottage have objected to the proposals on the grounds that the lodge is approximately 2m from their back garden. Specific concerns have been raised over the provision of the decking area with hot tub and the potential loss of privacy and increased noise nuisance. While initially suggesting that the provision of a hedge would help to reduce impacts, a further response was subsequently provided whereby they advised that this would no longer be considered adequate.

While the concerns of the neighbours are appreciated, the 87NP0031 permission would allow for the erection of lodge and decking area without the need for further permission. While the actual location of the lodge is further to the east (and therefore closer to Dovecote Cottage) than under the original approval, the neighbouring lodge (Lodge 27) under the originally approved plans was in the approximate location now occupied by Lodge 21. As approved, this lodge had an area of decking to the south, directly overlooking Dovecote Cottage. It is therefore considered that the impact on the





living conditions of the residents of Dovecote Cottage through overlooking or loss of privacy would not be significantly worse than under the previously approved arrangements although it is acknowledged that the provision of a hot tub may result in additional external noise being generated. This is however in the context where the site as a whole is public and used for outdoor recreational activities which would be expected to generate external noise. It also needs to be noted that the 87NP0031 approval significantly predates the creation of the garden area to the rear of Dovecote Cottage which was granted retrospective planning permission in 2016 under application reference 16NP0123.

Notwithstanding the above, the applicant has provided further information and revised plans in response to the concerns raised by the neighbour. The applicant has noted the open nature of the objectors' garden, being visible to other lodges within the development and also the neighbouring property, the Coach House. The applicant has however acknowledged that the decking would be closer to the neighbouring property than under the previously approved plans. In order to address the potential for increased overlooking / loss of privacy, revised plans have been submitted which show the provision of larch shiplap boarding along the southern edge of the decking which would limit the potential for overlooking.

Taking into account the above, it is not considered that the proposed lodge would have a significantly greater impact upon levels of amenity in terms of any overlooking or loss of privacy than the development previously approved on the site, which could be implemented without further planning approval. The overall design and layout of the lodge as constructed does not result in an overbearing impact upon surrounding lodges or neighbouring properties. It is however considered appropriate to attach a condition requiring the installation of the boarding to the decked area within a reasonable timeframe following grant of planning permission. Subject to an appropriate condition, the application is considered to be acceptable in terms of impact upon residential amenity, and thus accords with Core Strategy policy 3 and the NPPF.

### **Impact upon National Park Special Qualities**

#### **Cultural Heritage**

Core Strategy policy 18 is supportive of proposals which conserve, enhance and promote the quality and integrity of the cultural heritage of the National Park. The application site is located in a sensitive area, within the Registered Battlefield of Otterburn and in relatively close proximity to a number of listed buildings to the south of the site. As such, Historic England, the NNPA Historic Environment Officer and Historic Building Officer have been consulted.

Historic England has advised that they do not wish to offer any substantive comment, advising that the views of the Authority's specialist conservation and archaeological advisors should be sought. The NNPA Historic Environment and Historic Buildings Officers have also been consulted; no objections have been raised from the Historic Buildings Advisor and no response has been received from the Historic Environment Officer.



Due to the fall-back position in this case afforded by 87NP0031, it was not considered reasonable or proportionate to request that a Heritage Statement be submitted to accompany this application due to the fact that this previously approved development could be constructed without further planning consideration or approval in terms of impact upon cultural heritage.

Giving weight to this fall-back position and the established precedent for lodge-type development on this site, it is not considered that the proposed lodge would have a significantly greater impact upon these surrounding heritage assets than the development previously approved to such a degree that this would render the development unacceptable in terms of impact upon cultural heritage. In these circumstances it is considered unreasonable to object in terms of impact upon cultural heritage.

The development is considered to be acceptable in terms of impact upon cultural heritage, in accordance with Core Strategy policy 18 and the NPPF

### *Landscape*

Core Strategy policy 20 states that '*The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change*'. From a landscape perspective, due to the enclosed nature of the site, views of the lodge from within the wider area are very limited. It is however recognised that the development would be visible to other users of the top site and the properties to the south (Dovecote Cottage and the Coach House). In addition, fleeting views (given the existing development on site) will be afforded from the Estate driveway to the south and also to users of nearby Public Rights of Way routes. Considering the established nature of development on the site and proposed design of the lodge, which is in keeping with the existing development on site, it is considered that any impact upon landscape character or views of this part of the National Park would be minimal and insufficient to warrant refusal of the application. The development therefore accords with Core Strategy policy 20 and the NPPF.

### *Tranquility*

The application site is located within the Northumberland International Dark Sky Park. While the submitted information does not indicate that any external lighting will be installed, given that the site is within the Dark Sky Park, a condition requiring the submission of details to the NNPA prior to the installation of any external lighting in connection with the proposed development is considered appropriate.

It is not considered that the application would have a detrimental impact upon the tranquillity of the surrounding area in terms of noise or traffic when considered in the context of the existing use of the site and the fall-back position afforded by 87NP0031. Subject to the inclusion of a condition requiring the submission of details of external lighting, the development is considered to be acceptable in terms of impact upon tranquillity, in accordance with Core Strategy policies 1 and 19 and the NPPF.

Given the nature and location of the proposals, it is not considered that there will be any impact on biodiversity.



## **Highways and Rights of Way**

The proposed lodge would be served by 2no. parking spaces accessed via the existing access road on the site. The proposed parking arrangements for the site are considered to be acceptable and would not impact detrimentally upon the safety of the surrounding highway network. It is furthermore not considered that the development would have any detrimental impact upon nearby Public Rights of Way within the vicinity. The development is therefore considered to accord with Core Strategy policies 3 and 12.

## **Drainage, Water Supply and Waste**

### *Foul Drainage*

The Environment Agency is the statutory consultee advising the LPA, however a proposal of this scale falls outside of the proposals that the Environment Agency wishes to be consulted on. The matter of foul drainage is therefore to be considered by the LPA.

Under 87NP0031, the proposed method of foul drainage was through a connection to a septic tank located to the rear (north) of the Coach House Hotel. However, under 17NP0117, permission was granted for a new package treatment plant following concerns raised by the Environment Agency that pollution from the septic tank was discharging to a nearby watercourse. The application indicates that the lodge will connect to the new package treatment plant.

The application is supported by a site layout plan which shows the location of the proposed foul drainage connections and a completed Foul Drainage Assessment form (FDA1) verifying that the package treatment plant will be maintained by a contractor.

Planning Practice Guidance states that connection to a public sewer is the favoured option, followed by a Package Treatment Plant and then a Septic Tank. The applicant has advised within their FDA1 that connection to the mains sewer is not feasible as the nearest mains connection is approximately 100m from the site. Due to this distance and the small scale of the development the Authority accepts that requiring a connection to the public sewer would be both unfeasible and unreasonable in this case. The applicant has however advised that foul drainage will be dealt with by means of a connection to the new package treatment plant which is the preferred option given connection to a public sewer is not feasible. The Authority is satisfied that the package treatment plant would have sufficient capacity to deal with any sewage arising from the development.

The development is therefore considered to be acceptable in terms of foul drainage, in accordance with Core Strategy policy 28 and the NPPF, subject to the inclusion of a condition requiring the connection of the lodge to the package treatment plant.



### *Water supply*

The applicant has stated within their completed FDA1 form that water is sourced via a private water supply; based on knowledge of the site the Authority understands that water supply to the site is spring-fed.

NCC Public Health Protection is the statutory consultee in respect of water supply and has therefore been consulted. Following consideration of the proposals, Public Protection has objected on the grounds that the application includes insufficient information to demonstrate that the existing system is sufficient to supply water to the proposed development. It has been advised that the applicant will need to demonstrate that the supply is sufficient for the proposed lodge, taking into account the cumulative use, before Public Protection can consider the application further.

While noting the concerns raised by Public Protection, the fall-back position is that a lodge may be constructed on plot 21 without the need for further planning permission and without any consideration of water supply. It is not considered that the water required to serve the lodge currently proposed would be materially different from that which was approved under 87NP0031. It is therefore not considered reasonable to refuse the application on the grounds of inadequate information relating to water supply, given the fall-back position. However, given the concerns raised by Public Protection, it is considered appropriate to attach a condition requiring the submission of a written verification report within three months of the approval to confirm that there will be a sufficient supply of wholesome water to serve the development. This is in the context where the NNPA are aware that the applicant is currently undertaking investigations to ensure that an adequate water supply is available to the 'top site' as a whole and not just Lodge 21.

Under the NNPA Development Management Scheme of Delegation, applications to which a statutory consultee has objected contrary to the officer's recommendation should be determined by the Development Management Committee other than where the Head of Development Management is satisfied that the point of objection can be dealt with by the imposition of a suitable condition. As the Head of Development Management is satisfied in this instance that a condition can be attached to address the concerns raised, the application can be dealt with under delegated powers.

### **Renewable Energy Provision**

Policy 25 requires all new developments, including conversions, to minimise the amount of energy used during construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development.

The proposed scheme does not incorporate the installation of renewables; whilst policy 25 stipulates that this is a requirement for all new development, on balance, considering the fall-back position which does not incorporate renewables, and the nature of the lodges as holiday accommodation which are likely to incur lesser energy usage levels than a permanent residential dwelling, it is not considered reasonable to require the applicant to provide renewable energy technology in this instance.

### **Recommendation & Conditions**

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and documents:
  - Application form, received 14<sup>th</sup> February 2019;
  - Location Plan received 14<sup>th</sup> February 2019;
  - Site Plan for Lodge 21, Dwg. No. Lodge 21-1-A, received 14<sup>th</sup> February 2019;
  - Part Site Plan of Otterburn Lodge Estate, Dwg. No. OTTERBURN01-B, received 14<sup>th</sup> February 2019;
  - Plan of Proposed Lodge at Otterburn Lodge Estate, DWG.No. Lodge 21-A Revision A, 28-3-19, received 28<sup>th</sup> March 2019;
  - Correspondence 'Application to Regularise Siting and Design of Lodge 21' R&K Wood Planning LLP, received 14<sup>th</sup> February 2019;
  - Foul Drainage Assessment Form (FDA) received 14<sup>th</sup> February 2019;
  - E-mail from Robin Wood dated 28<sup>th</sup> March 2019;

**Reason:** For the avoidance of doubt and to ensure that the development accords with policies 1, 3, 5, 9, 10, 11, 14, 15, 18, 19, 20, 22, 25 and 28 of the NNPA Core Strategy and the National Planning Policy Framework.

2. Notwithstanding the details submitted, prior to the fixing of any external lighting within the site in association 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 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 Dark Sky Park through excessive light pollution, in accordance with Core Strategy policy 19 and the NPPF.

3. The lodge 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 residence, 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.

**Reason:** To prevent a permanent and unrestricted residential use in an inappropriate open countryside location where this would not otherwise be in accordance with Core Strategy policies 5, 9 and 10.

4. The development hereby permitted shall be connected to the package treatment plant or shall be connected to an alternative system, details of which shall be submitted to and approved in writing with the Local Planning Authority prior to connection. The development shall be retained as such thereafter unless first agreed in writing by the Local Planning Authority.

**Reason:** To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Core Strategy policy 28 and the NPPF.

5. Within 28 days of the date of this approval, the larch shiplap boarding hereby approved to the southern edge of the decking (DWG. NO. LODGE21 – A) shall be installed and retained in-situ thereafter unless first agreed in writing by the Local Planning Authority.

**Reason:** To protect residential amenity in accordance with the requirements of Core Strategy policy 3 and the NPPF.

6. Notwithstanding the provision of the proposed plans and elevations, (DWG. NO. LODGE21 - A) received 28<sup>th</sup> March 2019, the colour of the decking, steps, balusters, balustrades and larch shiplap boarding hereby permitted shall match that of the larch cladding approved to the lodge hereby permitted and shall be retained as such in perpetuity unless first agreed in writing by the Local Planning Authority.

**Reason:** In order to preserve the visual appearance and amenity of the area, in accordance with Core Strategy policies 1 and 3 and the NPPF.

7. Within three months of this approval, a written verification report shall be submitted to and agreed in writing with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development. The written verification report shall be based on the average household consumption of 200 litres per person per day. The verification report shall include a detailed assessment, prepared by a suitably qualified person (hydrologist), which indicates the suitability of the water supply with regard to quantity and quality of water available and include, if necessary, any methods needed to improve the supply. Thereafter, the development shall be connected to the water supply and any identified approved improvements to the water supply shall be undertaken within a time frame to be agreed in writing with the Local Planning Authority.



**Reason:** In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development, in accordance with Core Strategy policy 28 and the NPPF

**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.

**Background Papers**

Application File 19NP0019  
EIA Screening Opinion

	Signature	Date
Planning Officer	Colin Godfrey	19/06/2019
Head of Development Management	<i>Susannah Buylle</i>	19/06/2019