

DMC2019-023

APPLICATION FOR PLANNING PERMISSION

Application No: 19NP0023

Proposed Development: Construction of a garden room at Gardeners Cottage, Harbottle, Morpeth, Northumberland, NE65 7DG

Applicant Name: Mr Harrison and Ms Warrington

Reason for DMC Decision: An objection has been received from Harbottle Parish Council which is in conflict with the recommendation to approve the application.

Recommendation: Grant conditional planning permission subject to the planning conditions and informatives detailed within the report.

1. Introduction

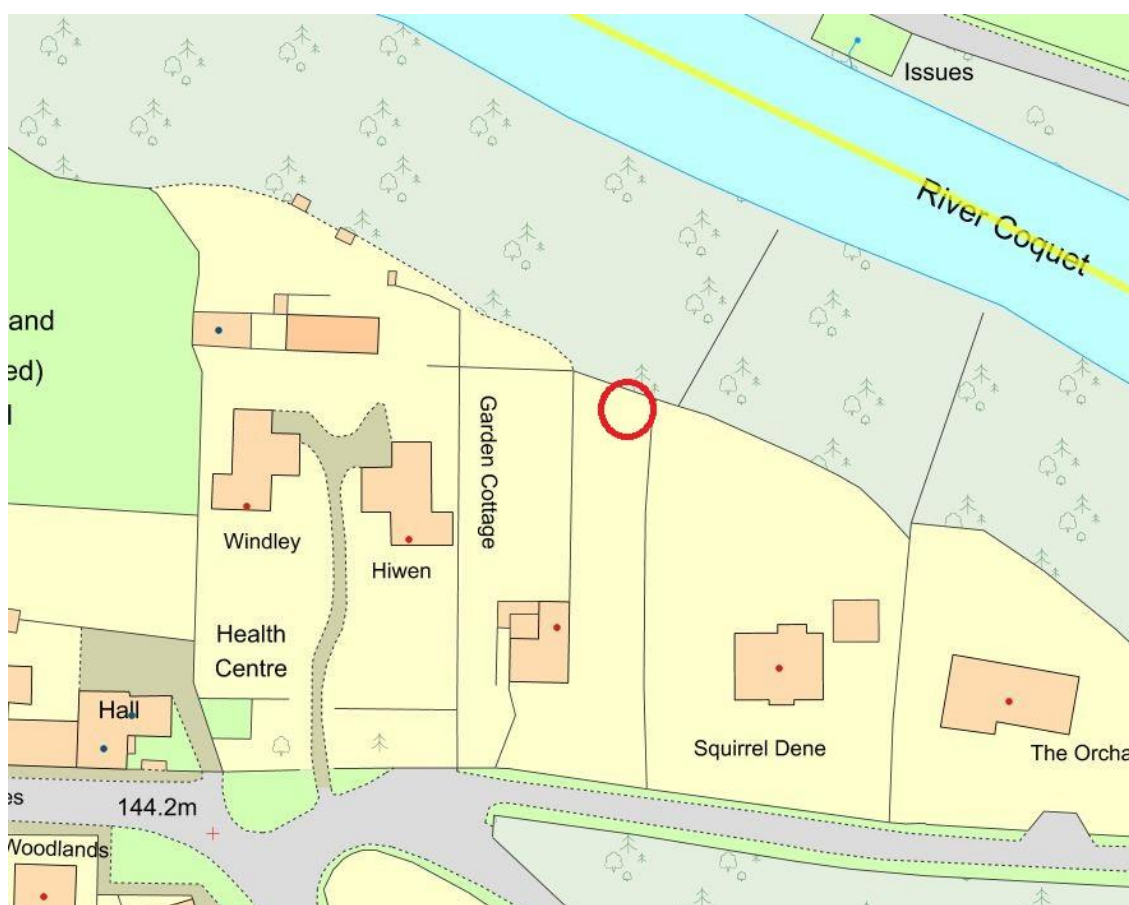


Figure 1. Location of proposed garden room.

Description

- 1.1 The host property, Gardeners Cottage is a grade II listed building, known statutorily as Garden Cottage, located to the eastern side of Harbottle between the properties known as Hiwen to the west and Squirrel Dene to the east. The property is constructed of ashlar stone with a Welsh slate roof. It was formally the garden cottage of (new) Harbottle Castle which was rebuilt by John Dobson in 1829.

Proposal

- 1.2 The proposal is for the construction of a detached garden room to the north of Gardeners Cottage, Harbottle. The proposed garden room is to be located to the far right corner of the rear garden, approximately 25 metres to the north of the house. It would measure 3.6m deep, 8.1m wide and 2.5m high. It is to be cedar clad with dark grey window frames and a dark grey mono pitch roof. The proposal would replace an existing garden room/store with its principal elevation facing south towards the cottage. The garden room would consist of a living/ sleeping area and a shower room. There would be patio doors and a small window facing south with two larger windows facing north towards the river. The shower room would have a small transom light.
- 1.3 The applicant has explained that the garden room will be ancillary to the main house for use by the family and their guests. It would share facilities with the main property and as such does not include its own kitchen area or vehicular access. Planting on the whole site is mature, especially to the far rear, where a number of very tall conifers circle the proposed location of the garden room. Fencing and established border plants are found running along both side of the property. Planning permission is required due to the proposal being positioned within the curtilage of a Grade II listed building.



Figure 2. Looking west from proposed location



Figure 3. Looking South towards Gardeners Cottage



Figure 4. Looking West towards location

2. Planning Policy & Guidance

2.1 National Policies

- National Planning Policy Framework (NPPF)(2019)
- National Planning Practice Guidance

2.2 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 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 22	<i>Trees</i>

2.3 Supplementary Planning Guidance

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

3. Relevant Planning History

19NP0021 - Construction of log store - pending consideration

16NP0100LBC -Listed Building Consent - Installation of external central heating boiler.
Installation of 5 radiators and rewiring of property - Granted 6/12/16

16NP0099- Installation of external central heating boiler and oil tank - Granted 30/11/16

4. Consultee Responses

4.1 **Harbottle Parish Council - Object** - The pre-fabricated building is not compatible with the Dobson designed dwelling.

4.2 **NNC Conservation Advisor** - Building Conservation consider that the proposed garden room, which is to be sited adjacent to the northern boundary of the site, at the furthest point away from Gardeners Cottage, would not cause any harm to the setting of this important grade II listed building. It is to be constructed from natural cedar cladding with a dark grey flat roof and dark grey window frames and doors and hence is considered to be of appropriate colours and materials to blend with the landscaped garden setting. It is well screened by existing trees and hedgerows and hence would not have a dominating impact upon its surroundings. Building Conservation do not consider that the proposed garden room would cause any harm to the setting of the grade II listed building within whose curtilage it is proposed to be sited.

4.3 Public Responses

The application has been advertised by a site notice displayed on the 15th March 2019 and notification letters sent to 3 neighbouring properties. Two representations have been received in response. Planning issues raised are as follows;

- Overlooking
- Light pollution
- Potential for proposal to be used as a holiday let
- Design not in keeping with National Park guidelines
- Precedent for satellite properties in back gardens
- Self-contained “bungalow”
- Appropriateness of design in context with listed building
- Impact on Dark sky park

5. Assessment

Introduction

- 5.1 The key material planning considerations are:
- The principle of the development;
 - Design
 - Visual Impact
 - Impact on Residential Amenity
 - Impact upon Cultural Heritage
 - Impact upon National Park special qualities
 - Biodiversity and Geodiversity
 - Trees

The Principle of the development

- 5.2 The National Planning Policy Framework (NPPF) is clear that a presumption in favour of sustainable development is at the heart of decision-taking. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The proposed development would not have an adverse impact on the Park's special qualities, as assessed below, and thus meets the relevant criteria set out within policy 1.

Location of New Development

- 5.3 The application site is located within the village of Harbottle, identified as a Local Centre under Core Strategy policy 5. It is considered that the scale and nature of the proposed development is appropriate and reasonable for a residential property in this location and thus the development would accord with Core Strategy policy 5 in principle.

Design and Amenity



Figure 5. Elevations showing front and west

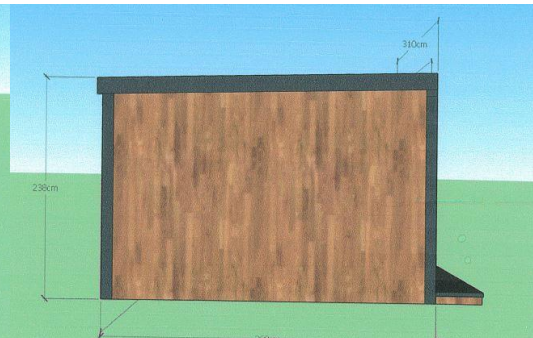


Figure 6. East elevation



Figure 7. Plan showing living area and shower room

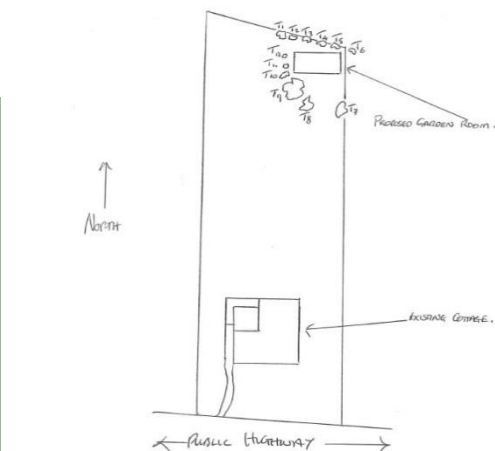


Figure 8. Location plan

- 5.4 The NPPF states that “good design is a key aspect of sustainable development and is indivisible from good planning” and that development should be responsive to local character and distinctiveness. Core Strategy policy 3 provides support for development proposals that conserve and enhance local character and the Park’s special qualities through appropriate and sympathetic design that contributes to the amenity of the area. Core Strategy policy 18 would also be a primary consideration in this instance, as this seeks to ensure that protection is afforded to the National Park’s cultural asset sites, particularly listed buildings.
- 5.5 Officers consider the use of natural cedar clad structure to be of an appropriate and high quality design. The Building Conservation Officer considers the proposal’s colours and materials to be appropriate and that they blend with the landscaped garden setting. It is therefore considered appropriate and sympathetic in its design and thus complies with Policy 3 of the LDF.

Residential Amenity and visual impact

- 5.6 One letter of objection raises concerns of overlooking and this is taken into consideration below. Both neighbouring properties on either side of the site were duly considered by Officers in terms of amenity and it was noted that only the roof line of Hiwen and Squirrel Dene were visible from the proposed siting of the garden room. Border treatments on both sides of the property further contribute to the minimising of any possible overlooking. Furthermore, the proposed garden room would be located approximately 45 metres from Squirrel Dene and 25 metres from Hiwen. The glazing is sensitively located and appropriate given there is no opportunity to overlook neighbouring properties. As such, it is not considered that the siting of the proposal would lead to unacceptable overlooking, overshadowing or loss of privacy. It is therefore considered to support the wellbeing of the local community and thus complies with Policy 3 of the LDF.

Cultural Heritage

- 5.7 One letter of objection raises concerns over the proposal's design appropriateness in context with the listed building. This is considered below. The Building Conservation Officer considers that the proposed garden room, which is to be sited adjacent to the northern boundary of the site, at the furthest point away from Gardeners Cottage, would not cause any harm to the setting of the important grade II listed building and that it is well screened by existing trees and hedgerows and hence would not have a dominating impact upon its surroundings. The Building Conservation Officer does not consider that the proposed garden room would cause any harm to the setting of the grade II listed building within whose curtilage it is proposed to be sited. It is considered therefore the proposed works would preserve the character and significance of the listed building and its surrounds and in this way would accord with Core Strategy policy 18 and the NPPF.

Impact upon National Park Special qualities

- 5.8 Policy 19 of the LDF states that "*development proposals which conserve or enhance the tranquility of the National Park will be supported.*" In order to determine the extent to which tranquility is affected there will be an assessment of the impact of the level of light generated as a result of the proposal.
- 5.9 The application site is located within the Northumberland International Dark Sky Park and as such, consideration must be given to proposed lighting. No details of external lighting that may be required in connection with the proposed development have been submitted as part of this application. A condition restricting the installation of further external lighting to the property is considered appropriate in this instance given that the scheme relates to a new structure within an identified settlement, satisfying Core Strategy Policy 19. Two letters of objection raise concerns over the proposal's intending lighting scheme and it is considered that the proposed condition will address those concerns.

Biodiversity, Geodiversity and trees

- 5.10 The National Park Authority *“will protect, enhance, and restore biodiversity and geological conservation interests across the National Park”* and the Authority will particularly encourage proposals which protect and enhance priority species. Policy 17 of the LDF is therefore an important consideration.
- 5.11 Whilst a number of overhanging tree branches are to be pruned, no trees are to be felled. The proposal is to be located partially on bare ground and in place of an existing shed/ summer house. Given the nature of the proposal and its scale and setting, it is considered to satisfy Core Strategy Policy 17. Furthermore, no trees or root systems are to be impacted and the proposal would therefore satisfy Core Strategy Policy 22.

Landscape Quality and Character

- 5.12 Policy 20 of the LDF states that *“the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. All proposals will be assessed in terms of their impact on landscape character and sensitivity”*. Consideration for the impact caused by the proposal on the quality and character of the landscape will therefore be made. Whilst the development proposes an additional structure on the site, due to its relatively small scale/ location and being largely screened from outside of the site, it is not considered to have significant impact upon the landscape character or views of this part of the National Park. It is therefore considered to be in accordance with Core Strategy Policy 20.

Utilities

- 5.13 The applicant confirms in the application form that the proposed garden room will be run from the mains services of Gardeners Cottage and will therefore not require its own separate provision.

Use of garden room as a holiday let

- 5.14 Two letters of objection raise concerns over the possibility of the garden room being used as a holiday let. Given the proposal's small scale, location and ancillary nature, it is not considered to be suitable for day to day living. Nevertheless a condition is considered necessary to ensure the proposal is used solely for purposes ancillary to the main residential dwelling and not for business or tourism use. Should an application be submitted to change the proposed garden room to a holiday let it would be assessed against the necessary policies at that time.

6. Conclusion

- 6.1 The development is considered to be acceptable in principle as the development accords with the requirements of policy 1 and 5 in relation to its scale and nature in a residential setting. It is also considered to meet the requirements of policies 3 and 20 in respect of the quality of design, impacts on residential amenity and landscape character. The

scheme also accords with Core Strategy Policies 18 as it would preserve the character and significance of the listed building. Policy 17 and 22 are considered to be adhered to as the proposal would not detriment the bio/geo diversity of the area or harm any trees or root systems. To satisfy the requirements of Policy 19, the inclusion of a planning condition to detail lighting has been recommended. Subject to condition, it is considered that the scheme would accord with Core Strategy policies and the NPPF.

7. Recommendation

7.1 Following consideration of the information submitted it is recommended that Members grant planning permission, subject to the conditions and informatives set out below.

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:

- Application form, received 13th March 2019
- Location plan received 13th March 2019
- Site plan received 13th March 2019
- Proposed elevations received 13th March 2019
- Proposed plan received 22nd March 2019
- Combined Heritage, Design and Access Statement received 13th March 2019

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 1, 3, 5, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. 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 with 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, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

4. The garden room hereby approved shall only be used for domestic purposes ancillary to the main dwelling house of Gardeners Cottage and shall not be used as a self-contained dwelling or for business or tourism use.

Reason: To maintain planning in the interests of the residential amenity of the area, in accordance with Core Strategy policy 3 and the National Planning Policy Framework (NPPF).

Informative Notes

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.

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.

The application site is located within the Northumberland International Dark Sky Park. The 'Good Practice Guide for Outside Lighting in Northumberland International Dark Sky

Park' and an additional guide to unacceptable / acceptable lighting is attached. It is recommended that any external lighting required in connection with the development is undertaken in accordance with the Guidance.

Contact Officer:

For further information contact Jay Smith Planning Officer Development Management on 01434 611552 or e-mail: planning@nnpa.org.uk

Application Files: 19NP0023



19NP0023 Gardeners Cottage, Harbottle

