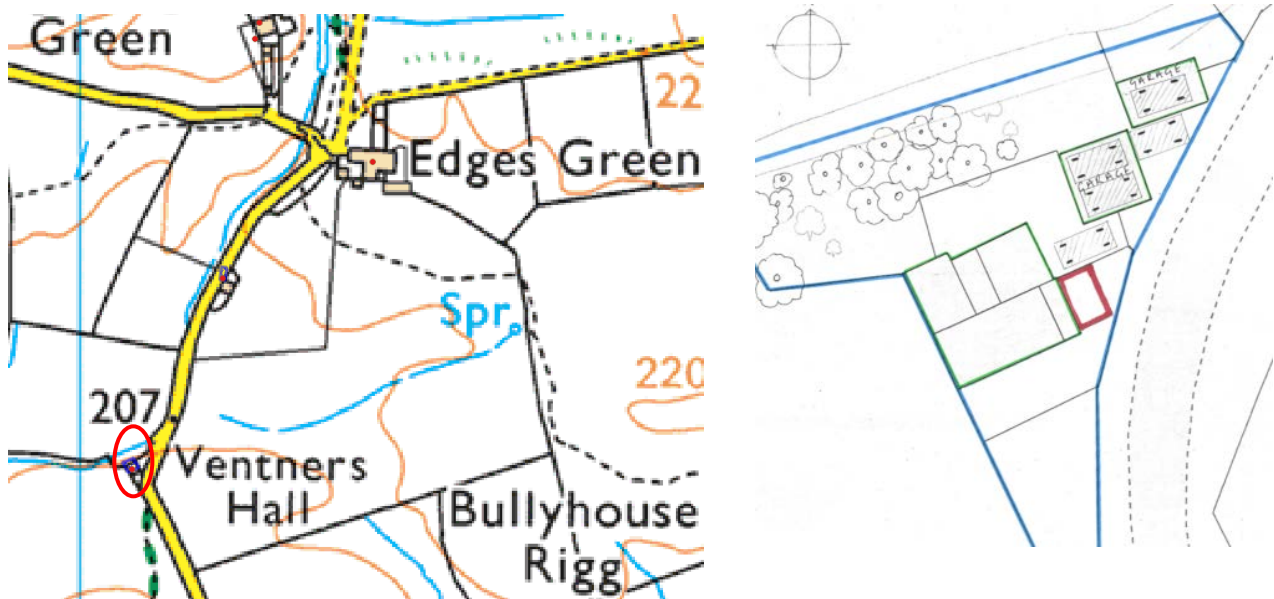


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0032
<b>Description / Site Address</b>	Construction of a two storey side extension at Ventners Hall, Haltwhistle, Northumberland, NE49 9PP
<b>Expiry date of publicity / consultations</b>	8 May 2019
<b>Last date for decision</b>	10 June 2019

**Details of Proposal**

Ventners Hall is located to the west side of the road which leads north from the Military Road (B6318) to Edges Green. It is a two storey detached property constructed from stone and slate with a single storey rendered extension to the rear.



**Figure 1: Site Location**

It is proposed to extend the property by means of a two storey side extension to the eastern gable of the property. The extension would have an approximate footprint of 3.6m x 5m with a height to eaves of 5.1m and ridge height of 7.3m. The extension would be constructed from stone and slate with sills, lintels and quoins to match the existing. New windows, other than a velux roof light to the northern elevation, are to be a combination of timber casement and sliding slash, again, to match the existing. It is understood that the extension will provide additional living space to the ground floor and a bedroom to the first floor.



## 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 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>

### Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### Relevant Planning History

There is no relevant planning history in relation to the site.

### Consultation/Representations

**Melkridge Parish Council: No response.**

**Historic England: No objection:** It is recommended that you seek the views of your specialist conservation and archaeological advisers, as relevant.

**NNPA Historic Environment Officer: No response.**

**NNPA Ecologist: No objection.**

**NCC Highways: No objection** subject to informatives.

The application has been advertised by a site notice. No representations have been received in response.



## **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
- Highways

### **The principle of the development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

The application site is located within the open countryside whereby Core Strategy 5 policy limits development to the re-use of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not impact detrimentally upon the special qualities of the National Park. In this instance the proposals relate to the extension of an existing property, which, as assessed below, would not result in harm to the special qualities of the National Park. In this regard it is considered that the proposed development would not conflict with the aims and objectives of Core Strategy policy 5 and the NPPF.

### **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*'. In this instance it is proposed to erect a two storey extension to the side of the property.



**Figure 2:** Proposed front elevation



The extension would be set back from the front of the property and would have a lower ridge height than the existing. The NNPA Design Guide Supplementary Planning Document (SPD) notes successful extensions '*not only respect character, but are subservient to the existing building in terms of height, scale and massing*'. It is considered that the extension complies with this guidance as it would clearly be subservient to the existing dwelling. In addition, the extension is designed to incorporate a similarly pitched roof to the existing dwelling and make use of materials to also match the existing. The extension is considered to be sympathetic to the existing building and could be accommodated without an adverse impact on its character. On this basis it is considered that the extension accords with the requirements of Core Strategy policy 3 and the Design Guide SPD.

As the nearest residential property is in excess of 100m to north, it is not considered that the proposals would have any impact on residential amenity.

### **Impact on National Park Qualities**

#### *Cultural Heritage*

Core Strategy policy 18 seeks to ensure that protection is afforded to the National Park's cultural heritage. In this instance the proposals are located within the Hadrian's Wall World Heritage Site. As such, Historic England and the NNPA Historic Environment Officer have been consulted on the proposals. Historic England confirmed that they have no objection and have declined to offer any detailed comment. No response has been received from the Historic Environment Officer.

On this basis, and given that the proposals only involve a minor increase in the developed footprint of the existing building utilising land which has previously been cultivated, the proposals are not considered to conflict with the requirements of Core Strategy policy 18 as they are unlikely to have any direct impact on cultural heritage or the setting of the Hadrian's Wall World Heritage Site.

#### *Biodiversity*

Core Strategy policy 17 states that the National Park Authority will '*protect, enhance and restore biodiversity and geological conservation interests across the National Park*'. In this instance the proposals relate to the provision of a new two storey side extension to a traditional style stone and slate building. As the works have the potential to impact on bats, the NNPA Ecologist has been consulted on the proposals. However, having considered the nature of the proposed works and the information provided by the applicant confirming that there will be no disturbance of the existing roof / roof void, the Ecologist has confirmed that there is a very low likelihood of the works impacting on protected species. The proposals are therefore considered to accord with the requirements of Core Strategy policy 17.

#### *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*'. In this instance, the



proposals relate to the provision of a new two storey side extension which would result in the dwelling extending towards the adjacent road which is the main visual receptor for the proposals.



**Figure 3:** Site showing existing buildings located towards the highway

However, there are already a number of existing buildings associated with the property located towards the highway edge (Figure 3). While this is a more substantial two storey structure, given the presence of the existing dwelling and single storey outbuildings, it is considered that any impact on the visual amenity of road users would not be of a sufficient magnitude to warrant refusal of the application.

Given the location of the extension to the side of an existing building, it is considered that any impact on landscape character or visual amenity outside of the immediate environs would be minimal. The proposals are therefore considered to accord with the requirements of Core Strategy policy 20.

#### *Tranquility*

The site is in a sensitive location within the Northumberland International Dark Sky Park. No specific detail of any external lighting which may be required in connection with the proposed development has been submitted as part of the application. A condition restricting the installation of further external lighting to the property is however not considered appropriate in this instance given that the scheme relates to an existing property. However, given the sensitivity of the location, an informative has however been attached and details of lighting appropriate for use within the Dark Sky Park has been provided. The proposal is therefore considered to accord with the requirements of Core Strategy Policy 19.

By virtue of the scale, nature and location of the proposals, it is not considered that the proposed development would detrimentally impact upon the tranquillity of the surrounding area in terms of noise or traffic.



## Highways

Amongst others, Core Strategy policy 3 is supportive of proposals which will not have any detrimental impact on highway safety. In this instance, the proposals involve development towards the public highway and the enlargement of an existing dwelling. As such, NCC Highways have been consulted on the proposals. No objections have been raised although Highways have recommended that relevant informatives are attached to any approval which may be issued. The LPA are satisfied that the applicant has also adequately demonstrated that sufficient off-street parking spaces are available to support the enlarged property. It is therefore considered that the proposals accord with the requirements of Core Strategy policy 3 in this regard.

### **Recommendation & Conditions**

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:

- Application form, received 10<sup>th</sup> April 2019;
- Supporting Statement dated 09/04/2019 received 10<sup>th</sup> April 2019;
- Location Plan, received 15<sup>th</sup> April 2019;
- Ventners Hall, Site Plan Existing received 10<sup>th</sup> April 2019;
- Ventners Hall, Site Plan Proposed received 10<sup>th</sup> April 2019;
- Northern Elevation, Existing, received 10<sup>th</sup> April 2019;
- Eastern Elevation, Existing, received 10<sup>th</sup> April 2019;
- Southern Elevation, Existing received 10<sup>th</sup> April 2019;
- Ground Floor, Existing, received 10<sup>th</sup> April 2019;
- First Floor Plan, Existing, received 10<sup>th</sup> April 2019;
- Northern Elevation, Proposed, received 10<sup>th</sup> April 2019;
- Eastern Elevation, Proposed received 10<sup>th</sup> April 2019;
- Southern Elevation, Proposed received 10<sup>th</sup> April 2019;
- First Floor Plan, Proposed, received 10<sup>th</sup> April 2019;
- Ground Floor Plan, Proposed, received 10<sup>th</sup> April 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 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).



3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall suitably match those of the existing building.

**Reason:** To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and Chapter 6 of 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. 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.
4. 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.



5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

**Background Papers**

**Application File:** 19NP0032

**EIA Screening Report:** 19NP0032

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<b><u>C Godfrey</u></b>	<b><u>28/06/2019</u></b>
<b>Head of Development Management</b>	<b><u>S Buylla</u></b>	<b><u>28/06/2019</u></b>