

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	19NP0040
<b>Description / Site Address</b>	Approval of details reserved by condition no. 3 (Lighting) of planning application 19NP0023 - Construction of a garden room at Gardeners Cottage, Harbottle, Morpeth, Northumberland, NE65 7DG
<b>Expiry date of publicity / consultations</b>	16 May 2019
<b>Last date for decision</b>	27 June 2019



**Figure 1.** Location of garden room.

### Details of Proposal

This application provides information required by condition 3 of 19NP0023 under which planning permission was sought for the construction of a garden room at Gardeners Cottage, Harbottle.

Condition 3 requires that 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. The development shall be constructed in accordance with the approved details and samples.



## **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 19	<i>Tranquillity</i>

### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

- 19NP0023 -** Construction of a garden room – Granted 17th April 2019
- 19NP0021 -** Construction of log store – Granted 2<sup>nd</sup> May 2019
- 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

### **Consultation/Representations**

**NNPA Visitor Development Manager** - No objections

### **Assessment**

The principle of the development has already been established as acceptable under application 19NP0023. The subject for assessment here is therefore the acceptability of the details of the proposed lighting to be used on the Garden Room, as required by condition 3.

### **Condition 3**

The proposed specification and intended location of the lighting has been submitted as part of this application. It is intended that four canopy lights be located discreetly within the canopy of the garden room. The direction of light coming from the proposed units, their power and lumens accord with The Dark Skies Park Good Practice Guide. The information raised no objections. As such, given the acceptability of the lighting to be used, the proposal is considered to accord with the requirements of Core Strategy policies 1, 3 and 19 and the NPPF. It is therefore recommended that condition 3 be discharged.

### **Recommendation & Conditions**

It is recommended that condition 3 of 19NP0023 should be discharged, subject to implementation in accordance with the following documents:-

- Correspondence received 29<sup>th</sup> April 2019 – detailing location, design, beam orientation and lux levels.
- Correspondence received 21<sup>st</sup> May 2019 – removing up/down lights from application
- Elevation drawing showing lighting location 30<sup>th</sup> April 2019
- Photographs of proposed lighting hardware received 30th April 2019

### **Background Papers**

Application files 19NP0023 & 19NP0040

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	J Smith	4/6/2019
<b>Head of Development Management</b>	S Buylla	4/6/2019