



## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0069
<b>Description / Site Address</b>	Construction of side extension including dormer window and Juliet balcony at The Croft, Elsdon, Northumberland, NE19 1BH
<b>Expiry date of publicity / consultations</b>	30 August 2019
<b>Last date for decision</b>	4 October 2019

### **Details of Proposal**

Permission is sought for the construction of a 1 and ½ story side extension at The Croft, Elsdon.

The property comprises a modern 3 bedroom, detached bungalow in coursed random sandstone and grey tiles. It measures 18.8m wide and 8m deep with a ridge height of 5.2m. The kitchen is set down and back from the rest of the house, measuring 3.6m deep and 3.5 wide with a ridge height of 4m.

The property has a relatively large curtilage which is well screened from public view. There is a detached garage to the west of the site. Similar detached properties surround the site.

The property is access over the Village Green, via a gravel driveway which links to the highway.

The proposed extension would see the extension of the existing kitchen to come forward, flush, with the main part of the house. The ridge height would also be raised to the height of the main part of the house. To the southern elevation it is proposed that a dormer window be installed within the roof space of the house with a Juliet balcony, which would overlook the rear garden.



Fig 1 Location plan



Fig 2 looking west towards The Croft, showing The Old Smithy on right



Fig 3 showing Holly lodge to south west of site

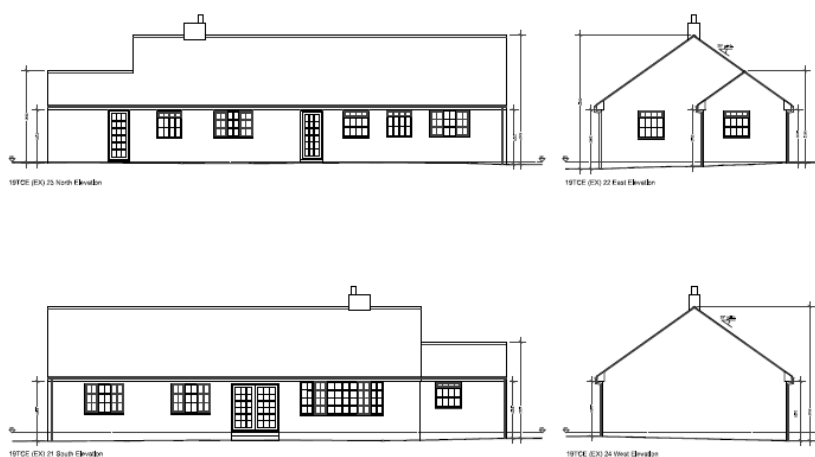


Fig 4 Existing plans



Fig 5 Proposed plans



## **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 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**

No relevant planning history

### **Consultation/Representations**

**Village Greens** – Have confirmed that access track of host property is within the village green.

**Historic Environment Officer** – No comments

**Ecologist** – No objection if mitigation recommendations within bat survey are conditioned.

**Elsdon Parish Council** – No objections

The application has been advertised by a site notice displayed on the 14<sup>th</sup> August 2019. There are no neighbouring properties in the vicinity to consult. No representations have been received in response.



## **Assessment**

The main issues to be taken into consideration in the assessment of this application are:-

- Principle of Development
- Design and Amenity
- Impact upon National Park special qualities

### **Principle of 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 upon which are discussed in more detail later in this report.

The application site is located within local centre of Elsdon which is identified within Core Strategy Policy 5 as being the focus for new development within the National Park. It is therefore considered that the proposed development would accord with the aims of Core Strategy policy 5 and the NPPF.

### **Design and amenity**

The NPPF highlights the importance of good design principles within planning. This is echoed within Core Strategy policy 3, which promotes the principles of sustainable development, requiring the design and construction of a proposal to protect and enhance local character, and guidance set out within the NNPA Design Guide SPD.

The overall design, appearance and materials proposed as part of the application are considered to be sympathetic and appropriate within the context of the site and the surrounding dwellings. The proposal would bring the ridge height of this element of the house in line with the main ridge height of the property. Whilst not subservient to the main part of the house, it would be in keeping and to scale. The proposal would not have an adverse impact upon the character, appearance or wider visual amenity of the site or surrounding area and therefore would accord with Core Strategy policy 3 and the NPPF. A condition is recommended as part of any permission, that the materials to be used in the construction of the development to match those of the existing building, so as to ensure a satisfactory appearance of the development.

The proposal would be located on the dwelling's east side with a dormer/Juliet balcony overlooking the host garden. It would be located next to a border of high/ mature trees, away from neighbouring dwellings. There would be no fenestration in the north facing roof



looking towards the nearest neighbour 14m away and as discussed earlier would be no higher than the existing property. The proposed extension is designed and located as such that it would not give rise to the overlooking of neighbouring properties. It is therefore considered that the proposed works would not impact detrimentally upon the amenity of nearby dwellings in terms of any overlooking, loss of light or privacy or overbearing impact. The development therefore accords with Core Strategy Policy 3 and the NPPF in this respect.

### **Impact upon National Park special qualities**

No implications surrounding cultural heritage have been identified in relation to this application.

As the village does have historic significance, The Historic Buildings Advisor was consulted who returned with no comments.

The application has been submitted with a Bat and Protected Species Risk Assessment. The NNPA Ecologist has reviewed the survey and has raised no objections, subject to the mitigation and timings of works as recommended within the survey are conditioned. As such, a condition has been recommended as part of any approval to that effect. Subject to its inclusion, the development is considered to be acceptable in terms of its impact upon ecology and biodiversity, in accordance with Core Strategy policy 17 and the NPPF.

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 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 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.

The site is particularly well screened from the public domain by mature trees within the host site, making it particularly difficult to see from outside of the site. The proposal itself is small in scale and as such, would have minimal impact upon the landscape character of the National Park. It is therefore considered that the proposal accords with Policy 20 of the Core Strategy.

### **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, documents:

- Application form received 8<sup>th</sup> July 2018
- Design and Access Statement REF: 19TCE received 8<sup>th</sup> July 2018
- Bat and Protected Species at Risk Assessment – July 2019 received 9<sup>th</sup> August 2018
- Location plan Dwg No. 19TCE (LO) 01 received 8<sup>th</sup> July 2018
- Existing and proposed typical sections Dwg No. 19TCE (SE) A-A B-B received 8 July 2019
- Proposed site plan Dwg No. 19TCE (EW) 02 received 8 July 2019
- Existing site plan Dwg No. 19TCE (EW) 01 received 8 July 2019
- Proposed roof plan Dwg no. 19TCE (GA) 04 received 8 July 2019
- Existing ground floor & roof plans Dwg No. 19TCE (EX) 01-04 received 8 July 2019
- Existing elevations Dwg No. 19TCE (EX) 21-24 received 8 July 2019
- Proposed elevations Dwg No. 19TCE (GA) 21-24 received 8 July 2019
- Proposed ground floor & first floor plans Dwg No. 19TCE (GA) 01-02 received 8 July 2019
- Proposed ground floor & first floor plans showing bat mitigation Dwg No. 19TCE (GA) 01-02 received 8 July 2019
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Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with Policies 1, 3, 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. The facing materials and finishes to be used in the construction of the development shall be matched to the materials of the existing building. The development shall not be constructed other than with these approved materials.



Reason: In the interests of the satisfactory appearance of the development upon completion and to conform with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

4. The development hereby approved shall be carried out in strict accordance with the Mitigation Strategy and Timing section set out in *The Croft, Elsdon, Proposed Development, Bat and Protected Species Risk Assessment – July 2019*, received 9<sup>th</sup> August 2019.

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy Policy 17, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

### **Informative Notes**

1. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.





Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

2. 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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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.
3. 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.

4. 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.

## **Background Papers**

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	Signature	Date
Planning Officer	<u>J Smith</u>	<u>24/09/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>24/09/2019</u>