

DELEGATED DECISION REPORT

Application Reference Number	19NP0075
Description / Site Address	Construction of single storey side extension at Low Leam Cottage, West Woodburn, Hexham, Northumberland, NE48 2SF
Expiry date of publicity / consultations	13 September 2019
Last date for decision	17 October 2019

Details of Proposal

Low Leam Cottage is a detached property of traditional stone and slate construction. It is located within the open countryside approximately 100m to the west of the 'C' road which runs in a generally south-westerly direction between West Woodburn and Bellingham. At its closest point the property is approximately 100m to the west of the National Park boundary.

It is proposed to extend the property by means of a single storey family room located to the side (western) elevation of the property. The extension would have a footprint of 5.4m x 5.4m with a height to eaves of 3m and height to ridge of 5.5m. The extension would be constructed from a combination of stone with a slate roof and UPVC windows and doors.

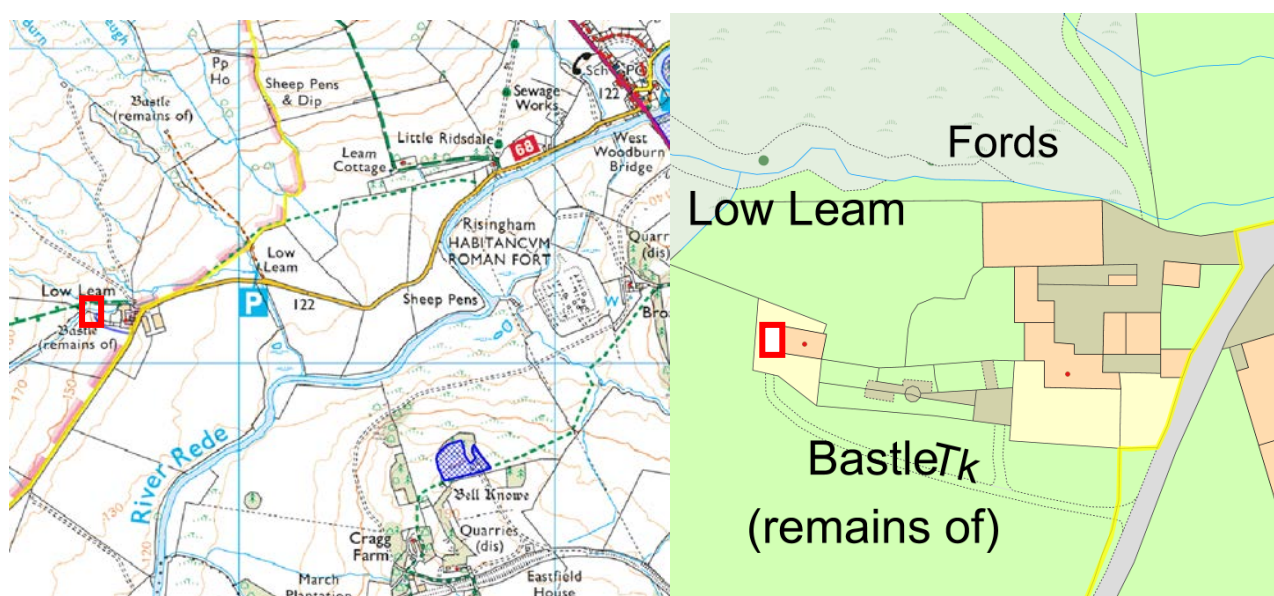


Figure 1: Site Location

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 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

14NP0083 Construction of two-storey side extension to existing property. *Planning permission conditionally granted 23rd October 2014*

Consultation/Representations

Corsenside Parish Council: No response

NNPA Ecologist: No objection

The application has been advertised by means of a site notice and one letter sent to a neighbouring property. 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

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 family room to the side of the property.



Figure 2: Front elevation as existing

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, while it does have a relatively large footprint (5.4m x 5.4m), it would clearly be subservient to the existing dwelling. The extension would also be constructed from stone and slate to match the existing and have a similarly pitched roof. Doors and windows are to be constructed from uPCV,



again to 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 extension is to be located to the west of the existing property and the nearest neighboring residential property is in excess of 70m to the east, it is considered that it would not have any unacceptable impact on residential amenity.

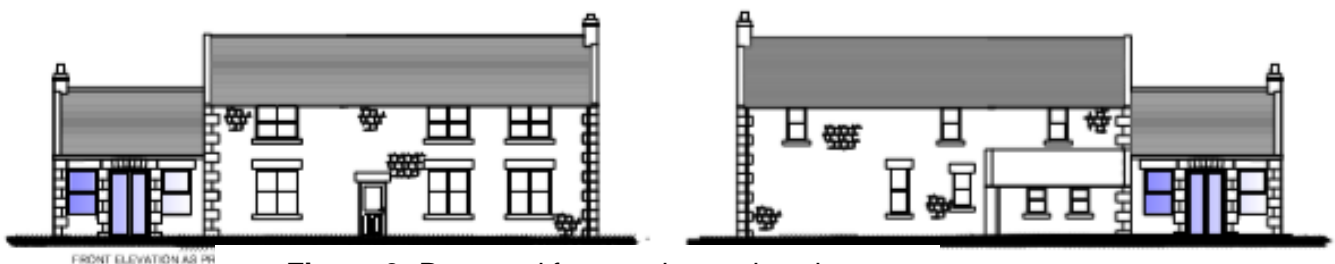


Figure 3: Proposed front and rear elevations

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 single storey extension to the side of a traditional style stone and slate building. The NNPA Ecologist has been consulted on the proposals. As the applicant has confirmed that there will be no works to the existing roof, the Ecologist has advised that a bat survey is not required and has raised no objection as there is a very low likelihood of the proposals impacting on bats or any other 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*'. The proposals relate to the provision of a new single storey side extension to an existing two storey dwelling. The property is located in an isolated location away from any significant visual receptors other than the 'C' road which is located in excess of 100m to the south and east of the property. As such, given the nature, scale and location of the proposal, 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 external lighting is however not considered appropriate in this instance given that the scheme relates to an existing property. However, an informative has been attached advising the applicant that the site is located in a sensitive location and providing details of lighting suitable for use within the International Dark Sky Park. 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.

Given the location and nature of the proposals, it is not considered that there would be any impact on cultural heritage.

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 22nd August 2019;
- Location Plan, received 19th August 2019;
- Proposed extension at Low Leam Cottage, Plans and Elevations as Exist and Proposed, Dwg no 1500062-010 Rev B received 19th August 2019;
- Proposed extension at Low Leam Cottage, Block Plan as exist and proposed, Dwg 1500062-011 Rev B received 21st August 2019;
- E-mail confirming no works to roof, received 21st August 2014 11:14

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 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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



Background Papers

Application File 19NP0074
EIA Screening Report

	Signature	Date
Planning Officer	C Godfrey	27/09/19
Head of Development Management	S Buylla	02/10/19