



DELEGATED DECISION REPORT

Application Reference Number	19NP0117
Description / Site Address	Approval of details reserved by conditions 5 (Construction Method Statement), 6 (External Materials), 10 (Archaeological Written Scheme of Investigation) , 11 (renewable energy), and 13 (obscure glazing) of planning permission 19NP0022 Construction of detached dwelling and garage and associated access at Land south of Greenhaugh School Greenhaugh Tarsset Hexham Northumberland NE48 1LY
Expiry date of consultations	28 January 2020
Last date for decision	24 February 2020

Details of Proposal

This application is for approval of details reserved by a number of conditions attached to planning approval 19NP0022, which granted conditional permission for the construction of a detached dwelling and garage and associated access at a site within the local centre of Greenhaugh. The application site is located to the western side of the road which runs through the village and is situated directly to the south of the school and to the north of the adjoining residential property, Sunnymede.

Details have been submitted in order to discharge the following conditions of the permission:

- Condition 5 (Construction Method Statement)
- Condition 6 (External Materials)
- Condition 10 (Archaeological Written Scheme of Investigation)
- Condition 11 (Renewable Energy)
- Condition 13 (Obscure glazing)

No publicity has been undertaken as the application is for discharge of conditions.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

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 2	<i>Climate Change</i>
Policy 3	<i>General Development Principles</i>
Policy 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>

Supplementary Planning Guidance

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

Relevant Planning History

- 19NP0022** Construction of detached dwelling and garage and associated access. *Planning permission conditionally granted 4th June 2019;*
- 15NP0101** Construction of 1.no detached two storey dwelling *Planning permission conditionally granted 23rd February 2016;*
- 12NP0097** Construction of 3 No. two-storey terraced dwelling houses, including new highway and pedestrian access *Planning permission conditionally granted 5th May 2015;*

Consultation/Representations

NCC Highways: No objection: No issues arise from the proposal;

NNPA Historic Environment Officer: No objection: Happy for the condition to be discharged. Would however note that the reference at section 2.1.1 which refers to the IFA Standard and Guidance for Archaeological Excavations and should refer to the Chartered Institute of Field Archaeologists (CIFA) Standard and Guidance for an archaeological watching brief.

Assessment

The principle of the development has already been established as acceptable under application 19NP0022. The subject for assessment here is therefore the acceptability of the details of the proposed construction method statement, materials, archaeological written scheme of investigation, renewable energy and obscure glazing, as required by conditions 5, 6, 10, 11 and 13 of planning approval 19NP0022.



Condition 5 – Construction Method Statement

The full text of condition 5 read as follows:

Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- *Details of temporary traffic management measures, temporary access, routes and vehicles;*
- *Vehicle cleaning facilities;*
- *The parking of site operatives and vehicles;*
- *Storage of plant and materials used in constructing the development;*

Reason: *To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.*

Condition 5 was attached to approval 19NP0022 at the request of NCC Highways. In order to discharge the condition, the applicant has provided a 'Construction Method Statement' and associated 'Construction Method Plan'. The 'Construction Method Statement' provides a comprehensive dust management plan together with a 'Construction Method Plan' which provides details of the location of parking / storage during the construction phase of the development. In combination the documents fully illustrate the measures to be implemented to ensure no detrimental impact on the highway during the construction phase of the development. NCC Highways have been consulted on the proposals and confirmed that they have no objection to the discharge of Condition 5.

On the basis of the above, it is considered that the Construction Management Plan / Construction Method Plan accords with the requirements of Core Strategy policy 3 and the NPPF and condition 5 can be discharged.

Condition 6 - External Materials

The full text of condition 6 reads as follows:

There shall be no development of the dwelling and detached garage hereby approved above damp course level until samples and details of the following materials have been submitted to and approved in writing by the Local Planning Authority:

- *A sample of the random stone proposed in the exterior of the dwelling and garage;*
- *A sample of the natural stone to be used for details such as the quoins, cills, heads;*
- *A sample of the cedar cladding to be used to the exterior of the dwelling and garage;*
- *A sample of the slate to be used on the exterior of the roof;*
- *Details of window frames, doors and rainwater goods;*



The development shall be constructed in accordance with the approved details prior to the first occupation of the property.

Reason: *In order to preserve and enhance the visual appearance of the area and the wider landscape character, in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.*

In order to discharge the above condition, the applicant has provided photos / specifications of the materials to be used in the external facing elevations of the property as required by condition 6. It has been confirmed that the Tyne Valley random stone is to be used for the external walls with dressed stone used for window surrounds, head, cills and quoins. Photos of the materials in-situ from a recently completed scheme have been provided and are considered to be appropriate for use in the proposed setting. The dwelling is to be roofed in SIGA 32 blue / grey natural slate. Again, photos of the product in-situ have been provided and are considered to be acceptable.

The cladding to be used on the rear off-shoot is to be Natural Mystic Cedar (PU24), throughout the property doors and windows are to PC aluminium in pebble grey (RAL 7032) and rainwater goods (downpipes and gutters) are to be black UPVC. Again, specifications and photos of similar products in-situ have been provided. It is considered that each of these elements can be accommodated without a detrimental impact on the visual appearance of the area and wider landscape character.

The proposals are therefore considered to accord with the requirements of Core Strategy policies 1, 3, and 20 and condition 6 can be discharged.

Condition 10 – Archaeological Written Scheme of Investigation

The full text of condition 10 reads as follows:

No works associated with this development shall commence until the applicant (or their agents or successors in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved in writing by the Local Planning Authority. This shall consist of a watching brief of all intrusive groundworks (foundations, services, access and associated landscaping) which may impact upon archaeological remains within the proposal area. The scope of the watching brief need only extend to the top of the archaeological deposits, the natural substrate or the base layer of the development, whichever is observed first.

Reason: *There is a potential for archaeological remains to have survived within the site, as set out in the archaeological assessment, and in order for the development to accord with Core Strategy Policy 18 and the NPPF.*

In order to discharge the above condition, a Written Scheme of Investigation (WSI) has been provided. The WSI includes details of the fieldwork methodology, covering the the watching brief, recording, finds processing, environmental sampling and dating, production of site archive and also the production of the final report. The NNPA Historic Environment Officer has been consulted on the proposals and confirmed that he has no objection to the discharge of the condition. While the



Officer has noted that the reference at section 2.1.1 which refers to the IFA Standard and Guidance for Archaeological Excavations should refer to the Chartered Institute of Field Archaeologists (CIFA) Standard and Guidance for an archaeological watching brief, this does not prevent discharge of the condition.

On the basis of the above it is considered that the requirements of Core Strategy policy 18 and the NPPF have been met and condition 10 can be discharged.

Condition 11 – Renewable Energy

The full text of condition 11 reads as follows:

Prior to any development of the dwelling hereby approved above damp course level, details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources (as defined in Annex 2 of the National Planning Policy Framework), or justification why it is not feasible or viable to provide these, shall be submitted to and formally approved in writing by the Local Planning Authority. The information submitted should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. Any approved renewable energy measures required shall be implemented in full before the first occupation of the development.

Reason: *To ensure that appropriate renewable energy and/or low carbon energy measures are included, in line with NNPA Core Strategy policies 1, 2 and 25 and Paragraph 153 of the NPPF.*

The information submitted indicates that the building will incorporate an Air Source Heat Pump (ASHP) (Monobloc ASHP 8.5kW) to generate heat and hot water. An ASHP provides renewable / low carbon energy in accordance with the requirements of Core Strategy policy 25. This is in the context where [Government Guidance](#) suggests that an ASHP can result in a carbon saving of between 30-50% compared to a conventional gas boiler. In addition to the ASHP, the building will incorporate a range of energy efficiency measures, including underfloor heating; wraptite membrane to improve air tightness and reduce heat loss; high performance aluminium windows and doors and low energy LED lighting throughout. As a result of these measures the application is supported by a 'Predicted Energy Assessment' which predicts that the building will have an Energy Efficiency Rating of 'B' (88, just below 'A') and an Environmental Impact (CO₂) Rating of 'B' (89, again, just below 'A').

On the basis of the above it is considered that the requirements of Core Strategy policies 1,2 and 25 and the NPPF have been met and condition 11 can be discharged.

Condition 13 – Obscure Glazing

The full text of condition 13 reads as follows:



Prior to the first occupation of the dwelling hereby approved, details of suitable obscure glazing to be applied to the first floor living room window to the north-west elevation of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the submitted details, prior to the first occupation of the property and shall remain as such thereafter.

Reason: *To ensure that residential amenity is protected in accordance with Core Strategy Policy 3 and the NPPF.*

The applicant has provided details of the glass to be used in the north-west elevation of the first floor living room. The window is to be a non-opening fixed frame unit with correspondence from the manufacturer confirming that the sand blast glass used in the unit has a privacy level of 5. An example of a similar unit in-situ has also been provided. As 5 is the highest level of obscurity that can be achieved, the proposed glazing is considered acceptable and condition 13 can be discharged.

Recommendation & Conditions

The details submitted in respect of conditions 5, 6, 10, 11 and 13 of 19NP0022 are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

Condition 5 – Construction Method Statement

- Application Form received 23rd December 2019;
- Construction Method Statement, 33 Architecture, Ref:1139_20191125/F3 received 23rd December 2019;
- Construction Method Plan, 33 Architecture, Dwg no 1139CMP(9)01 received 23rd December 2019.

Condition 6 - External Materials

- Application Form received 23rd December 2019;
- Proposed Materials, Dwg no 1139L(0)31 Rev A received 15th January 2020;

Condition 10 – Archaeological Written Scheme of Investigation

- Application Form received 23rd December 2019;
- Land at Greenhaugh Farm, Written Scheme of Investigation for an Archaeological Watching Brief, The Archaeological Practice Ltd., August 2019, received 23rd December 2019;

Condition 11 – Renewable Energy

- Application Form received 23rd December 2019;
- Renewable Energy and Low Carbon Measures Statement, 33 Architecture, Ref: 1139_20191128/F3 received 23rd December 2019;



- Predicted Energy Assessment, received 23rd December 2019.

Condition 13 – Obscure Glazing

- Application Form received 23rd December 2019;
- Renewable Energy and Low Carbon Measures Statement [*relating to condition 13*], 33 Architecture, Ref: 1139_20191128/F3 received 23rd December 2019
- E-mail from Ollie Currie regarding privacy levels received 15th January 2020 17:53

Background Papers

Application Files: 19NP0117 & 19NP0022

	Signature	Date
Planning Officer	C Godfrey	13/02/20
Head of Development Management	S Buylla	14/02/20