



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR  
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17<sup>th</sup> February 2020

Mr J Smith  
Planning Department  
Northumberland National Park  
Eastburn, South Park  
Hexham  
Northumberland  
NE46 1BS

Dear Mr Smith,

**EVISTONES COTTAGE, ROCHESTER APPLICATION  
FULL APPLICATION FOR MINOR CHANGES TO THE APPROVED REPLACEMENT  
DWELLING AND OUTBUILDINGS**

Further to recent discussions, please find enclosed a full planning application for:

A revised scheme pursuant to LPA ref: 19/NP0014 (Full planning permission for the demolition of an existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including change of use from agricultural land to residential curtilage) granted on 15<sup>th</sup> May 2019.

The proposed development seeks minor modifications to the consent for the replacement of a dilapidated dwelling, comprising of fenestration alterations only, and minor addition to the outbuildings granted under LPA ref: 19/NP0014. The requirement for a new full application comes about due to an element of the proposed works falling outside of the original redline plan. Following the grant of permission and the discharge of conditions, a detailed design 'refinement' has been undertaken by the applicant and their architects who consider that the proposed changes are essential to achieve the best operational layout.

The proposed changes do not materially affect the scheme previously approved nor go to the heart of the permission, particularly when viewed in the context of the wider scheme, the extent of existing buildings on-site and scale of replacement development approved.

The proposed alterations affect primarily the outbuildings which are required for the functional and operational requirements of the applicant, for the storage of vehicles, dog kennels and other equipment. The changes include:

- The erection of an additional outdoor enclosure forming a kennel 'pen' associated with the approved indoor dog kennels.
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- A small extension to the compound room on the north west elevation.
- The erection of an additional plant room extension to the northeastern elevation of the approved outbuilding.
- The introduction of bi-fold doors in the northern elevation of the replacement dwelling.

In support of this application the following documents are submitted:

- Planning Statement by Rural Solutions (Dated February 2020);
- The suite of amended plans by Michael Hall Associates and Survey Operations; including:
  - Site Location Plan (plan reference: 3317001 Rev E);  
Proposed Layout (plan reference: 3317040 Rev A);
  - Proposed Site Plan (plan reference: 3317041 Rev A);
  - Overall Site Plan (plan reference: 3317042 Rev A);
  - Outbuildings elevations (plan reference: 3317043 Rev A);
  - Cottage elevations (plan reference: 3317044 Rev A);
  - Proposed roof plan (plan reference: 3317045 Rev A);
  - Ecological Mitigation Plan (plan reference: 3317046 Rev A);
- Ecological Appraisal and Ecological Mitigation Plan by E3 Ecology Ltd;
- Drainage Philosophy by Billingham George and Partners;
- Drainage Plan;
- Heritage Statement by Humble Heritage;
- Ground Contamination Report; and
- Landscape Masterplan and Visual Study by Rural Solutions Ltd.

The planning application fee of £3,696 has been paid to Northumberland National Park Authority.

The overarching aim of the proposal, as with the originally approved scheme, is to allow for succession planning management of the farm. The outbuilding and associated

extensions is a shared facility between the main house and new dwelling, meeting agricultural and residential storage needs.

The scheme maintains the functionality and aesthetic qualities of the approved scheme and is submitted as a standalone application due to the location of the structures outside of the approved red line. The changes sought are however considered minor in the overall context of the approved scheme, particularly taking into account the likely impacts of the changes.

I trust the enclosed is to your satisfaction. Should you require any further information please do not hesitate to contact me. In the meantime, I look forward to receiving confirmation of validation.

Yours sincerely,

**Joanne Halton**  
Head of Planning

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