



DELEGATED DECISION REPORT

Application Reference Number	20NP0021CO
Description / Site Address	Proposed rear extension to agricultural workers cottage at 2 Scrainwood Cottages, Alnham, NE66 4TP
Last date for decision	22 nd April 2020

Details of Proposal

This application relates to a planning application which has been made to Northumberland County Council. Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

This application seeks approval for the erection of a two storey extension to the rear of 2 Scrainwood Cottages, the easternmost of a pair of semi-detached cottages. The property is located to the eastern side of an unclassified road which runs in a north-westerly direction from the application site for approximately 250m before joining the C169, which also forms the boundary with the National Park.

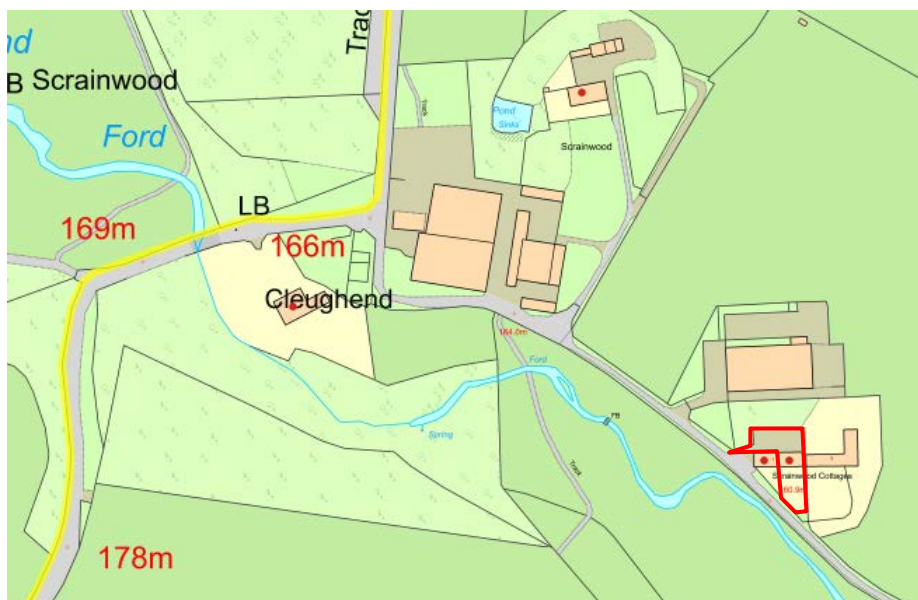


Figure 1: Site Location showing relationship with National Park boundary

The application is seeking approval for the erection of a two storey extension to the rear (northern) elevation of the property. The extension would extend rearwards from the eastern gable. It would have a footprint of approximately 7m x 6m with a ridge height similar to the existing property. The extension would be constructed from a combination of stone and slate with timber doors and windows and cast iron rainwater goods.



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)

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Relevant Planning History

N/A

Consultation/Representations

None undertaken as part of this application

Assessment

The principle of development is to be considered by Northumberland County Council as the responsible Planning Authority. In the context of this report, Northumberland National Park Authority is providing a view as a consultee as to whether the proposed development would detrimentally impact upon the Park's landscape character, views into and out of the Park, and any impacts upon the Park's tranquility, cultural heritage, biodiversity and geodiversity.

At its closest point the proposed extension would be located at a distance of approximately 270m from the National Park boundary. Given the distances involved and the presence of woodland and existing farm buildings to the north of the site (towards the National Park boundary) and further woodland between the application site and the National Park boundary to the west, it is unlikely that there would be any significant view of the of the extension available from within the National Park. In addition, given the size and nature of the proposed extension, it is not considered that any partial view that may be available would be harmful to visual amenity with the proposals having minimal impact on landscape character. As such, having consideration for the design, scale and nature of the proposed scheme in the context of the existing character of the property and wider development in the immediate area, it is not considered that the proposals would have a detrimental impact upon views into/out of the National Park or the landscape, biodiversity or cultural heritage of the National Park.



No detail of any external lighting which may be installed as part of the scheme has been provided. However, whilst the house is in close proximity to the Dark Sky Park, a condition requiring any new external lighting to serve the extension to be first approved by the LPA is not considered reasonable given that the proposals relate to an existing dwelling, within a small cluster of development, on which external lighting could be installed without the approval of the LPA. The provision of an informative advising the applicant of lighting appropriate for use in / close to the International Dark Sky Park is however considered reasonable.

Recommendation

Taking into account the above, it is recommended that **no objections are raised**; however the following informative is recommended:

1. The application site is located in close proximity to the Northumberland International Dark Sky Park. The '[Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park](#)' is attached. It is recommended that any external lighting required in connection with the development is undertaken in accordance with the Guidance.

Background Papers

Application File 20NP0021CO

	Signature	Date
Planning Officer	C.Godfrey	14/04/2020
Head of Development Management	Susannah Buylla	14/04/2020