



DELEGATED DECISION REPORT

Application Reference Number	20NP0069
Description / Site Address	Construction of single storey side and rear extension (amended) at Beeswing Lodge Billsmoorfoot Elsdon Northumberland NE19 1AP
Expiry date of publicity / consultations	29 September 2020
Last date for decision	3 November 2020

This application is seeking approval for extensions to Beeswing Lodge. Beeswing Lodge is a single storey converted farm building of traditional stone and slate construction which is used for holiday accommodation. It is located within the open countryside approximately 100m to the east of Billsmoorfoot Caravan Park, to the eastern side of the B6341.

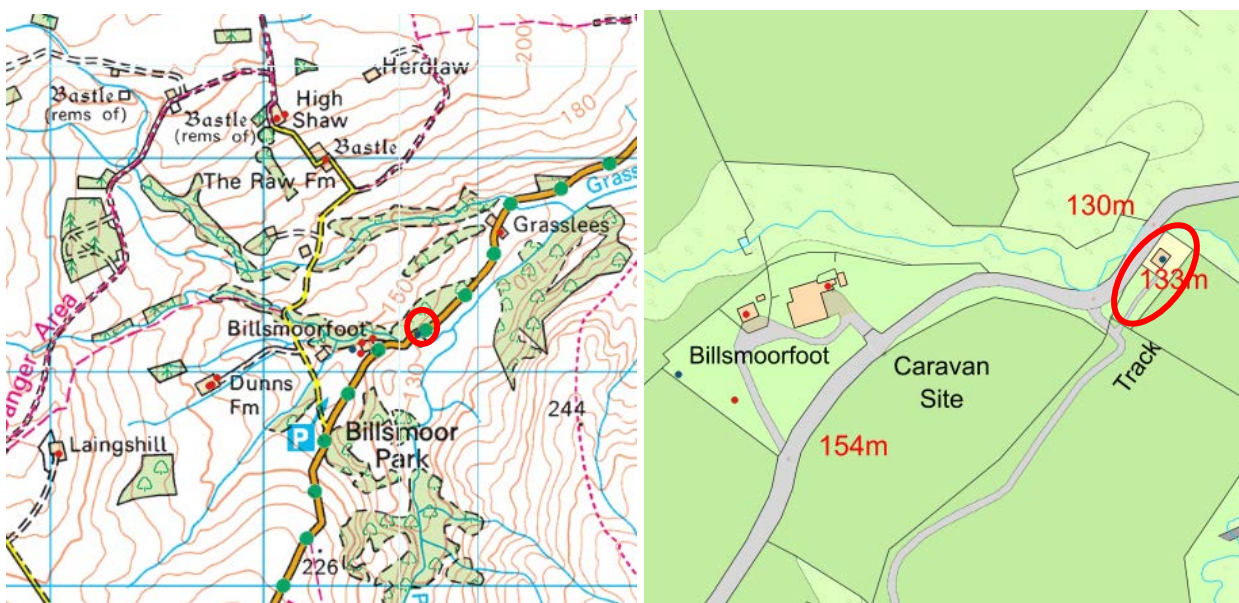


Figure 1: Site Location

Under application reference 19NP0004 planning permission was given for the erection of side and rear extensions to the property. The external materials to be used on the side extension were subsequently amended under application reference 20NP0027. This extension seeks to further revise the details approved under application reference(s) 19NP0004 and 20NP0027 by virtue of a further small extension to the rear (north-west) of the property to house a boiler and the installation of a flue to serve a wood burning stove. The extension would have an approximate footprint of 2m x 1.5m with a flat roof, the height of which would be slightly lower than the proposed rear extension which it is to adjoin. The extension would be constructed from timber cladding with a felt roof. The proposed flue would be located to the south-east elevation of the property, facing away from the road. Works on the approved extensions have commenced.



Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

Local Policies

Northumberland National Park Local Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM2	<i>Householder Development</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquility and Dark Night Skies</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

- 20NP0071** Replacement and relocation of oil tank *Decision pending*
- 20NP0055** Installation of solar panels and stove fire flue. *Withdrawn*
- 20NP0027** Non Material amendment to planning application 19NP0004 - construction of single storey side and rear extension in respect of revised change of walling material to the side extension from timber cladding to natural stone *Approved 11th May 2020.*
- 19NP0004** Construction of single storey side and rear extension *Planning permission conditionally granted 3rd December 2019.*
- 16NP0077** Removal of condition 4 from planning permission 92NP0011 to allow residential use. *Planning permission refused 14th September 2016.*
- 92NP0011** Conversion of farm building to holiday cottage. *Planning permission conditionally granted 11th December 1992.*



Consultation/Representations

Hepple Parish Council: No response

The application has been advertised by means of a site notice displayed at the site on the 9th September 2020. 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

Sustainable Development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan places adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report.

Location of Development – Householder Development

Strategic policy ST4 seeks to direct new development to a series of settlements named within the policy. As Beeswing Lodge is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it *'is supported by other relevant Local Plan policies'*.

The most relevant in this instance is DM2 which refers to householder development. This policy recognises that householder development is acceptable throughout the National Park, subject to the proposal taking full account of the *'character of the local area and the special qualities of the National Park'*. Subject to consideration of the impact on local character and special qualities of the National Park as assessed below, the principle of the development is considered to be acceptable.

Design and Amenity

Design

Amongst others, strategic policy ST2 requires proposals to be of a *'high quality design that will make a positive contribution to the National Park's special qualities and the local environment'*



incorporating high quality construction materials and design details that reflect or complement the local vernacular’.

Policy DM2 which specifically relates to householder development states that new development within the domestic curtilage of a dwelling will be permitted where, amongst others, *‘the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape; ‘the development does not unacceptably affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling’ and ‘any extension should be subservient to the main building’.*

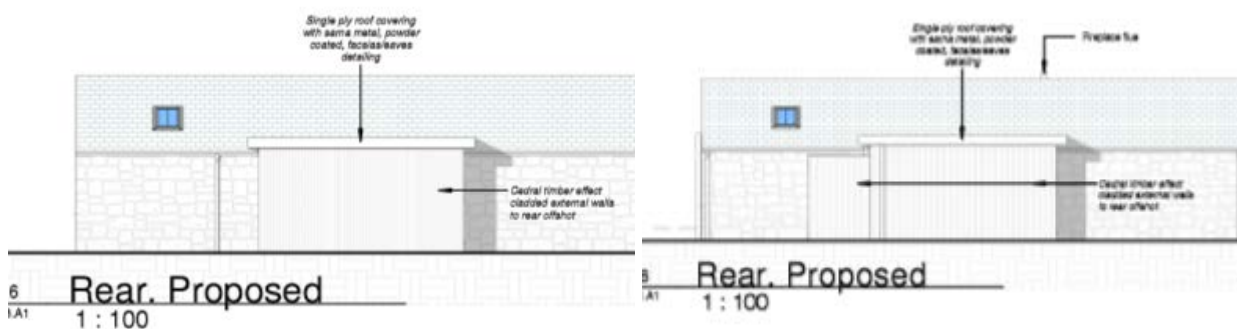


Figure 2: Rear elevation as approved (left) and as proposed (right)

In this instance, the only changes to the scheme approved under application reference 19NP0004 and amended under 20NP0027 is the erection of a small timber clad boiler room to the rear (north-west) elevation of the property and the installation of a flue to the south-east roof slope. The proposed extension is small (3m²) and to be constructed from materials to match the extension which it will join, with a similar flat roof. As such, and as it is to be located to the rear of the property behind a large boundary wall, it is considered that any impact on the character of the property over and above those associated with the approvals issued under application reference(s) 19NP0004 and 20NP0027 would be minimal and insufficient to warrant refusal of the application. Similarly, given the location of the proposed flue to the south-east of the property, its slim profile and as it will have minimal projection above the existing ridge, it is considered that it would have negligible impact on the character of the property. On this basis it is considered that the proposals accord with the requirements of Local Plan policies ST2 and DM2.

Amenity

There are no residential properties in the immediate vicinity of the application site; the closest development being Bils Moor Foot Caravan Site located in excess of 100m to the west. Given the nature of the proposals and the distances involved, it is considered that there would be no adverse impact on the residential amenity of any properties arising from the proposals. The proposals are therefore considered to accord with the requirements of Local Plan policy DM2 in this respect.



Impact upon National Park Special Qualities

Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park..'*



Figure 3: View from the roads towards the proposed location of the boiler room

As noted above, an extant permission exists for the side extension and the rear utility / shower room extension. The only additional elements introduced by this application are a small rear extension to house the boiler and a new flue to serve a wood-burning stove. As the extension would be located to the rear of the property behind a large stone boundary wall it would not be visible (other than potentially fleeting views) from anywhere other than the immediate vicinity within the application site. Similarly, the proposed flue would be located to the south-east roof slope away from the road and would have minimal projection above ridge height. As such it is not considered that the proposals would have any material impact on landscape character or visual amenity over and above those associated with applications 19NP0004 and 20NP0027 and the proposals are considered to accord with the requirements of Core Strategy DM11 and the NPPF.

Biodiversity

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming



to 'Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets'.

The proposed installation of a further small extension to the rear of the property and a new flue do not introduce any new considerations in relation to biodiversity over and above those assessed in relation to application reference 19NP0004. The NNPA Ecologist considered that application to be acceptable subject to a condition ensuring that the mitigation detailed within the Bat Survey Report was a made a condition of any approval which may be issued. An appropriate condition was attached to the approval.

Subject to a similar condition being attached to this approval it is considered that the proposals would have no adverse impact on biodiversity. On this basis, subject to the imposition of an appropriate condition, it is considered that the proposals would accord with the requirements of Local Plan policy DM10 and the NPPF.

Tranquility

The site is in a sensitive location within the Northumberland International Dark Sky Park. No detail of any external lighting which may be required in connection with the proposed development has been submitted as part of the application. However, given the sensitive open countryside location, it is considered reasonable to attach a condition requiring details of any external lighting to be installed as part of scheme design to be first submitted for approval by the Local Planning Authority to ensure it is appropriate for use in the Dark Sky Park and to protect the tranquility of the area. Subject to the imposition of an appropriate condition relating to external lighting, the proposals are considered to accord with the requirements of Local Plan policy DM11 in respect of tranquility.

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 the cultural heritage of the National Park.

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 4th September 2020;
- Location Plan, Dwg No 01. A3, Project No 12524, received 4th September 2020;
- Existing Views, Dwg No A2.A1, Project NO. 12524, received 4th September 2020;
- Proposed Views, Dwg No 03.A1, Project No 12524, received 8th October 2020;
- Design and Access Statement received 4th September 2020;
- Bat Survey Report, Beeswing Lodge, Total Ecology, July 2019, received 14th September 2020;

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 ST1, ST2, ST4, DM2, DM10 and DM11 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The development hereby approved should be carried out in strict accordance with the mitigation and enhancement measures detailed in Section 6 of the 'Bat Survey Report, Beeswing Lodge, Total Ecology, July 2019'. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Retention of existing roost crevice to the northern elevation;
- Provision of a bat box;
- Swallow / house martin provision.

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Local Plan policy DM10, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

4. Prior to the fixing of any external lighting associated with the development hereby approved, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.



Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Local Plan policy DM11 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 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

4. The approval relates solely to the extension and renovation of the property as holiday accommodation with no change to the use approved under application reference 92NP011.

Background Papers

Application File 20NP0069
EIA Screening Report



	Signature	Date
Planning Officer	Colin Godfrey	26 th October 2020
Head of Development Management	<i>Susannah Buylla</i>	26/10/2020