

PLANNING STATEMENT

SMALL EXTENSION TO REPLACEMENT DWELLING AT EVISTONES
COTTAGE

MR JAMES PRITCHARD





Rural Solutions

PLANNING STATEMENT

LOCATION

EVISTONES COTTAGE

PROPOSAL

SMALL EXTENSION TO APPROVED REPLACEMENT DWELLING

APPLICANT

MR JAMES PRITCHARD

ISSUE DATE

17TH JULY 2020

DRAFTED BY

KATE GIRLING

SENIOR PLANNER, MRTPI

UPDATED BY LISA ALLISON
ASSOCIATE DIRECTOR, MRTPI

REVIEWED BY

SHELLEY COFFEY

ASSOCIATE DIRECTOR

AUTHORISED BY

JOANNE HALTON

HEAD OF PLANNING

CANALSIDE HOUSE
BREWERY LANE
SKIPTON
NORTH YORKSHIRE
BD23 1DR

01756 797501
INFO@RURALSOLUTIONS.CO.UK
WWW.RURALSOLUTIONS.CO.UK
REGISTERED IN ENGLAND NO. 6839914
VAT REGISTRATION NO. 972 8082 90

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EXECUTIVE SUMMARY

This planning statement accompanies a full planning application for a small extension to the approved replacement dwelling to provide additional space in the ground floor gym area.



POLICY

- Development should be approved without delay provided there are no adverse impacts which would significantly and demonstrably outweigh the benefits of doing so, Paragraph 11 of the NPPF.
- The justification for the development has been previously agreed and accepted. The proposal has previously been deemed acceptable in policy terms. The proposed single amendment does not warrant any different conclusions in this respect.



MATERIAL CONSIDERATIONS

Planning permission has already been granted for the erection of a replacement dwelling with outbuildings, landscaping and associated development in May 2019.

Planning permission was also granted by the Authority in April 2020 for subsequent amendments to the approved outbuildings.

This proposal seeks only a minor amendment to the recently approved scheme, to provide a small addition to the replacement cottage, when compared to that already approved. The alteration does not impact upon the formerly approved red line and is a very minor increase in floor space.

There are no adverse impacts arising from the revised scheme in terms of heritage, landscape, highways or environmental impacts.

I. INTRODUCTION

- 1.1: This planning statement has been prepared by Rural Solutions Ltd on behalf of Mr James Pritchard (herein referred to as the “applicant”) in support of a revised planning application for the re-development of Evistones Cottage.
- 1.2: Planning permission has already been granted for the erection of a replacement dwelling with outbuildings, landscaping and associated development in May 2019. Planning permission was also granted by the Authority in April 2020 for subsequent amendments to the approved outbuildings and the replacement dwelling.
- 1.3: This proposal seeks a small extension to the approved replacement dwelling scheme (approved in April 2020/LPA ref: 20NP0013). This extant consent is a genuine fallback position in the consideration of this proposal.
- 1.4: This planning application is required due to a proposed minor increase in the floor space of the replacement cottage. During the construction phase of the site it has become clear that a minor amount of additional space is required to serve the gym area and to ensure that the room is both useable and practical.

CONTEXT

- 1.5: This planning statement should be read in conjunction with:
- The suite of amended plans by Michael Hall Associates and Survey Operations;
 - The Ecological Appraisal and Ecological Mitigation Plan by E3 Ecology Ltd;
 - The Drainage Philosophy by Billingham George and Partners;
 - The Heritage Statement by Humble Heritage;
 - Ground Contamination Report; and
 - The Landscape Masterplan and Visual Study by Rural Solutions Ltd.

2. SITE AND SURROUNDINGS

LOCATION

- 2.1: The planning context of the application site, Evistones Cottage, is fully described within the Planning Statement submitted in support of LPA ref: 19/NP0014. However, for ease, we recap in the summary below.
- 2.2: The application site sits alongside Evistones House. The site formerly comprised a disused, two-storey stone-built dwelling with attached barn/garage, and outbuildings. Planning consent LPA ref: 19/NP0014 permitted the demolition of these buildings.
- 2.3: At the time of writing, the applicant has commenced both planning consents; 19/NP0014 and 20NP0013) and the development of the site is at an advanced stage. The relevant conditions have been discharged (as set out further in Section 3). The applicant is keen to ensure that development on the site can be delivered without delay.
- 2.4: The site is substantially screened from long range views by dense woodland. Evistones Farm is set 4 miles west from Otterburn and 1 mile south of Rochester, located off the nearby A68. The Evistones Estate is situated at the heart of Redesdale and within the Northumberland National Park.
- 2.5: The extent of the site is shown on the series of maps, satellite images and photographs overleaf.

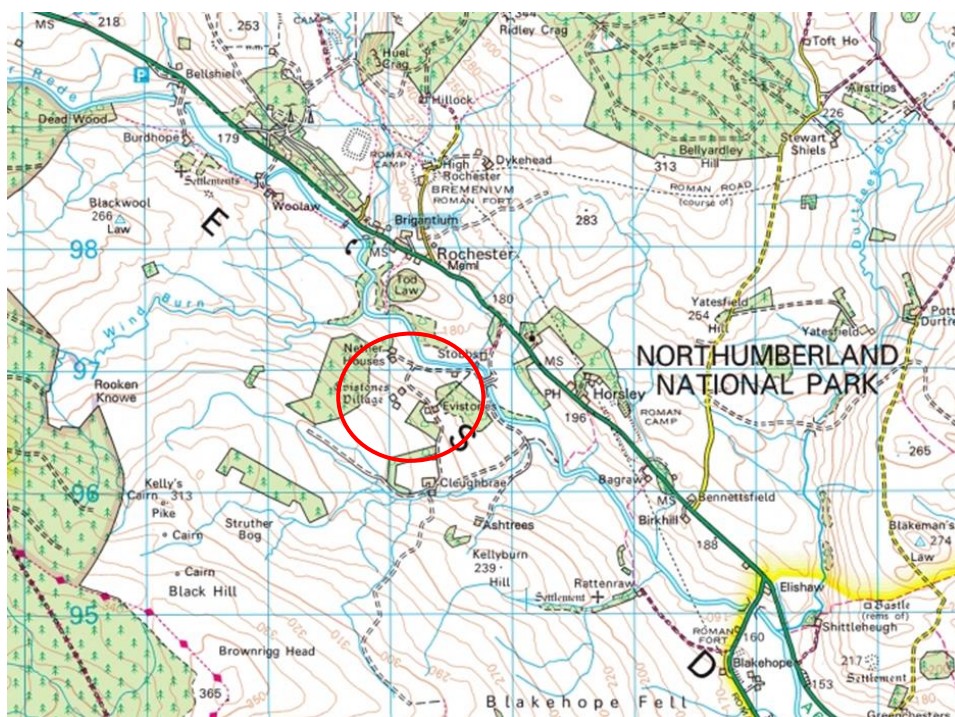


Figure 1: Evistones Cottage within its wider setting.

SITES PLANNING HISTORY

Planning Application Reference: 19NP0014

2.6: Planning permission was originally granted in May 2019 (LPA ref: 19NP0014) for the proposed replacement dwelling and outbuildings. The proposal sought the removal and replacement of Evistones Cottage and outbuildings with a detached two-bed dwelling; and the removal and replacement of the detached single garage and 3-bay garage with an 'L shaped' building containing a timber store and workshop, 5-bay garage, quad store, kennels, vehicle wash bay and fuel store. The application also sought the change of use of agricultural land to residential curtilage.

2.7: The scale of development was one of the key considerations in determining the previous application. In the officer's report, it concluded that:

The proposed replacement dwelling and outbuildings are considered a departure from Core Strategy Policy 5, as the proposals are materially larger than the buildings they replace. However, it is not considered that there would be any additional harm to the immediate and wider surrounding area for the following reasons:

- *The site is remote and contained.*
- *There are limited views of the site from the public domain.*
- *The size of the proposal would cause no more harm than the existing buildings.*
- *The primary concern is the loss of an asset not the size of its replacement.*
- *The proposal is similar to what it replaces.*
- *The buildings are to be located sufficiently far from Evistones House reducing their impact on their immediate surroundings.*

Planning Application Reference: 20NP0013

2.8: Planning permission was granted by the council in April 2020 for subsequent minor amendments to the approved outbuildings and the replacement dwelling, which were required to serve a functional need for the efficient operation of the agricultural holding. The alterations did not result in an increase in floor area for the dwelling. The changes primarily included minor, small scale additions to the outbuildings.

2.9: A full planning application was required in this instance due to some of the amendments falling outside of the originally approved red line. The changes sought were, however, considered minor in the overall context of the approved scheme, particularly taking into account the likely impacts of the changes.

- 2.10: It is fundamental in the council's consideration of this current further amendment proposal to note that the principle of the development has already been deemed to be acceptable in the consents granted in 2019 and 2020.
- 2.11: It has also been accepted by the council, in their officer report of the 2020 application, that the proposed development although a departure from Core Strategy Policy 5 for being materially larger, was deemed to be acceptable. This was because it was not considered that there would be any additional harm to the immediate and wider surrounding area for the following reasons:
- The site is remote and contained.
 - There are limited views of the site from the public domain.
 - The size of the proposal would cause no more harm than the existing buildings.
 - The primary concern is the loss of an asset not the size of its replacement.
 - The proposal is similar to what it replaces.
 - The buildings are to be located sufficiently far from Evistones House reducing their impact on their immediate surroundings.
- 2.12: The applicant and his family are keen to complete the development of the site and have discharged a number of planning conditions attached to the original planning permission and construction is now at an advanced stage.
- 2.13: The previous consent was granted subject to 10no. conditions, with 3no. conditions (conditions 3, 5 and 9 relating to Lighting, Solar Roof Panels & Historic Building Recording) requiring the submission of further detail. These details were submitted to the authority and discharged under application reference 19/NP/0092. The recent planning permission issued in April 2020 has taken this into consideration and the wording of the conditions has been updated accordingly.

3. PROPOSED DEVELOPMENT CHANGES

- 3.1: The proposed single change to the previously approved scheme is minor in nature and has come about as the result of a process of detailed design 'refinement' with the applicant following the approval of the application in May 2019.
- 3.2: The proposed change does 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.
- 3.3: The proposed alteration only affects the replacement dwelling and it comprises of a small addition to the ground floor on the south east/north east elevation.
- 3.4: The proposed alteration has been designed to simply extend the roof line of the single storey building and to match the design of that already approved. It will result in an addition and modest increase of 14.55 sq. m (Gross External Area) when compared to the overall scheme. This is better illustrated in the plan extract below in Figure 2. The area to be extended is hatched in red.

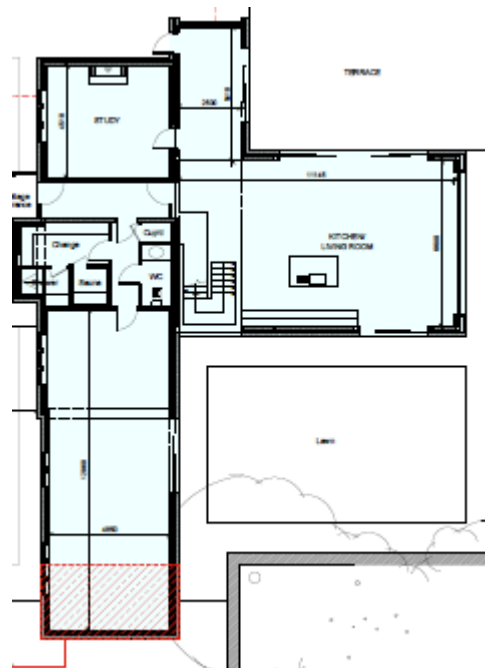


Figure 2: Proposed floor plan (area to be extended is marked in red)

- 3.5: The schedule of Gross External Areas (GEA) below in Table I demonstrates that the floor space, volume and footprint increase to the replacement dwelling will be very minor when compared to the overall scheme as approved. The increase represents a 6% increase in the total floor space of the replacement cottage

Table 1: Schedule of Areas

Proposed Development	Consented SQM (GEA)	Proposed Amendment SQM (GEA)
Cottage		
Footprint	222sqm	236.55 sqm
Volume	1,052sqm	1086.36 sqm
Floorspace	267sqm	281.55 sqm

3.6: No further changes, other than those described above, are proposed to the scale or appearance of the dwelling or the outbuildings as part of this re submission planning application.

4. LOCAL PLANNING POLICY ASSESSMENT

- 4.1: The current local plan for Northumberland National Park (NNP) comprises the Core Strategy and Development Policies document (2009), which is supported in its implementation by the Building Design Guide SPD (2011), Landscape Strategy SPD (2011) and Otterburn Camp SPD (2007).
- 4.2: These documents currently set the strategic spatial planning policies and guidance for the National Park for the plan period up to 2024. Government guidance stipulates that a Local Plan should be reviewed at least every five years (from adoption) which means that the current suite of development plan documents is out-of-date and needs to be reviewed.
- 4.3: The Northumberland National Park Authority is currently undertaking a review of the Local Plan. The draft Northumberland National Park Local Plan was submitted for examination on the 30th September 2019, the examination has now taken place and the Inspector has found the plan to be sound. The Local Plan is due to be imminently adopted by the council in July 2020. This can be afforded significant weight in the determination of this planning application.
- 4.4: Until the new Local Plan is adopted, the existing Core Strategy policies, adopted in March 2009, guide development within the National Park and are used in the determination of planning applications.
- 4.5: In considering the proposed development against the local development policies, it is fundamental to acknowledge that permission has already been given for the replacement dwelling and outbuildings. Full consideration of the principle of the development against the Core Strategy policies has taken place as set out in the Planning Statement dated February 2019.
- 4.6: Therefore, the assessment below considers the impact of the proposed amendment against the relevant planning policies as that permission is now extant.

LOCATION OF NEW DEVELOPMENT

- 4.7: Policy 5 of the Core Strategy states that in the open countryside, development will be limited to the reuse of existing buildings. New buildings will only be permitted where it can be demonstrated that:
- a) The development cannot take place in an identified local centre, smaller village, or through the reuse of an existing building; and i.) it will conserve or enhance the special qualities of the National Park; and ii). it will provide opportunities for the public to understand and enjoy the special qualities, whilst not negatively impacting on them; or
 - b) It is replacing an existing building and the new building is not materially larger than the building it replaces. If the building is to be rebuilt for residential use, then evidence will be required to demonstrate that

residential use was the lawful use of the building immediately prior to its demolition

- 4.8: Policy ST5 of the Draft Local Plan permits new housing development in the open countryside where there is an existing dwelling that needs to be replaced. A replacement dwelling is only permitted under the provisions if this policy where:
- I. Residential use has not been abandoned;
 - II. The dwelling is not of architectural or historic importance;
 - III. If the replacement dwelling is not in the same position as the existing building, provision shall be made for the removal of the redundant building in a timely manner where it is appropriate to do so
- 4.9: **RSL comment** - Given the principle of redeveloping the site for a replacement dwelling and outbuildings has already been established, the key material planning considerations associated with the current proposal are considered to be design, visual impact and residential amenity; and impact on National Park special qualities (landscape, ecology, cultural heritage and tranquillity).
- 4.10: The officer's report for the approved application in April 2020 confirms that an assessment of any additional harm resulting from the proposed amendments / additions? is required.
- 4.11: The quantum of the proposed additional development is not considered material in relation to the scale of development as approved. The additional floor space of 14.55 Sq. m will not result in a development that is of an unacceptable scale. The addition is modest in nature and remains subservient in design terms.
- 4.12: The site is clearly self-contained with few public viewpoints, surrounded by dense woodland. The revised scheme continues to reflect the functional needs of the house and farm occupiers, enabling in turn for succession planning for the management of the farm and the next generation to occupy the site.
- 4.13: Whilst the original proposal was considered as a departure from Policy 5 of the Core Strategy, no harm was identified, and this was weighed in the overall planning balance. The minor addition to the approved development will also not cause any additional harm and this is a material consideration.

LANDSCAPE QUALITY AND CHARACTER

- 4.14: Policy 20 of the Core Strategy states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. All proposals will be assessed in terms of their impact on landscape character and sensitivity as defined in the Landscape Supplementary Planning Document. Development which would adversely affect the quality and character of the landscape will not be permitted.

4.15: Policy DM11 of the Draft Local Plan relates to landscape, tranquillity and dark night skies. All proposals will be assessed in terms of their impact on landscape character, views and sensitivity alongside their impact on tranquillity and the pristine dark skies.

4.16: **RSL comment** - The site is remote and completely screened by woodland; the added visual impact of the proposed addition would be negligible, given it will simply result in a continuation of the roofline and no increase in the approved height.

4.17: The provisions of Core Strategy Policy 20 and Draft Local Plan Policy DM11 have been met within this proposal.

BIODIVERSITY AND GEODIVERSITY

4.18: Policy 17 of the Core Strategy states that the National Park Authority will protect, enhance, and restore biodiversity and geological conservation interests across the National Park.

4.19: Policy DM10 of the Draft Local Plan requires all developments to

- a) Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets;
- b) Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity where possible; including those priority species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range; and
- c) Maintain and where appropriate enhance existing wildlife connections and landscape features such as water courses, disused railway lines, hedgerows and tree lines for biodiversity.

4.20: **RSL comment** – This application is supported by an Ecological Appraisal and an Ecological Mitigation Plan, which has been updated to reflect the minor addition to the replacement dwelling.

4.21: Due to the location of the minor extension, being adjoined to development already approved and being of such a minor scale, it will not negatively impact on the ecological mitigation previously deemed acceptable.

4.22: The proposed development (as amended) does not adversely affect the National Park or any other habitats or species of nature conservation. It therefore meets the policy provisions of Core Strategy Policy 17 and Draft Local Plan Policy DM10.

CULTURAL HERITAGE

- 4.23: Policy 18 of the Core Strategy confirms that the National Park Authority will support proposals which conserve, enhance, and promote the quality and integrity of the cultural heritage of the National Park.
- 4.24: Policy DM14 of the Draft Local Plan states that development affecting historic landscape assets of the National Park will be required to conserve and enhance landscape quality and character by taking into consideration the elements which contribute to its significance.
- 4.25: **RSL comment** - Evistone House is deemed to be of local heritage importance. The proposed development was previously the subject of scrutiny in this regard and it was deemed that the consented scheme did not have any adverse impact on this local heritage asset.
- 4.26: The proposed minor amendment will have no greater heritage impact on the Evistone House than the scheme approved in April 2020. Therefore, the provisions of Core Strategy Policy 18 and Draft Local Plan Policy DM14 have been met.

5. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE

5.1: National planning policy is included in the National Planning Policy Framework (NPPF) updated in February 2019. Relevant sections of the Framework are appraised below in specific sub-sections.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

5.2: The presumption in favour of sustainable development, incorporated at Paragraph 11 of the Framework, states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted for sustainable development proposals unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

HOUSING DEVELOPMENT

5.3: Section 5 of the NPPF identifies the need to provide a wide choice of high-quality homes to boost the supply of housing.

5.4: Paragraph 68 states that small and medium-sized sites, such as that promoted in this planning application, can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

GOOD DESIGN

5.5: Paragraph 124 of the NPPF states that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve' and that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make the development acceptable to communities'.

5.6: Paragraph 131 states that:

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.7: It is evident from the submitted plans that the buildings have been designed to the highest standard, and that the topography on-site gives an opportunity to

utilise existing features to help blend the development with the existing landscape setting through the proposed landscape scheme.

- 5.8: Great weight should, therefore, be apportioned to the high-quality design of the development in the determination process, in accordance with Paragraph 131 of the NPPF.
- 5.9: It has already been established that the replacement dwelling will be a positive addition to the immediate landscape and has been designed in a manner which is contextual and sensitive and enhances the plot, thus conforming to the requirements of Paragraph 131 of the NPPF.
- 5.10: The minor modification to the dwelling is not considered to materially impact the design or the suitability of the proposal.

THE NATURAL ENVIRONMENT

- 5.11: Paragraph 170 provides general guidance on how the natural environment should be conserved and enhanced and states that the planning system should contribute to and enhance the natural environment by having regard to six identified requirements.
- 5.12: A landscaping scheme and masterplan has been approved as part of the May 2019 planning permission and the April 2020 permission. The approved scheme will have a net ecological benefit over the site's former use, creating a modest habitat for small-scale wildlife and insects through the redevelopment of the site. Ecology mitigation consented includes a bat loft, bat and bird boxes and managed landscaped areas.
- 5.13: The creation of a garden and a landscaping scheme within the site will have a net ecological benefit over the site's current use, potentially creating a modest habitat for small-scale wildlife and insects through the redevelopment of the site.
- 5.14: The proposed amendment sought to the previously approved scheme will have a little, additional impact on the character of the area. The additional floor space proposed is modest in scale and will not have any significant additional visual impact. It will continue to preserve the character of the local environment in this regard.

SUSTAINABILITY

- 5.15: Paragraph 8 of the framework outlines how there are three dimensions to sustainable development and how each role should be sought simultaneously through the planning system. However, the framework also recognises that plans and decisions need to take local circumstances into account so that they reflect the character, needs and opportunities of each area.
- 5.16: The approved development will bring forward low carbon, self-sustaining property which is inherently sustainable, and which complies with Core Strategy

Policy 25. The proposed minor alteration will have no bearing on the sustainable design previously approved.

5.17: Section 2 of the NPPF sets out the social, economic and environmental roles of the planning system. This planning statement sets out the numerous social, economic and environmental benefits of development arising from the proposal in Section 7.

6. BENEFITS

- 6.1: The approved development for the replacement of the run-down, dilapidated cottage and outbuildings with a new dwelling and outbuildings represents a real opportunity to enhance the character and appearance of the area, offering significant environmental enhancement.
- 6.2: Over and above the previously recognised benefits, the proposed modification, whilst small scale, will provide an additional social benefit on the residents of the site. The minor addition and reconfiguration of the internal layout of the cottage will maximise function of the dwelling and in turn, will ensure a good level of amenity for the occupiers of the site accommodation.

SUMMARY

- 6.3: The proposed modification to the approved scheme will ensure a further social benefit for the occupiers of the dwelling as a result of a more efficient internal layout and allow for an enhanced living environment for its occupiers.

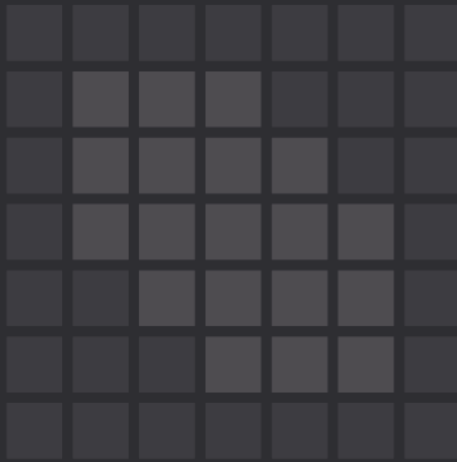
7. CONCLUSIONS AND PLANNING BALANCE

- 7.1: Planning permission has already been granted for the erection of a replacement dwelling with outbuildings, landscaping and associated development in May 2019 and its subsequent amendments in April 2020. This extant scheme is a genuine fallback position. As such, it is only the small extension proposed which requires consideration.
- 7.2: The extension is required to ensure a more efficient internal layout and allow for an enhanced living environment for its occupiers. The change sought is considered minor in the overall context of the approved scheme, particularly taking into account the likely impacts of the changes.
- 7.3: This scheme maintains the functionality and aesthetic qualities of the approved scheme and is submitted as a re-submission planning application, allowing the applicant to exercise their right to have a 'free resubmission' of the approved application.
- 7.4: This planning statement demonstrates that the proposal for the modification to the approved scheme has been assessed against the saved policies of the Core Strategy, the draft policies of the Local Plan and the Policies of the NPPF which are a material consideration. There will be no additional harm caused to the landscape, heritage assets or ecology as a result of the proposal.
- 7.5: It has been previously demonstrated, under the original planning consent and its subsequent amendment, that the wider proposal will deliver significant benefits. This proposal will provide a further social benefit to its occupiers as a result of a more efficient layout.
- 7.6: There are no other material considerations or technical considerations that warrant the withholding of planning permission.
- 7.7: In light of the above considerations and the minor increase in floor space, that is over and above the approved scheme, it is respectfully requested that the authority grant planning permission for the enclosed.

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