



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

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

Dear Mr Smith,

**EVISTONES COTTAGE, ROCHESTER - FULL APPLICATION FOR A SMALL EXTENSION TO THE APPROVED REPLACEMENT DWELLING**

Further to our discussions in February 2020, please find enclosed a full planning application for:

A small extension to the approved replacement dwelling, pursuant to LPA ref: 20NP0013 (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 22<sup>nd</sup> April 2020. The extant consent for the site provides a genuine fallback position in the consideration of this proposal.

The proposed single change to the replacement dwelling does not materially affect the scheme previously approved nor does it 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 alteration only affects the replacement dwelling and it comprises of a small extension, of approximately 14.55 sqm (Gross External Area), to the ground floor on the south east/north east elevation. The extension is to provide additional space on the ground floor within the approved gym, allowing this to be a useable space that is able to accommodate the required gym equipment.

In support of this application the following documents are submitted:

- Planning Statement by Rural Solutions (Dated July 2020).
  - The suite of amended plans by Michael Hall Associates and Survey Operations; including:
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- Site Location Plan (plan reference: 3317001 Rev E);  
Proposed Layout (plan reference: 3317040 Rev B);
- Proposed Site Plan (plan reference: 3317041 Rev B);
- Overall Site Plan (plan reference: 3317042 Rev B);
- Cottage elevations (plan reference: 3317044 Rev B);
- Proposed roof plan (plan reference: 3317045 Rev B);
- Ecological Mitigation Plan (plan reference: 3317046 Rev B);
- 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 updated August 2020.

The change sought is 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.

Finally, in light of the COVID 19 pandemic and some of the restrictions being placed upon Local Planning Authorities, we are agreeable to posting the site notice on behalf of the Authority, should this be required. We are also able to provide recent photographs of the site and or a video if this would assist you in your assessment.

Yours sincerely,



Lisa Allison BSc MSc MRTPI  
**Associate Director**

