



DELEGATED DECISION REPORT

Application Reference Number	20NP0070
Description / Site Address	Application for a small extension to the approved replacement dwelling at Evistones Cottage, Rochester, Northumberland, NE19 1RY
Expiry date of publicity / consultations	21 October 2020
Last date for decision	4 November 2020

Details of Proposal

This proposal is for a minor amendment to the previous planning permissions on the site for a replacement dwelling and replacement outbuildings. This relates solely to the replacement of Evistones Cottage, and proposes a small extension at ground floor level to provide an enlarged gym area (measuring 3m by 5.5m, continuing the ridge height at 4.9m).

The site known as Evistones is located within open countryside approximately 1 mile south of Rochester village. The site comprises two dwellings - Evistones House and Evistones Cottage, including its adjoining outbuildings and a modern detached garage and modern 3-bay detached garage/store/kennels which are set around an irregularly shaped courtyard area and access track which passes through the site south east to north west. The site is surrounded by established woodland to the west and south and ancient woodland to the north and east. Views from the public domain are very limited.

Planning permission was granted (19NP0014) in May 2019 for the demolition of Evistones Cottage and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including the change of use from agricultural land to residential curtilage. This application was contrary to the adopted local plan policies (being materially larger than the dwelling it replaced), but was concluded by Planning Committee that the development would be acceptable as a departure to adopted policy.

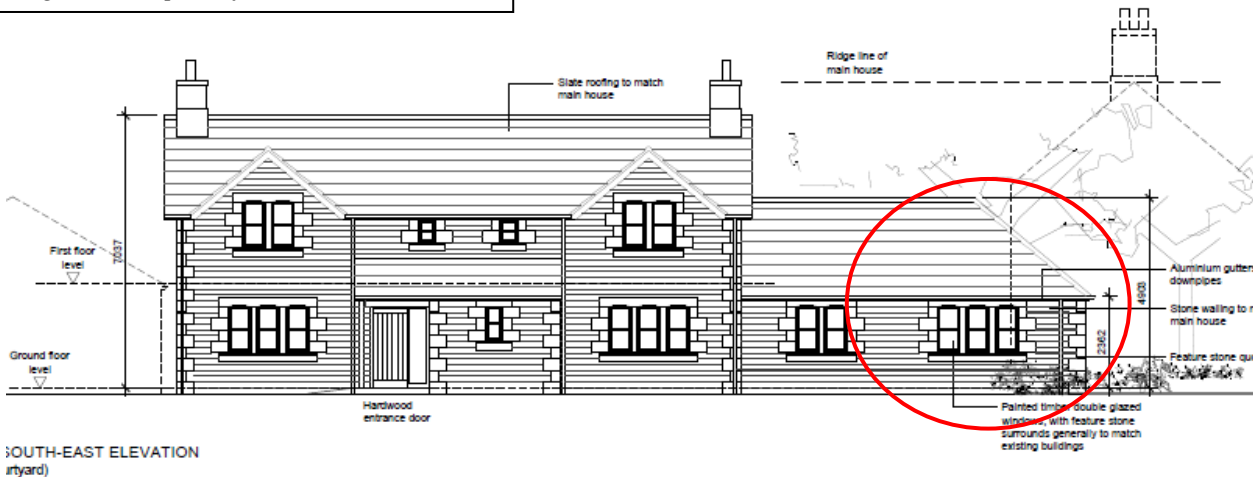
A subsequent planning application was granted on 22nd April 2020 (20NP0013) for a revised scheme which sought changes to the replacement outbuildings (increasing their size by less than 100 square metres) in the form of additional outdoor enclosure forming a kennel pen associated with the approved indoor dog kennels; an extension to the compound room on the north west elevation and the erection of an additional plant room extension to the northeastern elevation of the approved outbuilding. Despite the additional floor area being proposed it was considered the proposal was acceptable as a departure from local plan policy.



Figure 1: Approved front elevation



Figure 2: Proposed front elevation



This proposal is for a proposed extension which would be restricted to the single storey element of the replacement dwelling and would be constructed of the same materials and design ethos of the approved scheme, stone with stone quoins and a slate roof. The additional windows proposed have been designed so as to match the main replacement cottage. As the replacement dwelling has not been completed or occupied this application needs to be considered as a full application for the replacement house rather than a householder extension.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance



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 ST5	<i>New Housing</i>
Policy DM2	<i>Householder Development</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM9	<i>Transport and Accessibility</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM12	<i>Trees, Woodlands and Forests</i>
Policy DM13	<i>Renewable Energy</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>

Supplementary Planning Guidance

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

Relevant Planning History

20NP0013 - A revised scheme pursuant to LPA ref: 19NP0014 - 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 15th May for two small extensions to the outbuildings, relocation of dog pen and insertion of bi-fold doors on replacement dwelling – Approved May 2020

19NP0092 - Approval of details reserved by condition no. 3 (lighting), no. 5 (solar panels) and no. 9 (historic building record) of planning permission 19NP0014 - Demolition of existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including change of use from agricultural land to residential curtilage – Approved 28/10/19

19NP0014 - Demolition of 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 15/8/19

11NP0036 – Construction of three-bay garage with associated storage, dog kennels and solar panels – Granted 26/8/11

Consultation/Representations

Rochester Parish Council: No objections. There were no queries and the Councillors were all supportive of the application.

Public Responses - The application has been advertised by a site notice displayed on the 30th September 2020 and notification letters sent to 2 neighbouring properties. No representations have been received.



Assessment

The key material planning considerations are:

- The principle of the development;
- Design, Visual Impact and Residential Amenity
- Impact upon National Park special qualities (landscape, ecology, cultural heritage and tranquillity)
- Other - Flood risk, Highways, utilities, fresh water provision, land contamination, ground gas protection, renewable energy

As set out above, the application proposes changes to two previously approved schemes, (19NP0014 and 20NP0013) which have both been commenced and are considered a fall-back position on this application.

Principle of development

The principle of development was established as acceptable through planning permissions 19NP0014 and the amendment under reference 20NP0013. Whilst larger than the buildings it would replace, the original proposal was considered to cause no harm to the surrounding area given its sympathetic and subordinate relationship to Evistones House and very remote location with few public viewpoints. It was also established that the proposed replacement house and outbuildings would be in shared use, under single family ownership and that the scheme would allow for the growth and succession planning of the family business. The subsequent revised application (20NP0013) increased the size of the outbuildings further but concluded that this enlargement of the outbuildings would result in no additional harm to its location. This further application proposes to increase the size of the replacement cottage and with the adoption of the new Local Plan in July 2020 there are new policies that are material to the consideration of this application.

- Replacement dwelling

The application site is located approximately 1 mile south of Rochester Village and is considered to fall within the open countryside. With regards to development within the open countryside, Strategic Policy ST4 relates to the Spatial Strategy for new development and sets out where development will be permitted in the open countryside. Part 2d) permits new development where the proposal is supported by other relevant Local Plan policies. Strategic Policy ST5 specifically refers to replacement dwellings, allowing replacement of existing dwellings in the open countryside subject to specific criteria. It was accepted in considering application 19NP0014 that the residential use of Evistones cottage had not been abandoned and the principle of replacement was acceptable. The replacement cottage would have a slightly altered footprint to the original cottage, however both dwellings could not be in the same place simultaneously. Neither Policy ST4 nor ST5 restrict the size of the replacement dwelling and therefore the enlarged replacement dwelling is acceptable in principle, subject to the special qualities of the National Park not being harmed.

The enlarged replacement dwelling would also be supported by Local Plan Policy DM2 (Householder development) as the proposals enlarge the proposed gym area which is to be shared with the occupiers of Evistones House. The proposed enlarged dwelling would meet with the criteria



set out in DM2, in that the scale, height, form, position and design of the additional extension would not detract from the character and form of the main dwelling or harm its setting in the landscape. The extension would be subservient to the main building. As such the proposal would accord with Policy DM2.

Design, Visual Impact and Residential Amenity

Design

The NPPF highlights the importance of good design principles within planning, as echoed by Policy ST2. The current application proposes only a small extension to the replacement dwelling. The scale and proportion of the proposed extension is considered sympathetic with the overall design of the house, using modern materials that match those approved with similar windows to the dwelling's approved design.

As per the original application, to ensure the appropriate appearance of the development and a high standard of design is achieved, a condition ensuring natural stone and natural slate is used is considered appropriate in this instance.

The proposed extension and windows are considered to be sympathetically designed in relation to the overall design of the dwelling and outbuildings in terms of their positioning form, scale, height, massing and siting, thus complying with Policy ST2 and DM2.

Visual Impact

In assessing the original application, it was considered that due to the remoteness of the site and the few views of the site from the public domain, the proposal's visual impact would be minimal. Furthermore, the proposed extension would not be visible from outside the farmsteading. Given the relative small scale of the proposed extensions, it is not considered that they would pose further visual impact upon the site or the wider area.

Residential Amenity

The proposed extension to the replacement of Evistones Cottage would be coming closer to the main Evistones House, the only other dwelling within the immediate area. However, given this proposal is providing shared facilities to the main House as well as the future occupiers of Evistones Cottage, it is considered the proposal would not result in any undue harm to the occupiers.

Whilst the extension would come closer to Evistones House by 3m than the previously approved scheme, it would still leave a separation distance of over 10m which is considered acceptable, given the gym is proposed to be shared for use of the applicant/ occupier of Evistones House.



Impact upon National Park Special Qualities

The proposed extension to the replacement dwelling raises no additional issues concerning cultural heritage, tranquillity, or impact on landscape. The remaining aspects have all been considered as part of the previous two planning applications, which represent a fall-back position.

Ecology

With respect to the ecology, the ecological mitigation plan shows two gaps in the extended southern stone wall to provide roosting space within the wall cavity. This is still considered necessary to be provided to ensure compliance with Local Plan policy DM10, and a condition is required to ensure compliance.

Trees

The proposed extension would be coming closer to mature trees which were indicated on the landscape plan as being retained. Despite the works commencing (in line with previous permissions) it is clear the trees would not be significantly harmed by the proposal, and this is confirmed by the applicant's landscape advisor. The trees, although mature, would not be worthy of protection through a tree preservation order and therefore it is considered the proposal is acceptable with respect to Policy DM12.

Other issues

All aspects of the proposal remain the same, with flood risk, highways and car parking, water supply and foul drainage remaining as previously approved.

As this permission is a standalone permission it is considered necessary to ensure the conditions attached to 19NP0014 and 20NP0013 remain in place to ensure suitable control over the whole development of the replacement house. These include ensuring the ridge height of the replacement dwelling is kept to the specified height, and to remove permitted development rights to ensure the cottage remains subsidiary in size to the main house.

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 7 September 2020
 - Location plan 3317 001f received 9 September 2020
 - Contaminated land assessment received 7 September 2020



- Heritage Statement received 7 September 2020
- Visual Study received 7 September 2020
- Drainage philosophy received 7 September 2020
- Drainage plans 18T1690-180-P2 and 18T1690-181-P2 received 7 September 2020
- Foul drainage assessment form received 7 September 2020
- Planning statement received 7 September 2020
- Proposed Layout (plan reference: 3317 040 Rev B) received 7 September 2020 ;
- Proposed Site Plan (plan reference: 3317 041 Rev B) received 7 September 2020 ;
- Overall Site Plan (plan reference: 3317 042 Rev B) received 7 September 2020 ;
- Cottage elevations (plan reference: 3317 044 Rev B) received 7 September 2020;
- Proposed roof plan (plan reference: 3317045 Rev B) received 7 September 2020;
- Ecological Mitigation Plan (plan reference: 3317046 Rev B) received 7 September 2020;
- Ecological Appraisal and Bat Survey received 7 September 2020
- Landscape Master Plan Rev D received 7 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 Local Plan policies ST1, ST2, ST4, ST5, DM2, DM10, DM11, DM12 and the National Planning Policy Framework (NPPF).

3. The fixing of external lighting shall be carried out in accordance with those details approved under application 19NP0092. Prior to the fixing of any additional external lighting or change to the approved lighting specification, full details shall be submitted to, and agreed in writing by, the Local Planning Authority. Details of additional lighting / change to approved specification 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 thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful impact upon the tranquillity 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 paragraph 180 of the NPPF.

4 The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section G of the '*E3 Ecology Ltd Ecological Appraisal and Bat Survey, Evistones Cottage, Rochester – February 2019 Final*' drawing '*Proposed Ecological Mitigation Plan*', Drawing number 046 Rev A and letter from e3 Ecology Ltd – re: larger bat loft provision dated 21st Feb 2020 . In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing
- Bat boxes
- Bat crevices
- Barn Owl box
- Artificial nest sites for swallows



The development shall be carried out in accordance with the approved details.

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).

5 The development hereby approved shall be constructed using only natural stone and natural slate.

Reason: In order to preserve the proposed high quality design of the buildings in accordance with Local Plan policies ST2 and DM2 and the National Planning Policy Framework (NPPF).

6. The ridge height of the cottage hereby approved shall be no higher than 6.9 metres from existing ground level.

Reason: In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Local Plan policies ST2 and DM2 and the National Planning Policy Framework (NPPF).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting the Order), no development permitted by Classes A,B,C,E, of Schedule 2 Part 1 of the Order shall be carried out without the approval of a formal application to the Local Planning Authority.

Reason: To prevent subsequent development from resulting in an overdevelopment of the site, or causing harm in terms of neighbouring residential amenity, visual amenity or from impacting upon the special qualities of the National Park, in accordance with Local Plan policies ST1, ST2, ST4, ST5, DM2 and DM11, and the NPPF.

8. Prior to the first occupation of Evistones Cottage, a scheme for the provision of a sufficient and wholesome supply of water to the development shall be submitted to and agreed in writing, by the local planning authority. The scheme shall specify the provisions to be made to ensure that there will be a sufficient quantity and quality of water to serve both the new development and any existing consumers already on the supply (based on an average household consumption of 146 litres per person per day or such other quantity as may be required by any non-domestic water usage).

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development in accordance with Local Plan policy ST2 and the NPPF.

9. If during development contamination not previously considered is identified, then a method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied or brought into use until the method statement has been submitted to and approved in writing by the Local Planning Authority and measures proposed to deal with contamination have been carried out.

Reason: To ensure that any contaminants not previously considered within the site are dealt with in an appropriate manner to afford protection to the end user in accordance with Local Plan policies ST1 and ST2 and the NPPF.



10. For the avoidance of doubt this permission relates only to the development associated with the replacement dwelling within the red line boundary outlined on Location Plan 3317 001 f received 9th September 2020.

Reason: To enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Local Plan policies ST1, ST2, ST4, ST5, DM2, DM10, DM11, DM12 and the National Planning Policy Framework (NPPF).

Informative Notes

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.

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.

The application site is located within the Northumberland International Dark Sky Park. The ‘Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park’ and an additional guide to unacceptable / acceptable lighting is attached. It is recommended that any external lighting required in connection with the development is undertaken in accordance with the Guidance.

Background Papers

20NP0070 and EIA Screening dated 10/09/2020
20NP0013
19NP0014

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