



DELEGATED DECISION REPORT

Application Reference Number	20NP0076CO
Description / Site Address	Neighbouring Authority Consultation 20/02504/FUL - Proposed front porch; extension and dormer on rear of farmhouse; demolish existing barn; new stables outside of curtilage at The Holme, Shield Hill, Haltwhistle, Northumberland, NE49 9NW
Expiry date of publicity / consultations	13 October 2020
Last date for decision	13 October 2020

Details of Proposal

This application relates to a planning application which has been made to Northumberland County Council. Northumberland National Park has been consulted on the application as a neighbouring local 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, landscape, biodiversity and cultural heritage.

The application seeks approval for extensions and alterations to the property The Holme, Shield Hill, Haltwhistle. As well as extending the property, it is extended to replace an existing barn with new stables. New boundary fencing is also proposed. At its closest point, (the boundary fencing) the proposal is located approximately 130m to the south of the National Park boundary.

The proposals intends to extend the property by means of a front facing porch on the southern elevation, and a two storey rear extension to the northern elevation. The rear extension consists of a catslide roof extension with a dormer at first floor level, providing space for a first floor bathroom. The proposal will require the demolition of an existing north facing lean-to, external stores and a timber barn. The proposal is intended to be constructed in a mixture of natural stone, cream painted render and natural slate.

In addition to the residential extension it is also intended to erect an 'L' shaped stable block to the north-west corner of the site as can be seen in Figure 2. This would provide for three stables and a tack room. The stables would be timber clad with a natural corrugated fibre roof.



Figure 1: Site Location Plan highlighting National Park Boundary

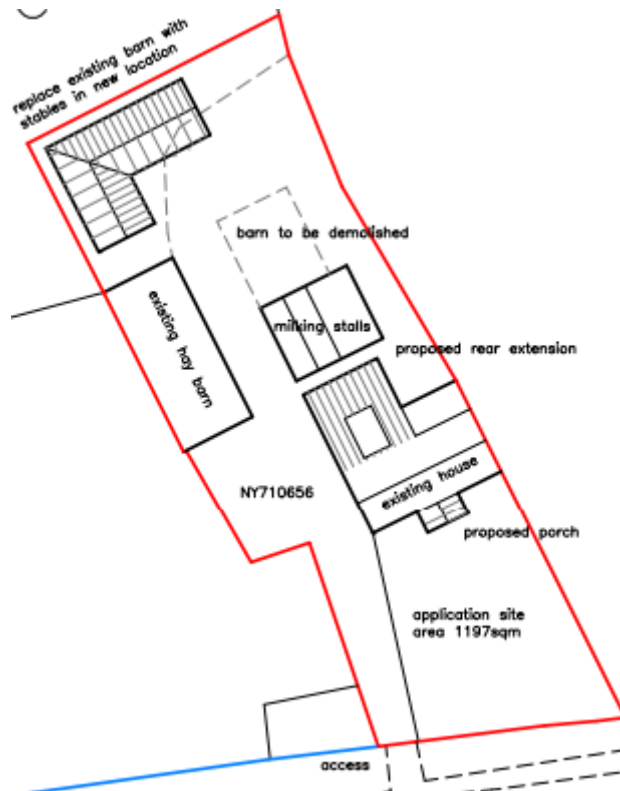


Figure 2: Proposed Site Plan



Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance

Northumberland National Park Local Plan

N/A

Supplementary Planning Guidance

N/A

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.

Northumberland National Park previously provided a consultee response at *The Holme* in February 2019 (App no.19/04970/FUL). The development proposed an extension and alteration to the farmhouse and the replacement of the existing barn with new stables. The application was subsequently withdrawn.

Due to the proposed porch's location to the southern elevation of the property, it is considered that the porch would not be visible from the National Park. The two storey extension to the northern elevation of the property would be visible from the B6138 Military Road as seen in Figure 3. Given the distance to the property is approximately 200m from the B6138 and the proposed extension is the same height as the existing dwelling it is considered that the proposal would have a minimal visual impact to the road users or any other users within a public vantage point. The proposed dormer is modest in scale and would cause a minimal visual amenity impact when considered from the National Park.



Figure 3: View of Site from B6138

The proposed stable and boundary fencing would be located closest to the National Park Boundary outside of the curtilage of the dwelling. Despite this, the low form of the stable and low height of the fencing, sensitive material choice and relation to the existing dwelling, it is considered that the proposal would have a minimum impact to the visual amenity of road users and the character of the landscape.

As a result of this, having consideration for the design, scale and nature of the proposed scheme in the context of existing development within the application site, 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. The site is however located within the Hadrian's Wall World Heritage Site (WHS). The LPA should therefore ensure that impacts, both direct and indirect, on the WHS are given due consideration in the assessment of the application. It is noted that Historic England has raised no objection to the proposed development indicating that the proposal would cause minimal impacts to the World Heritage Site.

The applicant has stated that '*all lighting is to be downward directional luminaries*'. While additional details of lighting would usually be required due to the proximity of the dwelling to the dark sky park, a condition requiring any new external lighting to serve the extension(s) to be first approved by the LPA is not considered reasonable in this instance given that this element of the scheme relates to an existing property on which external lighting could be installed without the approval of the LPA.



As the proposed stable is new development and located away from the existing dwelling towards the boundary of the National Park and International Dark Sky Park, further information on external lighting will be required. This should be secured by a condition requiring any lighting associated with this element of the scheme to be first approved by the LPA. Subject to the imposition of such a condition, it is considered that the development would not conflict with NNPA Local Plan Policy DM11 or the NPPF.

Recommendation & Conditions

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

1. *Prior to the fixing of any external lighting required in association with the proposed stable block, details of the external lighting shall be submitted to and agreed in writing by 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 thereafter, unless removed entirely.

Reason: *In order to ensure that there is no harmful effect upon the tranquility and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 180 of the NPPF.*

Informative: As the site is located within the Hadrian's Wall World Heritage Site (WHS), the LPA should ensure that direct impacts / impacts on the setting of the WHS are given due weight in the assessment of the application and that the views of Historic England are sought.



Background Papers

	Signature	Date
Planning Officer	A. Ewart	12/10/2020
Head of Development Management	<i>Susannah Buylla</i>	<i>12/10/2020</i>