

DELEGATED DECISION REPORT

Application Reference Number	20NP0088
Description / Site Address	Renovation of cottage with the addition or rear extension and new garage/store. Change of use of agricultural grounds immediately surrounding building to form landscaping areas and vehicle turning at Longback Cottage, West Kirknewton Farm, Kirknewton, Wooler, Northumberland, NE71 6XF
Expiry date of publicity / consultations	15 December 2020
Last date for decision	18 January 2021 (extension agreed to 10 th February 2021)

Details of Proposal

The property known as Longback Cottage is situated within the open countryside some 300 metres south west of the village of Kirknewton and is accessed via a track which runs adjacent to the site. The building is of stone construction with a red pantile roof and comprises a vacant single storey residential property with a byre and adjoining pigsty to the western end and a collection of stone/corrugated iron structures to the front of the cottage at the eastern end.

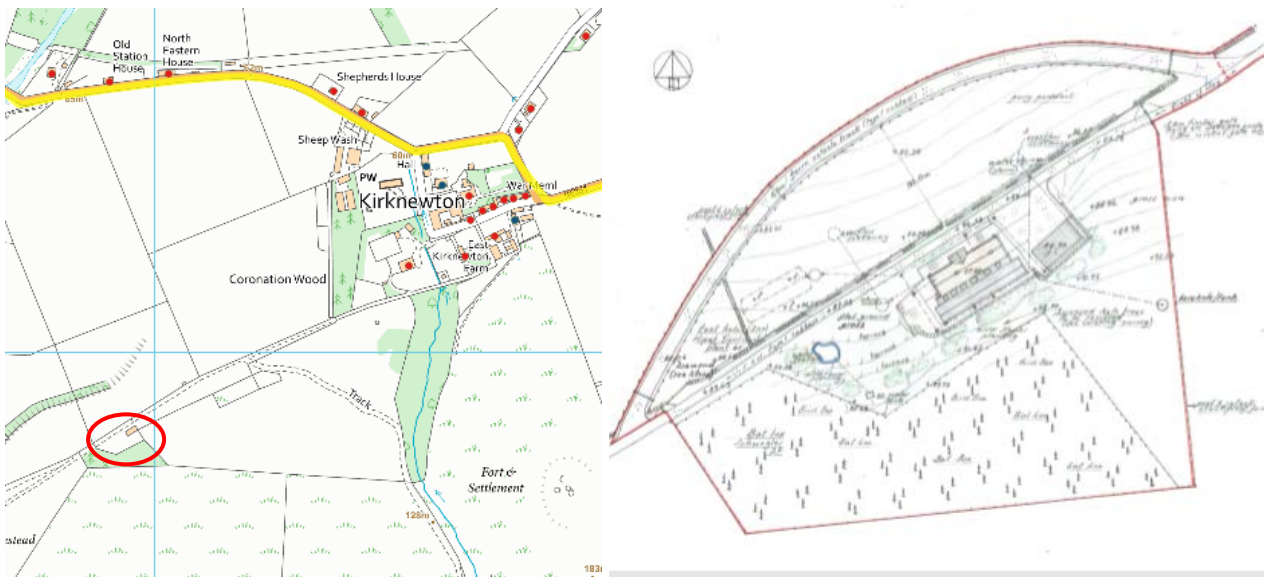


Figure 1: Site Location

A Lawful Development Certificate application was approved by the NNPA in 2015 under reference 15NP0037 through which it was established that it remained lawful for the cottage (including a portion of land to the front and rear but excluding the adjoining byre and pigsty), which is presently vacant, to be occupied as a residential dwelling.

This application is seeking various works to the property and wider site which can be summarised as follows:



- Fully glazed extension located centrally to the front (north) elevation;
- Single storey rear extension to the southern elevation extending beyond the western gable of the existing property;
- Conversion of attached barn and rebuilding of piggery to the western end of the property to provide additional residential accommodation;
- Demolition of redundant stone/corrugated iron structures to the eastern end of the northern elevation;
- Construction of detached garage / store to the east of the property;
- New crib retaining walling around the property and garages;
- Solar panels to the existing southern roof slope;
- New package treatment plant
- Change of use of land to residential use;
- Enclosed farm vehicle track to the northern boundary of the site.

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 DM2	<i>Householder Development</i>
Policy DM6	<i>Conversion of buildings</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>
Policy DM15	<i>Archaeological 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

- 18NP0111** Restoration of property incorporating former byre and extensions alongside formation of earth sheltered garage and creation of pony paddock *Withdrawn by applicant;*
- 15NP0037** Application for Lawful Development Certificate in respect of residential use of existing dwelling *Certificate of lawfulness granted 3rd July 2015;*

Consultation/Representations

Kirknewton Parish Council: No response

NCC Public Protection: Initial Response: Objection: insufficient information regarding water supply to the property had been provided. Further detail as to how water will be supplied to the property is required.

NCC Highways: No objection: Subject to condition ensuring that car parking is implemented prior to first occupation.

NNPA Historic Environment Officer: No objection: Subject to a condition requiring submission of a Level 1 Historic Building Survey;

NNPA Ecologist: No objection: Subject to the proposed mitigation being conditioned and a further condition being attached to prevent destructive works being undertaken during the bat hibernation period.

NNPA Access and Recreation Officer: No objection: The applicant should however ensure care is taken not to obstruct access to Kirknewton footpath 42 or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made.

The application was advertised by means of a site notice displayed on the 24th November 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 on National park special qualities;
- Highways
- Contaminated land
- Water supply
- Foul drainage



- Renewable Energy

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 adopts a similar presumption 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.

Principle of Development

Strategic Local Plan policy ST4 seeks to direct new development to a series of settlements named within the policy. Although Longback Cottage is located close to Kirknewton, one of the named settlements, as it is located over 350m from the nearest property within the settlement and is separated from Kirknewton by agricultural land, it is 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*'. In this instance, policies DM2 and DM6 are considered to be the most relevant.

Policy DM2 which refers to householder development recognises that development within the domestic curtilage of a property 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*'. Policy DM6 relates to the conversion of buildings with Part 2) relating specifically to the conversion of buildings within the open countryside. This part of the policy provides the criteria which need to be met for proposals to be acceptable with the requirements considered in detail in relation to design and amenity (below). Part 3 c) of Policy DM6 identifies principal residence housing as an acceptable end use for converted buildings subject to meeting with a number of criteria. However, as the lawful use of the building as a dwelling was established under application 15NP0037 and the conversion only relates to a small element of the overall scheme, it is not considered reasonable or necessary to attach a condition restricting use to principal residence housing.

Subject to detailed consideration of the requirements of Core Strategy policies DM2 and DM6 and all other material planning considerations as assessed below, it is considered that the principle of the development is acceptable.

Design and amenity

Amongst other, strategic policy ST1 is supportive of development which '*Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development*' with strategic policy ST2 requiring 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’.



Figure 2: Existing (left) and proposed (right) front elevation

In addition to Policy ST2, as the proposals relate to both the extension and conversion of buildings, policies DM2 and DM6 are relevant. Policy DM2 relates to householder development while Policy DM6 relates to conversions, part 2) of which specifically relates to conversions in the open countryside.

Policy DM2 requires extensions not to ‘*detract from the character and form of the original dwelling or its setting in the landscape*’ and be ‘*subservient to the main building*’ while new outbuildings should be ‘*proportionate in size*’ and ‘*appropriately sited in relation to the existing built development on site*’. Part 2) of Policy DM6 provides a series of criteria against which conversions will be assessed, including that the building is capable of conversion and that ‘*the building is of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings*’. However, in this instance the proposals largely relate to the extension of an existing dwelling with the conversion only relating to a small element of the scheme (the existing barn). It is therefore considered that less weight can be afforded to this Policy, as the conversion is subsidiary to the wider proposals to extend the property. The impact of the scheme as a whole on the character of the building and its landscape setting is however considered in detail below.

The main extension would be located to the rear of the property and would result in almost a doubling of the floor area. However, by virtue of the extension being located to the rear of the property and sitting in front of a permacrib retaining wall with rising land and woodland behind, other than the gables (the east of which will be largely screened by the proposed garage / store), views of the extension outside of the immediate area will be minimal. The gables of the main living area of the extension will be constructed from random sandstone to match the existing property. This section will be joined to the existing building by a partly glazed corridor served by a glazed lantern roof. It is considered that this modern element can be accommodated without an undue impact on the character of the property and will provide an appropriate link between the traditional and modern elements of the building. While the pitched roof of the rear extension will not mirror the pitch of the existing property, by virtue of its form and the external finish of the gable in sandstone, it will have the appearance of a byre or similar attached outbuilding found throughout National Park.

The rear of the extension is to have a rendered finish with a grey polyroof incorporating eight roof-lights. While this is at odds with the traditional stone and pantile finish to the front elevation, as this elevation will not be viewable from any public vantage point, the use of these materials on this



specific elevation is considered to be acceptable. It is also proposed to install solar panels on the southern roof slope of the existing building. Again, as they would largely be installed in an area where they would not be publically viewable, it is considered that they can be accommodated without undue harm to the character of the building or its setting.

To the front (northern elevation) it is proposed to convert an attached barn and rebuild on the footprint of the dilapidated piggery. The only external changes proposed to allow for the conversion of the barn is the replacement of a door with a full length window and the introduction of a new window. The rebuilding works on the footprint of the piggery will make use of materials to match the existing property with the form of the existing building also mirrored. It is considered that both of these elements can be accommodated without undue harm to the character of the property.

It is also proposed to install a full height glazed extension in a central location to the front elevation. While this would introduce a modern element to the prominent north elevation, it would have a modest footprint with the forward projection being similar to the stores attached to the eastern end of this elevation which are to be demolished. In addition, the roof height would be below that of the existing property, marking it as subservient to the original dwelling, as required by Policy DM2. As such, it is considered that the front extension could be accommodated without material harm to the character of the property.

In addition to the works to the dwelling, it is also intended to erect a triple garage / store to the immediate east of the property. As with the rear extension, the garage / store is to be dug-in to the existing slope and will similarly sit behind a permacrib retaining wall, reducing its prominence within the landscape. Although a three bay garage is large, given its limited visual impact and as the intention is for it to be in part used as a store, negating the need for a separate outbuilding, on balance a garage / store of the size proposed is considered reasonable and its provision would accord with the requirements of Part 3) of Local Plan policy DM2.

On the basis of the above assessment, while recognising that the proposals will result in significant additions / alterations to the building, it is accepted that the works are required to allow for the development of a viable scheme. By virtue of the main additions being to the rear of the property, the prominent front elevation, while also being subject to change, will maintain much of its original character. This is in the context where the building is of local interest (see comments in relation to cultural heritage) and its retention through a scheme which maintains its long term viability is considered to be desirable. On this basis, on balance, it is considered that the proposals do not conflict with the requirements and objectives of policies ST2, DM2 and DM6 in relation to design to a degree which would warrant refusal of the application.

In addition to the physical development works assessed above, it is also proposed to change the use of land within part of the red-line application boundary from an agricultural to residential use and create a new farm track to the northern boundary of the application site. These elements are considered in more detail in relation to landscape (below).



Amenity

Amongst others, Policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of occupiers*' with Policy DM2 seeking to ensure that new householder development '*does not unacceptably affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling*'.

As there are no neighbouring residential properties within 350m of the application site, it is not considered that the proposals would have any impact on the residential amenity of the occupiers of any neighbouring property. The proposals are therefore considered to accord with the requirements of Local Plan policies ST2 and DM2 in relation to residential amenity.

Impact on National Park Special Qualities

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*'.

In this instance the proposals relate to the extension / conversion of traditional stone and slate buildings and the application has been supported by an Ecological Assessment report. The NNPA Ecologist has been consulted on the proposals. Having considered the information provided the Ecologist has noted that two bat roost locations of two species were identified during the surveys in 2020 and will be lost as a result of the application.

The Ecologist has gone on to advise that when a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017. It is proposed that the work will be covered under a Bat Class Licence (low impact). Even though Natural England oversee these class licences, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable before granting planning permission. The three tests are:

- The proposal must be required for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative to the proposal; and
- The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

The first two tests are planning related and, as the proposals are considered to be in accordance with local plan policy, are considered to have been met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant.



After looking at the documents provided, the Ecologist has noted that the mitigation and compensation listed in the report includes erection of 5 bat boxes on site prior to work commencing (3 as compensation and 2 as enhancement). Working methodology of pre-work checks, installation of exclusion valves and removal of sensitive features by hand are also described to prevent injury or death to individual animals. Natural England standing advice states that the type and function of replacement roosts should perform the same function as those which they replace. In this instance, the Ecologist considers that the proposed provision should be sufficient. The species recorded will use bat boxes and these are suitable for smaller roosts. The Ecologist considers that the methodology suggested for the works is broadly acceptable to prevent physical harm, including checking prior to work commencing, but has recommended that a further condition be attached to ensure that destructive work such as removal of slates and walls is not carried out in the hibernation period when bats can be vulnerable.

In Northumberland low impact class licences can be used for up to three roosts for common pipistrelle, soprano pipistrelle and brown long-eared bats. These proposals will affect two small roosts of common pipistrelle and soprano pipistrelle; therefore the class licence is appropriate.

In summary, the Ecologist considers that the current mitigation suggested is sufficient, providing an additional condition is added relating to the timing of work. The numbers of bats likely to be impacted on are low, important only at the local level (4 recorded). If the mitigation is conditioned, the boxes are erected and work carried out in line with the bat report it is likely to be successful given the other details provided. The third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site.

In addition to bats, the Ecologist has noted that the site is reasonably close to the Tweed Rivers SAC, but the size of this development is unlikely to affect this or any other protected site in the vicinity. It is also noted that the application includes installation of a new package treatment system for sewage, but it is not considered that this will impact on the surrounding habitats or watercourses.

In light of the above assessment, subject to a condition being attached to any approval which may be attached conditioning the mitigation detailed within the Ecology Report; and a further condition preventing destructive works during the hibernation period; it is considered that the proposals would accord with the requirements of Local Plan policy DM10 and the NPPF.

Landscape and tranquillity

Landscape

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to 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..'*



It is proposed to undertake front and rear extensions, the conversion of outbuildings, the erection of a detached garage and landscaping. The main extension to the property would be located to the rear (south) of the property. As the land rises sharply to the south, the rear extension would be dug-in, sitting in front of a permacrib retaining wall. This wall would also extend around the garage / workshop. By making use of the site levels and digging the development in, it is considered that the visibility of this element of the development when viewed on the approach from the east and west (along the public right of way) would be minimised.

The most visually prominent element of the development when viewed from the right of way would be the front glazed extension. However, while the extension has been designed to be a central feature of the development and through the significant use of glazing introduces a new element to the building, it is of modest dimensions and height with a forward projection similar to that of the redundant outbuildings which are to be removed to facilitate the development. It is therefore not considered that it will have any material impact on the visual amenity of users of the right of way over and above the existing arrangements. Similarly, the other elements to the front of the property; conversion of the barn and full height re-building of the piggery, will have little visual impact as they will mirror the character of the existing property.

Other than the right of way, the other main visual receptor for the development would be the B6351 which runs between Kirknewton and Westnewton approximately 500m to the north. From here, the most prominent element of the scheme will be the garage and front extension. While these elements will be clearly visible from the road, by virtue of the garage being located in close proximity to the dwelling and the front extension being lower than the existing property, they will be read as part of the existing development on site and will have minimal impact on the long range views of users of the road. In addition, the development will be viewed against the backdrop of the existing woodland and sharply rising land further ameliorating impacts.

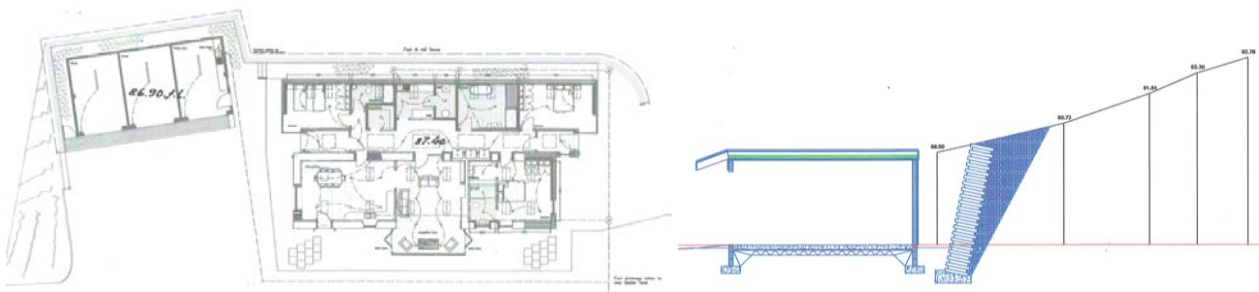


Figure 3: Extent of permacrib wall (left) and site section showing garage

In addition to the proposed physical development works, it is also intended to change an area of agricultural land to a residential use. The redline boundary of the application encompasses a significant area of land both to the north and south of the public right of way. While planning permission would be required for any development to the front or side of the property, if all of the area encompassed by the red-line application boundary were to be used as residential curtilage, the introduction of domestic style landscaping and paraphernalia (which wouldn't require planning



permission) could have an unacceptable urbanising impact on the essentially agricultural character of the site and wider area.

However, the applicant has provided a plan showing the extent of the proposed residential use with all other land retained in agricultural / woodland use. The area identified is already enclosed by existing boundary fences and, while large, as it is physically contained and well related to the property; on balance it is considered acceptable for this area to be used as a garden area subject to a suitably worded condition restricting residential use to the area identified. While a further condition could be attached withdrawing Permitted Development rights, given the tighter restrictions which apply in the National Park, meaning that any development to the side or front of the property would require planning permission, it is not considered reasonable or necessary to do so.

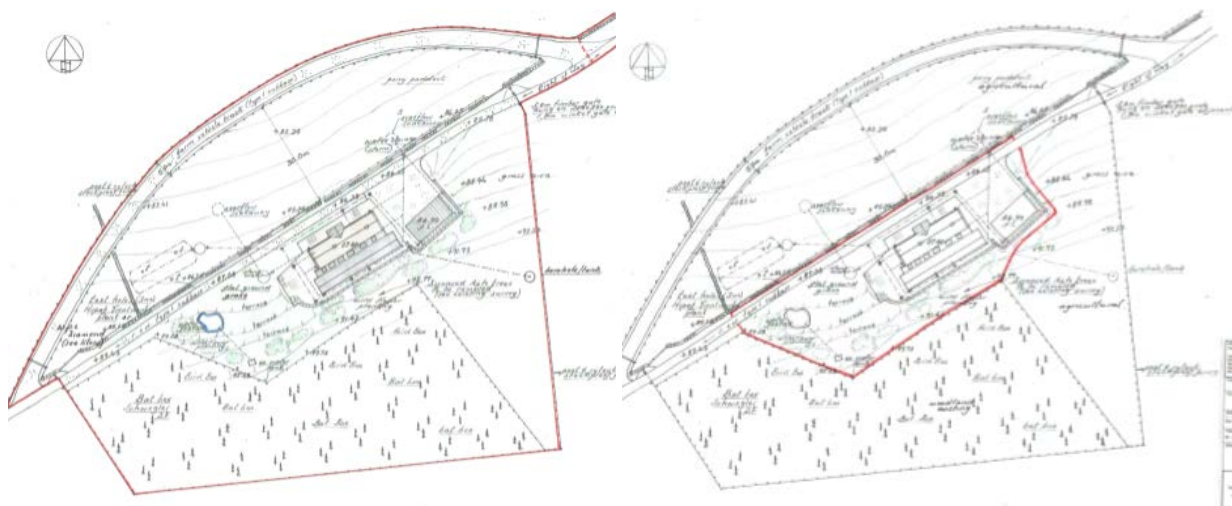


Figure 4: Red-line boundary (left); area for residential use (right)

It is also intended to create a new farm access track which would follow the boundary of the site to the north of the public right of way. The track would be 5m wide and enclosed on either side by a post and wire stock proof fence. The fence would adjoin the existing boundary wall to both the north-east and south-west edge of the site. While the track and fence would introduce a new element into an open field, this type of boundary, along with stone walls, is a common feature in the area with similar post and wire fences already present on the site. By virtue of the proposed track / fence leading from an existing boundary / track, it will have the appearance of an extension of the existing, rather than a new isolated feature. It is therefore considered that, on balance, the new track and fence can be accommodated without an undue impact on landscape character.

On the basis of the above, subject to a suitably worded condition restricting residential use to the area identified on the plan, it is considered that any impact on landscape character and visual amenity over and above those assessed in relation to design (above) would not be of a magnitude which would warrant refusal of the application. On balance, the proposals are therefore considered to accord with the requirements of Local Plan policy DM11.



Tranquility

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..'*

The Design and Access Statement indicates some external lighting will be required as part of scheme design. While it is indicated that the lighting will be on motion sensors and shielded, no information has been provided in relation to location, number or specification of units to be installed. As the proposals relate to the extension / conversion of a currently unlit property within a remote location within the International Dark Sky Park, it is considered prudent to attach a condition requiring any lighting which may be required in association with the proposed development to be first approved in writing by the LPA. The 'Design Heritage and Access Statement' submitted in support of the application does however state that the scheme will incorporate solar control glass and roof-light blinds in order to help protect the Northumberland International Dark Sky Park.

As the proposals relate to works to an existing dwelling along with new garaging and associated external works, outside of the initial construction phase, it is considered that the proposals are unlikely to generate significant levels of additional vehicle movements / traffic or noise.

On the basis of the above, subject to the imposition of a suitably worded condition requiring any external lighting to be first approved by the LPA, it is considered that the proposals would accord with the requirements of Local Plan policy DM11 and the NPPF in relation to tranquility and dark skies.

Cultural Heritage

While Longback Cottage is not covered by a statutory heritage designation, the cottage was recorded in the 1987 Historic Building Survey of the National Park and is considered to be of local interest. The pre-ambule to policy DM14 of the Local Plan notes that *'locally valued (non-designated) assets [also] have historic interest and play a key role in defining place and in building local pride'* with part 3) of the policy stating that *'Development affecting the built heritage of the National Park should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction'*. Section 16 of the NPPF, notably paragraphs 197 – 199, provides the framework under which LPAs should consider applications which impact on non-designated heritage assets

As the proposals relate to a non-designated heritage asset, the NNPA Historic Environment Officer has been consulted on the proposals. Having considered the information provided, the Officer has noted that the amount of development proposed would have a significant impact on the building and its setting although the visualisations included as part of the application have been helpful in understanding the impact. The Officer has noted that as Longback Cottage is a heritage asset of local significance, a condition requiring the submission of an historic building survey (to Level 1 as



set out in Understanding Historic Buildings: A Guide to Good Recoding Practice), should be attached. This is in accordance with Policy DM14 in that there will be some impact on the building's appearance but that the proposals are acceptable in policy and principle. Subject to the imposition of an appropriate condition the proposals are considered to accord with the requirements of Local Plan policy DM14 and the NPPF.

Highways

Amongst other, Policy ST2 is supportive of proposals which '*ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way*'. Access to the property would be via the informal track which leads west from Kirknewton which is also a public right of way. The property would be served by a new triple garage / store with a parking / manoeuvring area in front.

Northumberland County Council Highways have been consulted on the proposals. Having considered the information provided Highways have confirmed that they no objection to the proposals on highways safety or parking grounds. They have however requested that a condition be attached to any permission which may be issued to ensure that the parking area shown on the plans is implemented prior to first occupation of the development. While the proposals relate to the extension of an existing property, given that the property is currently vacant and no parking provision currently exists, it is considered reasonable to attach a condition of this nature in this instance.

In addition to NCC Highways, the NNPA Access and Recreation Officer has also been consulted on the proposals. Having considered the information provided, the Officer has noted that Kirknewton footpath 42 runs along the main access track to the property from Kirknewton village. This is a well-used route, linking in with many access opportunities in the area - specifically the Hillfort trails at West Hill and Yeavinger Bell and the long distance route of Saint Cuthbert's Way.

The Officer does not however envisage that the proposals will impact on these public rights of way or other access opportunities in the area, and notes this matter has been discussed with the applicant. It has however been noted that whilst any construction works are ongoing, care should be taken to not obstruct access to these rights of way or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made. It is considered reasonable to attach an informative to any approval which may be issued advising the applicant of the need to comply with this requirement.

Contaminated Land

Part m) of Local Plan policy ST2 states that development will be permitted where '*The proposal will not give rise to unacceptable risks from contaminated or unstable land*'. As the proposals in part relate to the conversion of agricultural buildings to provide additional residential accommodation, the application has been supported by a Contaminated Land Assessment Form. The form indicates that there are no known or suspected sources of contamination present on site. NCC Environmental



Health Protection have been consulted on the proposals and having considered the information provided, have raised no objection. On the basis of the above, it is considered that the proposals accord with the requirements of Local Plan policy ST2 in relation to contaminated land.

Water Supply

Part k) of Local Plan policy ST2 states that development will be permitted where the proposal *'ensures the provision of appropriate and proportionate services and infrastructure to meet the needs of the development'*.

NCC Environmental Health Protection were consulted on the proposals and initially objected on the grounds that insufficient information regarding water supply to the property had been provided with further detail requested on the means of providing water to the property. In response, the applicant has confirmed that the property will be connected to a new private water supply (PWS). Public Protection have been re-consulted but a further response has not been forthcoming. However, as it is intended to attach to a new PWS then it is considered reasonable to attach a condition requiring, prior to first occupation, a scheme for the provision of a sufficient and wholesome supply of water to be submitted to, and approved in writing by, the local planning authority.

Subject to the imposition of a suitably worded condition it is considered that the proposals would accord with the requirements of Local Plan policy ST2 and the NPPF in relation to water supply.

Foul Drainage

Planning Practice Guidance on *'Water supply, wastewater and water quality'* states that *'When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works'*. In this instance, rather than discharging to a public sewer, the intention is to discharge to a new Package Treatment Plant (PTP). As such, the application has been supported by a Foul Drainage Assessment (FDA).

As there is no public sewer in the vicinity of the application site, the intention is to connect to a PTP is considered acceptable. The submitted information indicates that the intention is to make use of a WPL Diamond DMS3 PTP which complies with the general binding rules and is certified to BS EN 12566-3 (for septic tanks and small sewage treatment plants). This unit is designed to accommodate use by up between 5-11 people which is considered appropriate to serve a three double bed roomed property and would provide sufficient capacity to deal with anticipated flows. The development is therefore considered to be acceptable in terms of foul drainage, subject to the inclusion of a condition requiring the connection to the package treatment plant prior to first occupation.

Renewable Energy

Local Plan policy DM13 is supportive of small scale schemes for the generation of renewable energy where, amongst others, it is *'of a scale and design appropriate to the locality'* and *'does not*



result in an adverse impact on the special qualities of the National Park. In this instance it is intended to install solar panels to the existing southern elevation of the property. As discussed above, it is considered that the solar panels can be accommodated with detriment to the character of the property or the special qualities of the National Park. The proposals are therefore considered to accord with the requirements of Local Plan policy DM13.

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 19th November 2020;
- Plan as existing, Project 20 / 660, Dwg No. 1, received 19th November 2020;
- Plan as proposed, Project 20 / 660, Dwg No. 2, received 19th November 2020;
- Proposed roof layout, Project 20 / 660, Dwg No. 3, received 19th November 2020;
- Location Site Plan, Project 20 / 660, Dwg No. 4, received 19th November 2020;
- Proposed Site Plan, Project 20 / 660, Dwg No. 5, received 19th November 2020;
- Proposed Site Plan showing garden area, Project 20 / 660, Dwg No. 5, received 27th November 2020;
- Proposed sections through site, Project 20 / 660, Dwg No. 6, received 19th November 2020;
- Existing site plan showing topographic survey, Project 20 / 660, Dwg No. 7, received 19th November 2020;
- Foul Drainage Assessment, received 19th November 2020;
- WPL Diamond DMS3, Product Specification Sheet, received 19th November 2020;
- Contaminated Land Screening Assessment Form, received 19th November 2020;
- Permacrib, typical section received 19th November 2020;
- Solar Control Glass, Product Information Sheet, received 19th November 2020;
- Dark Sky Information, received 19th November 2020;
- Design Access and Heritage Statement, Longback Cottage, Dobsons Design, received 19th November 2020;
- Ecological Assessment, Proposed renovation at Longback Cottage, BSG Ecology, 30th September 2020; received 19th November 2020;
- E-mail from applicant, 28th November 2020, 16.06, providing additional information in relation to trees.



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, DM6, DM7, DM10, DM11, DM12, DM13 and DM14 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 avoidance and mitigation strategy detailed within Section 4 of the '*Ecological Assessment, Proposed renovation at Longback Cottage, BSG Ecology, 30th September 2020*' Report. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Installation of 5 bat boxes on retained trees;
- Pre-works inspection;
- Pre-exclusion surveys and fixing of excluders;
- Tool box talk;
- Removal of sensitive features by hand;

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, Chapter 11 of the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

4. No destructive works, such as the removal of slates or walls, should take place during the bat hibernation period.

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, Chapter 11 of the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

5. The development shall be connected to the package treatment plant hereby approved prior to first occupation and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Local Plan policy ST2 and the NPPF.

6. The development shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Local Plan Policy ST2 and the NPPF.



7. Prior to the fixing of any external lighting associated with the development, full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting 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 tranquillity and intrinsically dark character of the area, including the Northumberland International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.

8. Prior to the commencement of works to the building, a Level 1 Historic Building Survey of the existing building shall be made and submitted for the approval of the Local Planning Authority.

Reason: In order to obtain a historic record of the existing building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

9. 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 Class E or F of Part 1 of the Order shall be carried out on land outwith the red-line boundary shown on *'Proposed Site Plan showing garden area, Project 20 / 660, Dwg No. 5'*, received 27th November 2020, 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 visual amenity or from impacting upon the special qualities of the National Park, in accordance with Local Plan ST1, ST2, DM2, DM11 and the NPPF.

10. Prior to first occupation, a scheme for the provision of a sufficient and wholesome supply of water to the development shall be submitted to and approved in writing by the local planning authority. The scheme shall specify the provisions to be made to ensure that a sufficient supply of water is available (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) and treatment required to ensure that the water is wholesome. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

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.



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. Care should be taken to not obstruct access to Kirknewton footpath 42 or any other public right of way, or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made.

Background Papers

Application File: 20NP0088
EIA Screening Report

	Signature	Date
Planning Officer	C Godfrey	8 th February 2021
Head of Planning and Policy	<i>Susannah Buylla</i>	08/02/2021