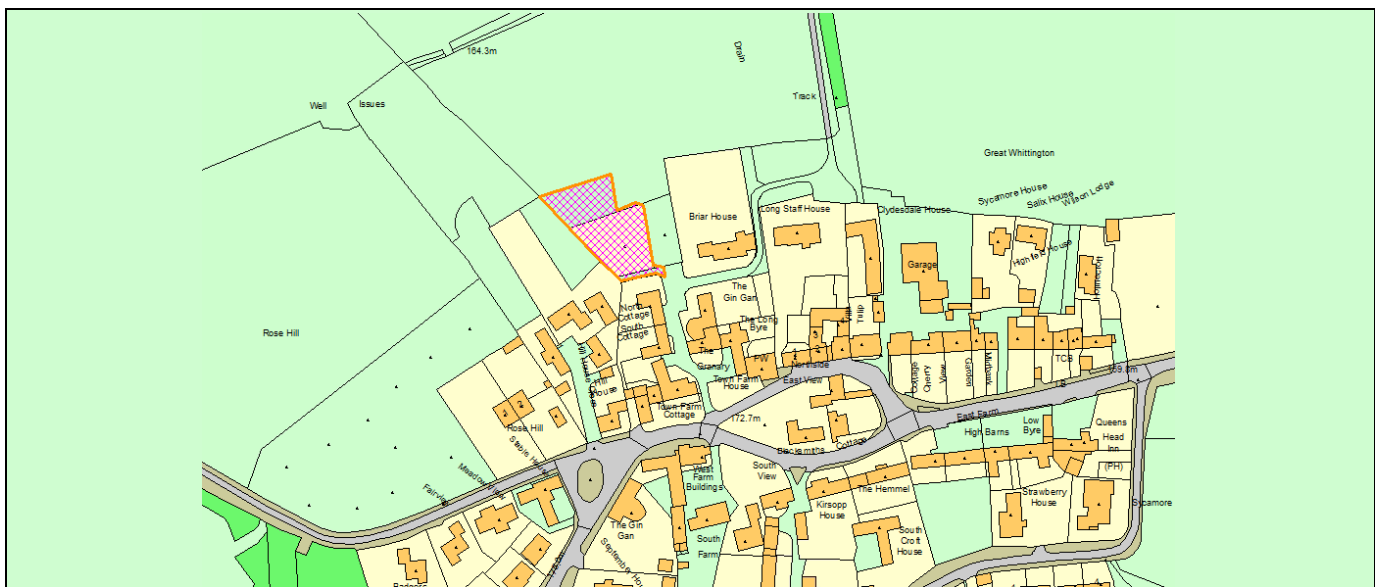


Castle Morpeth Local Area Council 11 December 2017

Application No:	16/00013/FUL		
Proposal:	Erection of a single storey detached dwelling house with rooms in the roof.		
Site Address	Land North Of North Cottage, U8164 Great Whittington Village Loop Road, Great Whittington, Northumberland, NE19 2HA		
Applicant:	Dr C L Morriss C/o Affordable Architecture, Border House, Beaufront Park, Anick Road, Hexham, Northumberland, NE46 4TU	Agent:	Mr John Mackenzie, Affordable Architecture, Border House, Beaufront Park, Anick Road, Hexham, Northumberland, NE46 4TU
Ward	Ponteland West	Parish	Whittington
Valid Date:	7 January 2016	Expiry Date:	3 March 2016
Case Officer Details:	Name: Mr Neil Armstrong Job Title: Principal Planning Officer Tel No: 01670 622695 Email: neil.armstrong@northumberland.gov.uk		



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1. Background

- 1.1 Under the Council's Scheme of Delegation, where applications raise significant planning issues, they are referred to the Head of Service for consideration of whether the application should be referred to Planning Committee for determination. This matter was duly considered under these provisions and it was confirmed that the application should be considered by Planning Committee.

2. Description of the Site and Proposal

- 2.1 This application site refers to an enclosed parcel of land on the northern periphery of Great Whittington village. The site is partly within and also abuts the Great Whittington Conservation Area Boundary to the south. The application site has some planting to the front of the site, but is predominantly enclosed by a post and wire fence.
- 2.2 The site is adjoined by North View to the east, North Cottage to the south and Brookfield House to the southwest. The north and east boundaries would overlook open greenspace, which is designated as an area of high landscape value. The land to the north of the site falls steeply away from the boundary. A public right of way (bridleway) runs along the western boundary of the site.
- 2.3 This application seeks full planning permission for the erection of a one and half storey detached dwelling house with the first floor rooms within the roof space. The proposed dwelling would be laid out in an L-shape towards the centre of the irregular shaped plot, leaving a driveway and front garden to the south and a large rear garden to the north-west. The proposed dwelling would be 21 metres wide, 8.6 metres deep to its western side and 12.5 metres to the east, and would have eaves level of 3.1 metres and 7 metres to the ridge with a dual-pitched and gable ended roof.
- 2.4 The dwelling is proposed to be constructed of natural stone with a natural slate roof. The front elevation would have a double garage projecting forward 3.9 metres from the eastern end of the front elevation. The garage would be 6.3 metres high with a dual-pitched gable ended roof with a rooflight in both roof slopes.
- 2.5 The rear elevation would have a large gable feature projecting forward 0.8 metres from the rear elevation and would be 4.2 metres wide, standing at 6.5 metres high (4.5 metres to the eaves). The gable feature would have glazing along the ground floor and a recessed balcony at first floor level. There would be windows in the flanks of the gable feature at ground floor level.
- 2.6 The plans have been amended during the course of the application following concerns raised by officers and in light of consultation responses received, particularly in relation to the scale and design of the dwelling and potential impacts upon the character and appearance of the conservation area and the

public right of way. These matters will be considered in more detail as part of the appraisal section of the report.

3. Planning History

Reference Number: 15/02163/FUL

Description: Construction of new single storey detached dwelling with rooms in the roof (amended description)

Status: Withdrawn

Reference Number: 15/01511/FUL

Description: Change of use of agricultural land to residential, construction of new detached garage & landscaping works

Status: Approved

Reference Number: T/93/E/127

Description: Erection of detached dwelling house

Status: Pending

4. Consultee Responses

Whittington Parish Council	<p>Object on the following grounds;</p> <p>The proposed development causes substantial harm to the Conservation Area which is not outweighed by any public benefit or perform any economic, social or environmental role.</p> <p>The proposal, due to its size and design, is not in keeping with the surrounding dwellings and would adversely impact on views into and out of the Conservation Area. In addition, the design and close proximity of this proposal to existing dwellings will create an unacceptable invasion of privacy for existing residents.</p> <p>The Town Farm area is currently under considerable pressure in terms of parking and vehicular movements, any increase in traffic would be problematic.</p> <p>N.B. No further comments have been received from the Parish Council following the most recent re-consultation on amended plans.</p>
NCC Building Conservation	Building Conservation welcome the fact that the existing bridleway and both hedges are remaining intact. It would be preferable if the western gable of the proposed dwelling was

	set back from the boundary by at least another metre, however on balance Building Conservation do not consider that this will cause any significant harm to the character of the Conservation Area.
NCC Countryside/ Rights Of Way	The details for the development indicate that the works proposed would have minimal impact upon the existing public bridleway. It is unclear from the plan if the applicant proposes to apply for a diversion of the public bridleway over the north of the site as both the existing and an alternative route are shown in place. If a diversion is proposed, the alteration to the route of the bridleway will require an application to be made under Section 119 Highways Act 1980. No change to the existing route of the bridleway can be made until this order is confirmed. The written agreement of the neighbouring landowner to the north of the site will be required as the alteration to the bridleway will affect that land as well as land in the ownership of the applicant. Comments are also provided in respect of the construction details of the public right of way and boundary treatments.
Historic England	No comments - the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
NCC Highways	No objection subject to relevant conditions.
Northumbrian Water Ltd	No comments to make.
The Coal Authority	If this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	18
Number of Support	0
Number of General Comments	1

Notices

Site Notice – Public Right of Way & affecting Conservation Area: 20 October 2017

Summary of Responses:

18 objections have been received on the following grounds:

- They site would pose an increased threat to the users of the bridleway due to the access road being used by 3No properties and delivery vehicles. The safety concerns have be exacerbated by the fencing enclosing North Cottage.
- The surrounding area does not have the capacity to accommodate the development due to the number of recent approvals.
- There have been 3 applications totalling 20 new properties, increasing the size of the Conservation Area by 30%. The applications should be viewed holistically to assess the total impact on the heritage, infrastructure and flooding. If there is no mechanism within planning to do this, the decision should be deferred until the neighbourhood plan has gone through the consultation phase.
- Not enough local services to cope with the demand of cumulative residential development.
- The applicant has not demonstrated the need for housing, as there are a number of approved applications for executive housing and a surfeit of similar properties for sale within the surrounding area.
- Unsustainable overdevelopment of the existing development of 8No dwellings.
- The proposal would exacerbate the unsuitable development of North Cottage.
- The proposal is two-storey, not single storey.
- Inappropriate use of residential garden land and bridal way.
- Impact on the character and appearance of the conservation area and the impact on visual amenity.
- Proposed dwelling is overbearing on the neighbouring dwellings and adjoining footpath.
- The application site would be a 'land grab' reducing the width of the footpath and impacting its maintenance and condition.
- Contrary to local and national planning policy.
- Overdevelopment of the plot.
- Unsuitable size and orientation (design).
- Impact on views of the village perimeter, particularly from the north, that would exacerbate the detrimental visual impact of the existing inappropriate and disproportionately tall development.
- Proposed dormer windows are larger in scale than those in the surrounding area and are not of an appropriate design.
- The proposal would set a precedent for further unsuitable development.
- Impact on sense of community and community vision.
- Loss of privacy to neighbouring properties.
- The south facing window would look directly into the windows of the Gingan of Brookefield house, which is the habitable room.
- Concerns over the loss of protected hedges and trees to be felled for the development without prior permission.

- Does not comply with the outline village property development plan of 2016
- The bus service referred to within the design and access statement is regular but infrequent, with 4 buses a day with no buses to Corbridge.
- An affordable bungalow would be a more appropriate development.
- The beech hedge between the application site and Brookefield house would provide inadequate screening.
- Contrary to the Tynedale Plan which prevents two-storey development within 25 metres of another property.
- The previous agriculture shed on the site is immaterial as it would still constitute a change of use and does not alter that the site is an established garden
- Status of the Whittington Parish Neighbourhood Plan

In addition to the above objections, a representation has been received from the Ramblers Association seeking assurances that the owner will not allow the hedge to encroach on the 3m wide footpath.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=O0FIY2QSMWA00>

6. Planning Policy

6.1 Development Plan Policy

Tynedale District Local Plan (2000)

- GD2 - Design Criteria for development, including extensions and alterations
- GD4 - Range of transport provision for all development
- GD6 - Car parking standards outside the built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
- H32 - Residential Design Criteria
- NE33 – Protection of trees, woodlands and hedgerows
- NE37 - Landscaping in developments
- BE18 - Development affecting the character and setting of a Conservation Area
- BE28 - Archaeological Assessment

Tynedale LDF Core Strategy (2007)

- H1 - Principles for housing
- H2 - Provision of housing and the management of supply
- H3 - Location of new housing and the definition of sustainable settlement
- H4 - Maximising housing development on Previously Developed Land
- GD1 - Locational policy setting out settlement hierarchy
- GD2 - Sequential test for development
- GD4 - Principles for transport and accessibility to increase sustainable access and

minimise the need for journeys
GD5 - Minimising flood risk
NE1 - Principles for the natural environment
BE1 - Principles for the built environment

6.2 National Planning Policy

National Planning Policy Framework 2012
National Planning Practice Guidance 2014 (as amended)

6.3 Emerging Policy

Whittington Parish Neighbourhood Plan: Pre-Submission Draft (May 2017)

WNP 1 - Landscape design principles
WNP 4 - Design
WNP 5 - Heritage assets
WNP 6 – Development in the open countryside
WNP 7 – Housing
WNP 13 – Transport and new developments

6.4 Other Documents/Strategies

Great Whittington Conservation Area Character Appraisal (2009)

7. Appraisal

7.1 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:-

- Principle of Development
- Residential Amenity
- Siting, design and impact upon the Great Whittington Conservation Area
- Transport Matters
- Public Rights of Way
- Ground Stability and Coal Mining Risk
- Archaeology
- Drainage and Flood Risk
- Ecology and Biodiversity
- Neighbourhood Plan

Principle of Development

7.2 The NPPF operates under a presumption in favour of sustainable development and identifies there are three dimensions to sustainable

development, economic, social and environmental. The planning system needs to perform each of these roles. The environmental role contributes to protecting and enhancing our natural, built and historic environment and as part of this, helping minimise waste and pollution.

- 7.3 In accordance with paragraph 216 of the NPPF weight must also be given to policies in emerging plans, depending on: the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF; and the extent of unresolved objections to the emerging plan. The Whittington Parish Neighbourhood Plan has been the subject of consultation and the current version is the Pre-Submission Draft (May 2017). In terms of weight to be given to the Plan, it would be appropriate to give some limited weight to the policies in the Plan. Weight will increase once the Plan is submitted to the Council as it will have been modified to reflect the outcome of the formal consultation undertaken by the Parish Council. It is understood that the Plan is currently being modified prior to Habitats Regulations Assessment being conducted and submission of the Plan is expected before the end of this year. At present the saved policies in the Tynedale Local Plan and Core Strategy would have significantly more weight than the emerging Neighbourhood Plan policies where they align with NPPF.
- 7.4 Paragraph 49 of the National Planning Policy Framework (2012) states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 7.5 Policy H1 of the Tynedale Core Strategy 2007 sets out the principles for housing development, including high quality design, locating housing in existing settlements, providing a range of housing and meeting local housing need. Policy H3 of the Core Strategy seeks to set out the percentage of new dwellings in line with a sequential approach and sets out levels of transport and service provision to support new housing development. The sequential approach is not supported by the NPPF and the transport and service provision level has been superseded by the housing and sustainability objectives of the NPPF.
- 7.6 Policy GD1 of the Core Strategy sets out the hierarchy of the development by location, stipulating that smaller villages are suitable for small scale development only. Great Whittington is identified as a smaller village within the Core Strategy. Policy GD2 goes on to state that development of sites shall be prioritised with previously developed land and buildings with settlements first, then other suitable sites within the built up area of settlements. However, the NPPF does not have such a presumption, and only seeks to encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of a high environmental quality, therefore this policy is afforded limited weight.
- 7.7 Objections have been received on the grounds that the development is unsustainable as the local area does not have the capacity or services to

support the development following the recent spate of planning approvals increasing the size of the village by 30%. Further objections have been received on the grounds that the applicant has not demonstrated a demand for the proposed housing. It is not reasonable to require the applicant to provide evidence of housing demand for a single dwelling in a location that has previously been considered as a sustainable location.

- 7.8 It is acknowledged that the site falls within the village envelope of Great Whittington village. On the balance of issues, the proposal is considered to be a small scale development within an existing smaller village where small-scale development is considered to be acceptable. As such the principle of the development is deemed to be acceptable subject to detail in accordance with Tynedale Core Strategy Policy H1, the NPPF.
- 7.9 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirements. The five year housing land supply position is pertinent to proposals for residential development in that paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. In such cases, the presumption in favour of sustainable development, as stated in paragraph 14 of the NPPF will be engaged.
- 7.10 For details of the five year housing land supply assessment, the Council's Five Year Supply of Deliverable Sites 2017 to 2022 report, published in November 2017 should be referred to. This report identifies housing land equivalent to a 6.5 years supply. Therefore, in the context of paragraph 49, policies for the supply of housing should not be considered out of date.
- 7.11 In summary, the principle of residential development on the site is considered to be acceptable, which would result in small-scale development in a sustainable location, in accordance with the development plan and the NPPF.

Residential Amenity

- 7.12 Policy GD2 of the Tynedale District Local Plan states that design should not create conflict between adjacent land uses and there should be no adverse effect on adjacent land or buildings, in terms of loss of light, noise or other disturbance, overbearing appearance or loss of privacy.
- 7.13 The proposed dwelling would run flush with the rear elevation of North View to the east leaving the rear elevation with limited views of the garage block and the attached garage of the proposal would screen North View from the windows in the front elevation of the proposed dwelling.
- 7.14 It is acknowledged that an objection has been received on the grounds of overbearing impact of the dwelling in this location, although no comments

have been received from North View. The proposal is set approximately 5.5 metres from the main dwelling of North View, the boundary of which features an existing Leylandii hedge to the boundary. The nearest part of the proposed dwelling, comprising the garage section, would be 24 metres north of North Cottage. The dwelling would also be around 18 metres at its nearest to Brookfield House to the south-west.

- 7.15 Having regard to the layout, scale and separation distances from adjacent properties, as well as existing boundary treatments, it is considered that the proposed dwelling would not have a significant detrimental impact on the light, outlook or privacy of the neighbouring dwellings. The proposal is therefore deemed to be acceptable in terms of residential amenity in accordance with Local Plan Policies GD2 and H32 and the NPPF.

Siting, Design and Impact upon the Great Whittington Conservation Area

- 7.16 Policy GD1 of the Core Strategy sets out that small scale development only will be permitted in smaller villages and the scale and nature of the development should respect the character of the village. Policy BE1 of the Core Strategy sets out the principles for the natural environment, including ensuring development is of a high quality. Policy GD2 of the Local Plan requires development to respect the positive characteristics of the natural and built environment, and amongst other criteria design should be appropriate to the character of the site and its surroundings. Policy H32 of the Local Plan also sets out criteria for new residential development, with development being required to reflect the distinctive character of the former district.
- 7.17 Paragraph 129 of the NPPF stipulates that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. This assessment should be taken into account to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 7.18 Paragraph 131 of the NPPF states that in determining applications Local Authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 132 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 133 advises that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset the application should be refused.
- 7.19 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act

1990 imposes a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The Great Whittington Conservation Area Character Appraisal (February 2009) document defines and records the factors that make the conservation area special, thereby providing a baseline for decisions about the area's future. It also identifies features and problems that detract from the special quality and suggests, by means of outline management and enhancement proposals, the ways in which this special interest can be safeguarded and improved. The appraisal also provides the opportunity to review the boundaries of the conservation area and, where appropriate, propose amendments.

- 7.20 The new dwelling would sit within the boundary of the Great Whittington Conservation Area, whilst the rear garden area would adjoin it. The site's location would ensure that any development would have an impact on setting of the conservation area, particularly due to the bridleway providing views from the north. Several objections have been received on the grounds of overdevelopment, impact on the character and appearance of the conservation area, unsuitable development, impact on visual amenity, poor quality of design and inappropriate orientation and impact on the perimeter of the village.
- 7.21 Concerns have been raised by Conservation Officers and subsequent amended plans have been submitted in an attempt to overcome these. These concerns related to the layout, scale and design of the dwelling, and the proposal to remove the section of hedgerow to the western boundary and reduce the width of the bridleway. Both the Conservation Officer and the Council's Public Rights of Way officer previously objected to this latter element of the scheme and considered that the bridleway should be retained as it is on the ground. The Building Conservation Officer advised that the width of the dwelling in its current orientation had compromised the bridleway and hedge which are both important features of the Conservation Area, which would cause substantial harm to the existing character and appearance of this part of the Great Whittington Conservation Area. Any development would therefore need to be sited to ensure that the development and the boundary treatment would not interfere with the hedge or bridleway.
- 7.22 The applicant has amended the proposed plans since the original submission following the comments of the Conservation Officer. In terms of elevations the revised plan is simpler and removes dormer windows from the scheme. Following discussions on site with the Conservation Officer and Rights of Way Officer there has been re-consultation on further amended plans, which show the bridleway and hedge to the western boundary being retained and the layout of the dwelling being slightly reduced in width to accommodate this.
- 7.23 The Conservation Officer has subsequently responded to the consultation and welcomes the fact that the existing bridleway and both hedges are remaining intact. They comment it would be preferable if the western gable of the

proposed dwelling was set back from the boundary by at least another metre, however on balance Building Conservation do not consider that this will cause any significant harm to the character of the Conservation Area. Conditions regarding the retention of the hedges and regarding external materials should be added to any consent granted

- 7.24 On the basis of the amended plans, and subject to conditions that would retain the existing hedgerows and secure appropriate materials, it is officer opinion that the proposed development would not result in any unacceptable harm on the character and appearance of the conservation area. Having regard to paragraph 134 of the NPPF, where less than substantial harm has been identified, this should be weighed against the public benefits of the proposal. Whilst such benefits would be more limited for a single dwelling, it is considered that the construction of a new dwelling in a sustainable location would result in a public benefit and an acceptable form of development in this location and the harm would not be significant so as to justify a refusal of the application.
- 7.25 Having regard to the above, and following the submitted amendments, the proposal would result in an acceptable form of development that would not result in any significant or unacceptable harmful impacts upon the character and appearance of the site and surrounding area, including the conservation area. The proposal would therefore be in accordance with Policies GD1 and BE1 of the Core Strategy, Policies GD2, BE18 and H32 of the Local Plan, and the NPPF.

Transport Matters

- 7.26 Paragraph 32 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. Policy GD4 of the Core Strategy sets out the principles for transport and accessibility for new development with the core aims of maximising core conflict free access, minimising the need for journeys by private vehicles and encouraging sustainable transport. Policy GD4 of the Local Plan states that new developments shall have safe access to the site and to the classified road system and ensure that the development should not create levels of traffic which would exceed the capacity of the local road network or create a road safety hazard. In addition, Policy GD6 of the Local Plan sets out the car parking standards for new development outside of the existing built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge.
- 7.27 The Highways Development Management Team has raised no objection to the application, stating that the proposal has provided a sufficient level of parking to meet Northumberland County Council Standards and providing space for vehicles to enter, manoeuvre and leave in forward gear. Furthermore the local highway network is able to accommodate the additional trip generation created by a single dwelling. On this basis the proposal would

result in an acceptable form of development in accordance with the Development Plan and the NPPF.

Public Rights of Way

- 7.28 Policy TP26 of the Local Plan states that the Council will encourage the retention and extension of the existing network of public rights of way and bridleways. Policy TP27 states that development that would directly or indirectly affect a public right of way will only be permitted if a suitable alternative route is provided by the developer before development commences.
- 7.29 As referred to earlier the Council's Public Rights of Way Officer had objected to the reduction of the width of the bridleway to the west of the site, which could result in the bridleway having a severe cross slope in places. They considered that the bridleway should be retained as it is on the ground. Following further discussions with the applicant's agent an amended plan has been submitted that shows the existing bridleway and hedge to the western boundary being retained, with the bridleway upgraded with a new hardcore finish. The plan also shows the existing route of the bridleway being retained where this crosses over the rear part of the application site and area of rear garden for the new dwelling, with new timber fence and gated access with side of this. The plan also indicates what is suggested is the route that people have taken when using the bridleway, and it is not clear if there is a future intention to apply to divert the route.
- 7.30 The Rights of Way Officer has responded to re-consultation advising that the amended details indicate that the proposed works would have minimal impact on the existing bridleway. If a diversion is proposed then the alteration to the route will require an application to be made under Section 119 of the Highways Act 1980, and no change to the existing route can be made until this order is confirmed. The applicant's agent is aware of this and this can also be highlighted as an informative to any consent granted.
- 7.31 The Rights of Way Officer has also provided comments on matters in respect of a specification for the surfacing of the bridleway and any gates and boundary treatments that may impact on the right of way. Again, these are matters that can be highlighted as an informative, but a condition could also secure details of the surface finish and any gates/fencing to ensure these are appropriate.
- 7.32 On the basis of the further comments from the Rights of Way Officer, and subject to conditions, the proposals are considered acceptable in this respect and would retain the width of the existing bridleway, in accordance with Local Plan Policies TP26 and TP27 together with the NPPF.

Ground Stability and Coal Mining Risk

- 7.33 Paragraph 120 of the NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location.
- 7.34 The applicant has submitted a Coal Mining Risk Assessment and a Coal Mining Desk Study. The Coal Authority has reviewed the application and submitted documents and highlights that the site is not within the higher risk referral area, and has no objection to the development subject to the imposition of the Coal Authority's standing advice subject to the permission if the Local Planning Authority is minded to approve the application. On this basis the proposal is deemed to be acceptable in terms of coal risk and land stability.

Archaeology

- 7.35 Paragraph 139 of the NPPF states non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
- 7.36 Policy BE28 of the Local Plan states that where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.
- 7.37 The application site does not fall within any recognised archaeological constraints and as such it is not deemed necessary for the applicant to provide an archaeological assessment.

Drainage and Flood Risk

- 7.38 The application site falls within the low risk Flood Zone 1 area and is therefore unlikely to be at risk by flooding. The proposed development of a single dwelling is unlikely to result in an increased flood risk to the surrounding area, particularly as the site would retain a large amount of soft landscaping. Northumbrian Water has no objections to the proposal and the proposal is therefore considered to be in accordance with Policy GD5 of the Core Strategy and the NPPF.

Ecology and Biodiversity

- 7.39 The application site is currently a residential garden and is predominantly lawned with some planting. Having regard to this, the landscaped garden is considered to have limited ecology value and the erection of a dwelling would not be considered to have a significant detrimental impact on ecology of the surrounding area, particularly as soft landscaping and the hedgerows are to

be retained within the proposal. The proposal would therefore be in accordance with the development plan and the NPPF.

Neighbourhood Plan

- 7.40 Although limited weight can be given to it at this stage, officers have given consideration to relevant policies of the emerging Neighbourhood Plan. The part of the site upon which the dwelling would be constructed is within the proposed settlement boundary, although part of the rear garden area would be located beyond this. However, having regard to the adopted development plan, and the nature of this as garden land, this is not considered to be unacceptable. It should also be noted that part of this land was included within the red line boundary for the site associated with the construction of North Bank to the east, and a garage has been constructed under that permission which goes beyond the proposed boundary.
- 7.41 Other relevant policies relate to new housing, the impact on the landscape, heritage assets, general design principles and transport, which are also considered in the adopted development policies and the NPPF. Development should be appropriate to the size and character of the local area and be of an appropriate scale and design. Having considered the proposal against the principles and policies set out within the Neighbourhood Plan, it is not considered that the proposed development would be contrary to this.

8. Conclusion

- 8.1 The principle of developing a new dwelling on this site, which is within an identified smaller village adjacent to existing housing within Great Whittington, would result in a sustainable form of development and would accord with adopted development plan policies and with the NPPF.
- 8.2 The dwelling would be of an acceptable layout, scale and design that would not result in any significant or unacceptable harm upon the character and appearance of the settlement or the conservation area. Adequate levels of amenity would be provided for the future occupants of the proposed dwelling and for existing residents in accordance with the NPPF and adopted development plan policy. Subject to conditions there would be no harm in relation to other matters including the route of the existing bridleway and highway safety, in accordance with the NPPF and adopted development plan policy.

9. Recommendation

That this application be GRANTED permission subject to the following conditions:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of

three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

101.A.A2.005 Rev A – Proposed Plans and Elevations

101.A.A1.010 – Proposed Site Works

101.A.A1.11 – Proposed Site Works

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. Notwithstanding any description of the materials in the application, no development shall be commenced above damp proof course level until precise details of the materials to be used in the construction of the external walls, roofs, doors and windows of the dwelling have been submitted to, and approved in writing by, the Local Planning Authority. All materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan.

04. Notwithstanding the details shown on the submitted plans, prior to the commencement of development full details showing the proposed finished ground floor levels of the hereby approved development and the existing ground levels, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan.

05. A detailed landscaping scheme, showing both hard and soft landscaping proposals, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc, areas to be seeded with grass, and other works or proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority. The landscaped areas shall be

subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies GD2, H32 and NE37 of the Tynedale Local Plan.

06. All trees and hedges within, and to the boundaries, of the site shall be retained and protected throughout the course of development in accordance with a detailed scheme of works which shall first be submitted to, and approved in writing by, the Local Planning Authority. These measures shall be implemented in complete accordance with the approved scheme and shall remain in place throughout the course of the construction of the development, unless otherwise approved in writing with the Local Planning Authority.

Thereafter the existing hedges to the east and west boundaries of the site shall be retained. Any hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased shall be replaced with trees or hedging of such size, species in a timescale and in positions as approved in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity in accordance with the provisions of Policies NE33 and NE37 of the Tynedale Local Plan.

07. No development shall commence until details of measures to protect the route and users of Public Bridleway No. 3 during the construction phase have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full and retained for the duration of the construction works.

Reason: To maintain the routes of the existing public rights of way, from the outset, in accordance with Policies TP26 and TP27 of the Tynedale Local Plan.

08. No works shall be undertaken to Public Bridleway No. 3 unless details of the proposed surface treatment and any new fencing and gates on or adjacent to the route of the bridleway have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To maintain the routes of the existing public rights of way, from the outset, in accordance with Policies TP26 and TP27 of the Tynedale Local Plan.

09. The development shall not be occupied until the car parking area indicated on the approved plans has been provided. 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 Policy GD6 of the Tynedale Local Plan.

10. The development shall not be occupied until details of a vehicle turning area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicle turning area shall be retained in accordance with the approved details

Reason: In the interests of highway safety, in accordance with Policy GD4 of the Tynedale Core Strategy.

11. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development;
- vi. measures to control the emission of dust and dirt;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

Informatives

01. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: <https://www.gov.uk/government/organisations/the-coal-authority>

02. A public Right of Way passes close to or through the site. No action should be taken to disturb the surface, obstruct the path or in any way prevent or deter public use without the necessary legal diversion or closure Order having been made, confirmed and an alternative route provided.

03. The applicant is reminded that this permission does not convey approval for works affecting third party rights which may exist on the land or any adjoining. The

applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission.

Background Papers: Planning application file(s) 16/00013/FUL