

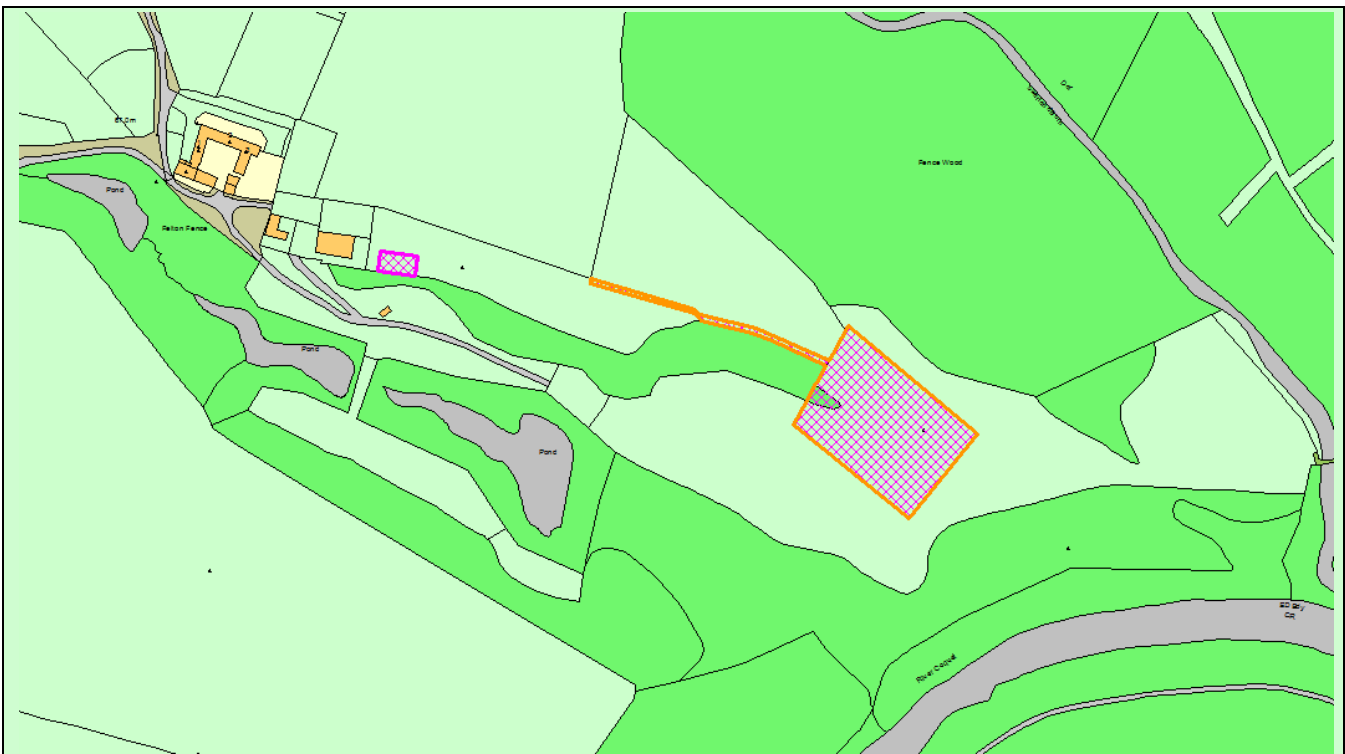
# NORTHUMBERLAND

Northumberland County Council

North Northumberland Local Area Council

22<sup>nd</sup> March 2018

<b>Application No:</b>	17/03816/FUL		
<b>Proposal:</b>	New 4 bed dwelling. Extend existing private track to site boundary, turning area and parking - Amended 15/02/18		
<b>Site Address</b>	Land South Of Fence Wood , Felton Fence, Felton, NE65 9HY		
<b>Applicant:</b>	Mr & Mrs Adamson Felton Fence Farm, Felton, NE65 9HY,	<b>Agent:</b>	Mr David Lilwall The Old Post Office, 31 Main Road, Kenton Bank Foot, Newcastle Upon Tyne NE13 8AA
<b>Ward</b>	Shilbottle	<b>Parish</b>	Felton
<b>Valid Date:</b>	25 October 2017	<b>Expiry Date:</b>	31 March 2018
<b>Case Officer Details:</b>	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: Ragu.Sittambalam@northumberland.gov.uk		



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## 1. Introduction

- 1.1 Under the provisions of the Council's current Scheme of Delegation, this application is considered to raise significant planning issues, which following reviewed by the Head of Service and the Planning Chair of the North Northumberland Local Area Council has confirmed that the application should be referred to Planning Committee for determination.

1.2 The application was amended as follows;

- 15/02/18 - Submission of a revised scheme of design
- 12/02/18 - Submission wildflower and wetland management scheme
- 06/02/18 - Submission of private treatment plant
- 24/01/18 - Submission of energy generation report, proposed borehole, and renewables
- 20/11/18 - Revision to location plan

## 2. Description of the Proposals

2.1 The application site is located south-east of the B6345 at Felton Fence Farm, west of the main steading and buildings in an area of paddock used for horse grazing.

2.2 The site is set in an open countryside location surrounded by open land that drops in level to the south providing a view over the River Coquet and landscape beyond.

2.3 The site is located outside of a settlement with Swarland 2.2 miles north, Felton 2.8 miles east and Longframlington 2.1 miles west.

2.4 There is existing woodland to the north of the site with further trees to the base along the southern edge.

2.2 The application seeks full planning permission to;

- Erect a two storey dwelling set into the hillside of the site. The dwelling would comprise of a lower ground floor of an 'L' Plan (l:9.8m-19.8m x w:9.8m x 26.0m) which serve as bedroom accommodation and service rooms, the lower ground floor would only be exposed to the south-western elevation with a predominantly glazed front (floor-ceiling) and clerestory glazing to the sides, the remaining exposed walls would otherwise be constructed of natural sandstone.
- At ground floor the dwelling would be made up of two gable forms, the first would be glazed from floor to ceiling inclusive of the gable accented with an area of copper cladding to the west elevation. This would be framed by a larger gable which would encompass the dwelling and incorporate an outdoor terrace that would cantilever over the lower ground floor. There would be an overhang to the gable ends which would incorporate lighting with glazed balustrading to the terrace.
- The terrace would span the front (south-west) and side (west) of the building projecting beyond the eastern corner of the building without support. The terrace immediately outside of the ground floor would be enclosed by the gable form which would in places wrap around the external space.
- The roof of the main building would deflect along its length, clad with charred cedar, the front flank would remain clean but the rear would feature roof openings.
- At ground floor sitting to the rear of the main gable would be a sand stone built garage with a flat sedum covered roof on which there would be solar thermal panels for hot water. This would lead onto an area of permeable hard surfacing onto a parking area and access lane to the property.

- As part of the proposal, solar panels would be applied to the southern face of the immediate barn to the west which would feed into the building. The garage would also house batteries to allow for the storage of electricity.
- The dwelling would be served by a new borehole to be located to the south-east side of the building.
- Waste would route to a sewage treatment plant to be discharged into a foul/surface water pond.
- Other external landscaping would include a wildflower meadow with the site to remain partially utilised for horse grazing.

2.3 The site is subject to the following environmental constraints;

- Public Right of Way crossing the land to the south.

### 3. Planning History

**Reference Number:** 11/00918/FUL

**Description:** Extension of Commercial Fishing Lake

**Status:** Permitted

### 4. Consultee Responses

Felton Parish Council	<p>No Objection;</p> <p>Felton Parish Council has no objections to the proposed development, however, it would be appropriate for the planning permission to include a condition that the occupants of the house should be part of the fishery and/or livery business and that the house should not be sold or separated from these enterprises.</p>
Highways	<p>No Objection; Conditions &amp; Informatives Advised</p> <p>In making our response the Highway Authority assess the impact of any proposed development on the highway network, both during construction, and once a development is completed. To ensure adequate manoeuvring/parking space is provided, safe access can be achieved, the highway remains free for the passage of all users of the highway, and so it does not have an adverse impact on the safety of all users of the highway.</p> <p>The proposed development has been checked against the context outlined above and is considered to be generally in accordance with the National Planning Policy Framework in highways terms, and the principle of the development is acceptable.</p>
Countryside/ Rights Of Way	<p>No Objection;</p> <p>I have no objection to the application on the condition that Public Footpath No.16 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.</p>
County Ecologist	<p>No Objection; Conditions Advised</p>

	<p>The existing grassland on the wider site has some limited value and variation but in the main it is of moderate/low ecological quality grazed grassland. There will be some loss of this habitat type but the proposed mitigation will result in the creation of a diverse lowland meadow to be managed as a traditional hay meadow together with an area of wet grassland and pond which together will be of significant ecological value creating habitats that are currently in decline (both in terms of quality and extent) both locally and nationally.</p> <p>Whilst it is certain that bats will commute and forage across the site the majority of activity will be associated with the woodland, woodland edges and the nearby watercourses and water bodies. The creation of the wildflower hay meadow and wetland areas will increase the value of a large proportion of the body of the site with regard to foraging and commuting bats, whilst maintaining the value of the woodland and woodland edge habitats, beyond the current value of the site.</p> <p>As a result no objections are raised on ecological grounds providing the recommended conditions are included in the event that consent is granted.</p>
Natural England	<p>No Objection;</p> <p>Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the River Coquet &amp; Coquet Valley Woodlands SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.</p>

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	0
Number of Support	0
Number of General Comments	0

### Notices

Site notice - Public Right of Way, 26<sup>th</sup> October 2017

Press notice - Northumberland Gazette - 2<sup>nd</sup> November 2017

### Summary of Responses:

None received.

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=OY499YQSK2R00>

## **6. Planning Policy**

### 6.1 Development Plan Policy

ALP - Alnwick District Wide Local Plan (1997)

BE8 Design in New Residential Developments and Extensions  
Appendix A Design and Layout of New Dwellings  
TT5 Controlling Car Parking Provision (and Appendix E)  
Appendix E Car Parking Standards for Development  
CD32 Controlling Development that is Detrimental to the Environment and Residential Amenity

ACS - Alnwick Core Strategy (2007)

S1 Location and Scale of New Development  
S2 The Sequential Approach to Development  
S3 Sustainability Criteria  
S11 Locating Development to Maximise Accessibility and Minimise Impact from Travel  
S12 Protecting and Enhancing Biodiversity and Geodiversity  
S13 Landscape Character  
S16 General Design Principles

### 6.2 National Planning Policy

NPPF - National Planning Policy Framework (2012)

PPG - Planning Practice Guidance (updated 2018)

## **7. Appraisal**

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located comprises the saved policies of the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007).

7.2 The main issues in the consideration of this application are;

- Principle of Development
  - Overview
  - Would the proposal be truly outstanding or innovative, helping to raise the standards of design more generally in rural areas?
  - Would the proposal reflect the highest standards in architecture
  - Would the proposal significantly enhance its immediate setting
  - Would the proposal be sensitive to the defining characteristics of the local area
  - Conclusion

- Amenity
- Highway Safety
- Ecology
- Rights of Way
- Conditions
- Other Matters
- Procedural Matters

### Principle of Development

7.3 *S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District. The location and scale of new development should accord with the settlement hierarchy and reflect the services present, accessibility and character of each settlement.*

*S3 of the ACS sets out sustainability criteria stipulating that development must satisfy the criteria with exceptions to compensate for sustainability shortcomings through condition/legal agreement but also states that it may be necessary to allow development which does not meet one or more of the criteria. These include that the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car, and there is adequate existing or planned capacity in the physical and community infrastructure, or that additional capacity can be provided, as well as matters of environmental impacts.*

*S14 of the ACS permits development in the open countryside where proposals are sustainable in line with S3 and where the development is essential to support farming and other countryside-based enterprise and activity, promote recreation and support the retention of sustainable communities or supports the conservation and enhancement of the countryside.*

7.4 The application proposes a new residential dwelling within the open countryside, S1 of the ACS limits development in the countryside with the site not considered sustainable within the context of S3. There is not a case put forward for the proposal to fit the criteria of S14, as such residential proposals in this location would not normally be supported within the development plan.

7.5 *Paragraph 55 of the NPPF sets out the exceptions to allow isolated homes in the open countryside such as;*

- *The essential need for a rural worker to live permanently at or near their place of works in the countryside, or;*
- *The exceptional quality or innovative nature of the design of the dwelling. Such a design should;*
  - *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
  - *Reflect the highest standards in architecture;*
  - *Significantly enhance its immediate setting; and*
  - *Be sensitive to the defining characteristics of the local area.*

- 7.6 Paragraph 55 of the NPPF forms the fundamental basis for the assessment of the principle of development, landscape and design of this proposal. There is no specific framework to assess the criteria under this part of the NPPF, the following appraisal is in response to the criteria of the exception.

### Principle of Development

#### *Overview*

- 7.7 Massing - The scale of the building is in part lessened through the use of a lower ground level, notwithstanding this, the overall footprint puts forward a building of a large scale.
- 7.8 Form - The form has taken cues from the agricultural barn buildings associated with the existing land use with an aim to produce a building of a scale and form that would be commonly associated with buildings in an open countryside location such as this.
- 7.9 Landscape Treatments - The access to the dwelling would be a gravel drive through a 5-bar gate, from the drive would be steps set into the hillside which only in-part would be visible. The proposal puts forward a wildflower meadow and wetland which has been supported by a management plan. The wetland, alongside ecological enhancement would help serve as a discharge point from the dwelling for drainage. There are also bat and bird bricks proposed.
- 7.10 Materials - The dwelling at lower ground floor would be stone but predominantly glazed with the remainder of a timber cladding inclusive of the roof. There would be a copper clad accent to the western gable.
- 7.11 Environmental Design - The building is proposed to be designed with high levels of thermal insulation, the eaves would overhang the terrace to provide protection against inclement weather and shade in the summer where solar heat gain may be excessive. Filter strips have also been proposed to areas of gravel, which alongside the sedum roof, wildflower meadow and wetland area would provide a sustainable drainage system.
- 7.12 Sustainability - Foul drainage would be channelled to a non-electric sewage treatment plant which in-turn connects to a wetland area. There would be on-site solar thermal heating and batteries to store electricity generated by the solar panels proposed to a nearby barn with a backup generator. Biomass would provide the under-floor heating system which alongside the well insulated and air tight dwelling, would, through mechanical ventilation with heat recovery system allow air to be circulated and recycle heat energy. The property would also benefit from a water borehole to service the dwelling independently of the main water network.
- 7.13 Construction - A series of construction detail has been provided to show the interaction of materials particularly through the proposed timber and sedum roofs.

*be truly outstanding or innovative, helping to raise the standards of design more generally in rural areas*

- 7.14 The proposed design began with a pre-application enquiry which has led to design changes prior to and after the submission of the planning application in response to this point. Initially the proposal had sought to limit the appearance and physical mass of the proposal to limit its prominence, when designing buildings under this exception, it is accepted that there will be a presence associated with a new building but it is how that presence is implemented as to whether the proposal would meet the tests. The evolution of this proposal has seen the proposal look to the immediate context to deliver a concept that could be carried through the design, which in this case was the modern agricultural barn.
- 7.15 One of the key features of the design that has been consistent throughout the process is the sustainability credentials. For this building, due to the cost of connecting to the mains for electricity and water, more sustainable options have been considered. This has given the building provisions to operate off-grid with a backup generator in place should energy reserves be depleted from batteries and no solar generated electricity be available. This has been supported by a consultant's letter specifying the level of technologies required to support a building of this nature. Locally, a new dwelling that is capable of operating off-grid is considered to be innovative for the area and wider county.
- 7.16 In addition an ongoing theme throughout the design process was the use of timber and differing applications to surfaces (walls, floors, undersides and roofing), this has been outlined in the construction detailing with particular regard to the timber roof which again is not a locally designed feature of new buildings (this is further explored in the next section).
- 7.17 Whilst the test of Paragraph 55 does not require that the tests of both outstanding/innovative are met, it is considered that the proposal would meet them. In addition, the appearance is such that it would raise the standards of design more generally in rural areas.

*Reflect the highest standards in architecture*

- 7.18 The application has been supported by Design and Access Statement that explores the site opportunities and constraints which in turn have informed the dwelling's massing and siting to provide a strong base point to allow the further progression of the proposals. One of the key issues was defining a concept relevant to the site and setting that would inform the design and also tie into the wider environment. Once this was established as a modern barn, the nuances of the detailed proposals could then be drawn out.
- 7.19 The lower ground level projects an intention for the main focus of the proposal to be at ground floor level; this has been done through the nearly full width and full height glazing at lower ground floor which, taken alongside the cantilever of the terrace draws attention to the form of the building above. This is further accented by the sharp angle of the terrace, inflexion of the roofline and the enclosure of the terrace which effectively frames the main living space of the dwelling. The overall image would give the impression of the substantial barn floating above the lower ground level.



7.20 The construction techniques involved with the proposal, enable pre-fabrication off-site as well as the use of materials to provide a thermally insulated and airtight structure which in turn would contribute to the environmental design of the building and associated landscaping which are integral to the future function of the dwelling.

7.21 From this, it is considered that the proposal would represent the highest standards in architecture.

*Significantly enhance its immediate setting*

7.22 The site is set in the open countryside as part of Felton Fence Farm, the land provides a clear vantage point of the wider landscape although the site itself is not readily visible. However there is a public right of way that runs to the base of the site which indirectly would provide a level of visibility to the site.

7.23 By virtue of introducing development to the open countryside, there is understood to be a level of impact afforded from the proposal but the determining factor of Paragraph 55 is through design which in the context of this point would include landscaping, site layout and form. The immediate setting in this context is considered to encompass the site, public right of way and immediate area adjacent within Felton Fence Farm.

7.24 The concept of the proposal has evolved over time in order to provide a solution that is site specific and that related to the wider context. Part of the dwelling would be partially set into the site with the main gable form cantilevering over as a gable structure that sits in line with existing agricultural buildings in the area. Beyond this there are design elements that go beyond a simple gable, such as the projection of the terrace and deflection of the roof, providing intricacies both in technical and design terms that contribute to the buildings overall form, appearing as a different kind of barn but reflecting some key visual features such as the simple material palette, use of metal cladding and scale.

7.25 Beyond this are proposed ecological measure put forward such as the wildflower meadow and wetland area which would sit alongside the existing partial use of the site for horse grazing (which is integrated into the management plan). This in turn would provide ecological enhancements to the site in a sustainable manner that would be maintained in the future through the dwelling's tie to the land. Domestic elements of landscaping such as the steps from the drive to the lower ground level have also been designed with setting in mind, sinking them into the land with limited visibility. There would also be a banking of earth onto the north-east side of the site which would limit the ancillary garage element of the building.

7.26 From this, it is considered that the proposal would significantly enhance its immediate setting.

*Be sensitive to the defining characteristics of the local area*

7.27 The siting of the dwelling sits as a continuation of the existing route through fields within Felton Fence Farm when you enter the site. The topography of

the site is such that the land has relatively flat area that progresses toward a steeper bank onto the wider site.

- 7.28 The site topography has played a key part in the design both in terms of where the dwelling has been positioned through its level in line with existing buildings but also how its been sited through it's partial cutting into the ground and cantilever over the lower ground whilst offsetting the domestic glazed parts of the dwelling behind a timber outer skin. The use of timber for large areas of the dwelling, would visually tie with the wooded areas that sit around the site, particularly to the north of the site.
- 7.29 It is acknowledged that the design of the dwelling could sit more closely with a rural vernacular as opposed to the approach taken, there are some cues through the limited use of stone walling to certain areas of the building (reflective of rural boundary walls) but the context is considered to be closer related to the functional aspect of the rural locality as opposed to traditional buildings associated with villages.
- 7.30 In this respect, the dwelling is considered to be sensitive to the defining characteristics of the local area.

#### *Conclusion on exception test*

- 7.31 From the assessment it is considered that the proposal would comply with the criteria to accept the principle of development. The application is however subject to the other main considerations.

#### Amenity

- 7.32 The assessment of amenity seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use.
- 7.33 *Policy CD32 of the ALP states that permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.*
- 7.34 *Paragraph 17 of the NPPF sets out its core planning principles, to underpin both plan-making and decision-taking. One of these principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*
- 7.35 Given the relative isolation of the site from other properties/land uses there are not considered to be any issues of amenity arising from the proposal.

#### Ecology

- 7.36 The application has been submitted with an Ecology Survey which has been subject to assessment in consultation with the County Ecologist and Natural England.

7.37 *S3 of the ACS sets out sustainability criteria one of which is that there would be no significant adverse effects the natural resources, environment, biodiversity and geodiversity of the district.*

*S12 of the ACS stipulates that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district.*

7.38 The County Ecologist has reviewed the submitted information raising no objections having reviewed the submitted ecology report and the wildflower and wetland management plan, the details of which have been secured by condition.

7.39 The ecological impact of the proposal is considered acceptable in accordance with S12 of the ACS and the NPPF.

#### Highway Safety

7.40 In addressing highway safety, on and off-site issues are considered in consultation with Highways Development Management (HDM). There are on-site issues in terms of the highways requirements for the dwelling, off-site impacts are limited due to the property's separation from the public highway.

7.41 *S11 of the ACS sets out criteria to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated.*

7.42 *Paragraph 32 of the NPPF sets out the considerations of decisions with regard to highways impacts, stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

7.43 HDM have responded to formal consultation raising no objection to the proposal subject to conditions relating to implementation of car/cycle parking and surface water drainage from private land. Given that there is a permeable material proposed to the area of hardstanding/access lane associated with the development, the recommended condition relating to surface water drainage is not considered necessary however a condition to secure the implementation of the proposed strategy prior to occupation has been set out.

7.44 The impact on highway safety is considered acceptable and in accordance with S11 of the ACS and the NPPF.

#### Rights of Way

7.45 There is a right of way that runs to the southern end of the site. As part of the application, the Council's Public Rights of Way team (PRoW) have been consulted.

7.46 *Paragraph 75 of the NPPF states that planning policies should protect and enhance public rights of way and access.*

7.47 PRow have raised no objection subject on the basis that the Public Right of Way which runs to the south of the site is not disturbed throughout the course of the development without addressing the issue by way of a diversion order. This has not been secured by condition due to the large separation of the development site to the right of way.

#### Conditions

7.48 Notwithstanding the submitted documents, it is necessary to ensure that the intentions of the submission are reflected in the delivered scheme as an exceptional circumstance. There is however an acceptance that conditions must meet the tests of Paragraph 204 of the NPPF, on this basis; conditions to seek the following have been applied;

- Removal of permitted development rights
- Material samples
- Details of landscaping
- Construction method statement
- Renewable energies strategy
- Implementation of the sustainable drainage features

The recommended conditions have been set out to the applicant prior to determination.

#### Other Matters

7.49 In response to the issue raised by Felton Parish Council regarding the restriction of the dwelling, the framework to approve the building does not stipulate this as a necessity and so has not been proposed in the recommendation.

#### Procedural Matters

##### *Equality Duty*

7.50 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

##### *Crime and Disorder Act Implications*

7.51 These proposals have no implications in relation to crime and disorder.

##### *Human Rights Act Implications*

7.52 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and

prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

- 7.53 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

## **8. Conclusion**

- 8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.
- 8.2 The proposal is considered to succeed in terms of the exceptions set out in Paragraph 55 of the NPPF in that the dwelling would be of an exceptional quality and present an innovative nature of the design. The application has addressed the main considerations and would accord with relevant policy framework as set out in the appraisal. The proposal is therefore recommended for approval.

## **9. Recommendation**

That this application be GRANTED subject to the following:

### Conditions

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. Approved Plans

Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on plan number;

1. PL\_813\_001 Rev B - Location Plan
2. PL\_813\_101 Rev A - Proposed Site Plan
3. PL\_813\_301 Rev A - Proposed Ground, Lower Ground & Roof Plan
4. PL\_813\_302 Rev B - Proposed Elevations
5. PL\_813\_303 Rev A - Typical Cross Sections Through Site
6. 813 - Design & Access Statement Revision - A

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

03. Remove Permitted Development Rights

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no;

- o Extensions;
- o Outbuildings;
- o Porches;
- o Openings;
- o Boundary Treatments;
- o Cladding/Rendering;
- o Roof extensions; or
- o Sub-division

Shall be added, constructed or undertaken within the dwellinghouse and its curtilage hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: To retain control over the external appearance of the development to conform to the exception test in accordance with Paragraph 55 of the National Planning Policy Framework.

### **Development Management**

04. Details of Materials to be Submitted

Notwithstanding any description of the materials in the application, no development above damp proof course level (or 150mm above ground level) shall be commenced until;

- i) Precise details, to include samples, of the materials to be used in the construction of the external walls, to include details of fixing, coursing, pointing and texture (where applicable) of the dwelling;
- ii) Precise details, to include samples, of the materials to be used in the construction of the roof surfaces and rainwater goods to be used on the dwellings.
- iii) Details to include elevations and specification of the proposed opening treatments to the walls and roof of the building.

Have been submitted to, and approved in writing by, the Local Planning Authority. All approved details are to be used in the construction of the development shall conform to the materials approved.

Reason: To retain control over the external appearance of the development to conform to the exception test in accordance with Paragraph 55 of the National Planning Policy Framework.

05. Details of Landscaping to be Submitted

Notwithstanding any description of the materials in the application, prior to occupation of the dwelling hereby approved;

- i) A detailed plan of the proposed hard landscaping to include details/samples of the finishes to the parking area and detailing;
- ii) Precise details, to include details of proposed external lighting both to the dwelling and within the proposed site;
- iii) Soft landscaping details to include details of tree/hedge species, type, and size (if applicable);
- iv) Precise details to include the layout, height and materials for the proposed boundary treatments.

Have been submitted to, and approved in writing by, the Local Planning Authority. All approved details are to be used in the delivery of the development shall conform to the materials approved.

Reason: To retain control over the external appearance of the development to conform to the exception test in accordance with Paragraph 55 of the National Planning Policy Framework.

06. Construction Method Statement to be Submitted

Notwithstanding details contained within the application, prior to construction of the dwelling hereby approved, a Construction Method Statement to include;

- i) The proposed construction programme;
- ii) Details of pre-fabricated construction to be used as part of the build; and
- iii) Building Control (or equivalent) drawings;

Have been submitted to, and approved in writing by, the Local Planning Authority. All approved details are to be used in the construction of the development shall conform to the measures approved.

Reason: To retain control over the external appearance of the development to conform to the exception test in accordance with Paragraph 55 of the National Planning Policy Framework.

07. Renewable Energies Strategy to be Submitted

Notwithstanding details contained within the application, prior to construction of the dwelling hereby approved, a Renewable Energies Strategy to include;

- i) The proposed specification of the renewable technologies proposed (to include solar panels, battery, backup generator, solar hot water, biomass, borehole, package treatment plant);
- ii) A quantified report qualifying that the dwelling can operate off-grid with the above mentioned technologies; and
- iii) A validation/verification report to confirm that the technologies have been installed as agreed.

Have been submitted to, and approved in writing by, the Local Planning Authority. All approved details are to be used in the construction of the development shall conform to the technologies approved.

Reason: To ensure that the innovative nature of the development is delivered and to conform to the exception test in accordance with Paragraph 55 of the National Planning Policy Framework.

### **Highways Development Management**

#### **08. Implement Car Parking Area**

No dwelling shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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 the National Planning Policy Framework.

#### **09. Complete Surface Water Drainage**

Prior to the occupation of the dwelling hereby approved, the drainage measures outlined in the application shall be implemented in full and retained thereafter.

Reason: In the interests of surface water management in accordance with the National Planning Policy Framework.

### **Ecology**

#### **10. Works in Accordance with Ecology Report**

No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Preliminary Ecological Assessment - Felton Fence Farm, Swarland, NE65 9HY, July 2017', Budhaig Environmental, Version 01, 19.8.17) including, but not restricted to, provisions for nesting birds and roosting bats to be built-in to the new buildings with types, numbers and locations to be agreed in writing with the Local Planning Authority before development commences; adherence



to timing restrictions; adherence to precautionary working methods and Method Statement; adherence to external lighting recommendations in accordance with 'Bats & Lighting in the UK' Bat Conservation Trust/Institution of Lighting Engineers, 2008; any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped; an updating ecological survey to be carried out in the event that development works do not commence before the end July 2019 with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the Local Planning Authority before development works commence.

Reason: To maintain the favourable conservation status of protected species.

11. Restrict Site Clearance

No site clearance works or removal of vegetation shall be undertaken between 1 March and 31 August unless a suitably qualified and experienced ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law.

12. In Accordance with Management Plan

No development shall be carried out unless in accordance with the 'Wildflower Meadow and Wetland Management Plan - New Single Dwelling at Land South of Fence Wood, Felton Fence, Felton, Morpeth, Northumberland, NE65 9HY', received 12th February 2018, and to be fully implemented during the first full planting season (November – March inclusive) following the commencement of development and managed for the lifetime of the development as per the Management Plan.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

### **Informatives**

1. Condition Survey

You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

2. Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences,

3. Paragraph 55 of the NPPF

Please note, that alterations to the permission beyond a non-material amendment such as a variation of conditions or revised planning permission will be subject to the same assessment or equivalent to allow a dwelling in the open countryside.

**Date of Report:** 08.03.2018

**Background Papers:** Planning application file(s) 17/03816/FUL