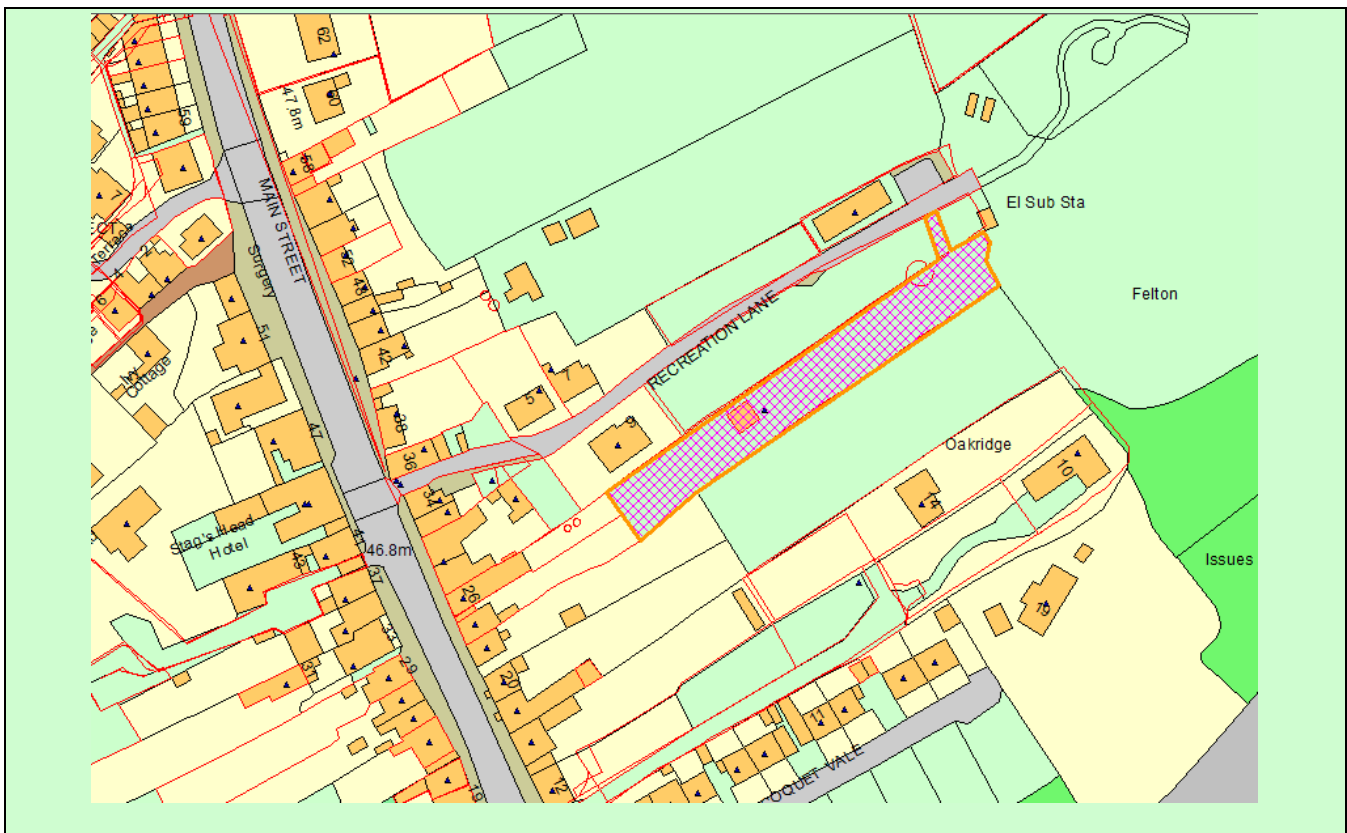


NORTHUMBERLAND

Northumberland County Council

North Northumberland Local Area Council 22nd March 2018

Application No:	17/04638/FUL		
Proposal:	Construction of a new single storey low energy "passivhaus", including parking forecourt, separate home office pavilion and storage shed. Demolition of existing wooden shed and removal of trees to eastern area of garden plot.		
Site Address	Land North East Of 26 Main Street, Main Street, Felton, Northumberland		
Applicant:	Mr & Mrs Richard and Carol Evans 26 Main Street, Felton, NE65 9PN	Agent:	Ms Julie Wilson The Studio, 9 Bayswell Park, Dunbar, EH42 1AE
Ward	Shilbottle	Parish	Felton
Valid Date:	27 December 2017	Expiry Date:	31 March 2018
Case Officer Details:	Name: Mr Chris McDonagh Job Title: Planning Officer Tel No: 01670 622646 Email: Chris.McDonagh@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 to be recommended for approval contrary to a valid objection from Felton Parish Council. The application has been referred to the Head of Service and the Planning Chair of the North Northumberland Local Area Council for consideration to be given as to whether the application should be referred to Planning Committee for determination.

2. Description of the Proposals

2.1 Full planning permission is sought for the construction of a 'Passivhaus' (Passive House) on land to the northeast of 26 Main Street, Felton. The proposed new dwelling would be of single storey construction, with a linear layout conforming to the lines and boundaries of the burgage plot upon which it is situated. The facing walls will be of sandstone construction with decorative bands, with a flat roof design incorporating a parapet along its edge.

2.2 The house will be built to German Passivhaus standards, which incorporates simple principles of being airtight and highly insulated with triple-glazed windows orientated to the south to maximise solar gains. Along with solar thermal panels, these measures allow the Passivhaus to function with minimal heating sources, creating a low energy development in keeping with the sustainable development principles which underpin the Planning System.

2.3 The proposed access to the site will be taken from Recreation Lane to the north, which runs southwest-northeast from Main Street, ceasing at playing fields binding to the northeast edge of the site. The site is bound to the south by existing garden plots, to the north by allotments and to the east by the terracing of Main Street.

2.4 The application also proposes to fell a number of trees within the plot, most of which are self-seeded and are in relatively poor condition. An arboricultural assessment has been included with the application in order to inform the decision making process.

2.5 The site is located within the Felton Conservation Area.

3. Planning History

No relevant site history.

4. Consultee Responses

Felton Parish Council	<p>Objection</p> <p>This application relates to one of the few remaining burgage plots in Felton and is within the conservation area. The applicant proposes to build a residence with a separate office, in a modern style, which is strongly out of keeping with the style and character of the conservation area. If permission is granted, not only would the principles of the conservation be undermined, but a precedent could be set for development on the other remaining burgage plots, greatly detracting from the history of the village.</p>
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	<p>The plot is at the end of a narrow single track lane (without footpaths) by which the villages main recreational space is accessed including the village play area. This lane is not suitable for business or additional residential traffic. The separation of the office from the residence for the purposes of the applicants business is also a concern in this regard. Although the applicant states in the application that there would be no trade or business traffic generated, there is no guarantee that this type of traffic would not be generated by future owners using the purpose built office space.</p> <p>The splitting of the property into two residences will place added pressure on parking on Main Street which is already problematic.</p> <p>There is also some concern regarding the number of trees and shrubs which will be removed.</p> <p>The Parish Council notes that the location map included with the application is incorrect as it omits to show Field House.</p>
Highways	<p>No objection</p> <p>When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.</p> <p>The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.</p> <p>It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.</p> <p>Amended plans are required identifying the refuse storage location for the dwelling, and the servicing strategy, including the allocated bin standing area on collection day.</p> <p>Subject to the receipt of an acceptable amended plan, the imposition of conditions and informatives with regards to refuse storage, car parking and the impacts during the construction phase will address any concerns with the proposed development.</p> <p><i>(Agreement for the storage of refuse containers has been agreed post-response)</i></p>
Public Protection	Below risk appetite. No comment offered.
Northumbrian Water Ltd	No comment – informative attached.
County Ecologist	<p>No objection</p> <p>Thank you for consulting me about the above application. The proposal does not have any implications for designated sites and there is not a reasonable likelihood of protected species being adversely affected. However, the proposal will involve the felling of a number of trees, and so the following informative should be attached to any grant of planning permission:</p> <p>‘There is a risk that birds’ nests will be damaged if vegetation is removed during the breeding season (typically mid-March to mid-August). All wild</p>

	<p>birds and active nests are protected and it is an offence to intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.</p> <p>Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware of this risk. Professional advice can be obtained from an Ecological Consultant, and a list of such consultants can be found on the website of the Chartered Institute of Ecology and Environmental Management at http://www.cieem.net/members-directory.</p> <p>I hope that these comments are of assistance.</p>
Building Conservation	<p>No objection</p> <p>Material considerations which are relevant to the application include the effect of the development proposals on the listed buildings and their setting; Statutory Legislation (PLBCAA), Government policy (NPPF) and Guidance - 'The Setting of Heritage Assets'.</p> <p>Although there would be no direct impact to the fabric of any listed buildings or the main section of the conservation area, It is considered that the proposal represents some harm to the historic setting of the burgage plot. The degree of harm is less than substantial.</p> <p>However, the harm is mitigated by the non-intrusive design of the development and the benefits of reinstating a vegetable garden in a previously deteriorated section of the garden, along with the retention of the existing orchard. Added to this, the development would not be visible from the main sections of the conservation area.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	5
Number of Support	8
Number of General Comments	1

Notices

Site Notice - Affecting Conservation Area, posted 11th January 2018

Newspaper - Northumberland Gazette, published 18th January 2018

Summary of Responses:

During the consultation period 5no objections and 8no supporting comments were received from members of the public. Objections were on the following grounds;

- *Type of house not in keeping with Felton;*
- *No previous residential development on site;*
- *One of last surviving burgage plots;*

- *Increased traffic on Recreation Lane decreasing safety for pedestrians;*
- *Running of a business from the house;*
- *Access to Main Street from Recreation Lane;*
- *Recreation Lane is owned by Felton Parish Council;*
- *Public Right of Way runs down this Lane;*
- *No legal rights to use Lane as access;*
- *Impact on ecology with removal of trees.*

Supporting comments have been received on the following grounds;

- *Design consideration to plot;*
- *Removal of self seeded trees will improve vitality of allotments at adjacent;*
- *Burgage plot for 26 Main Street already has access from Recreation Lane;*
- *Sustainable and environmentally friendly nature of Passivhaus;*
- *Planting of native species of trees and shrubs;*
- *Other houses already use Recreation Lane as access without issue;*
- *House not visible from Main Street where traditional character lies;*
- *Other burgage plots have been divided for development, this will maintain boundary;*
- *General improvement of burgage plot appearance and conditions as a result of development.*

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=P1CRR1QSLC500>

6. Planning Policy

6.1 Development Plan Policy

Alnwick Core Strategy (2007) – ACS

- S1 Location and scale of new development
- S2 The sequential approach to development
- S3 Sustainability criteria
- S6 Provision of affordable housing
- 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

Alnwick Local Plan (1997) – ALP

- TT5 Controlling car parking provision (and Appendix E)
- APPENDIX A Design and layout of new dwellings
- BE8 Design in new residential developments and extensions (and Appendix A and B)
- CD32 Controlling development that is detrimental to the environment and residential amenity

6.2 National Planning Policy

National Planning Policy Framework (2012) – NPPF
National Planning Practice Guidance (2014, as updated) – NPPG

6.3 Other Planning Documents

Alnwick Landscape Character Appraisal (2019)

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*
- *Design*
- *Residential amenity*
- *Highways impact*
- *Conservation Area*
- *Ecology*
- *Water management*
- *Equality duty*
- *Crime and Disorder act*
- *Human Rights Act implications*
- *Other matters*

Principle of development

7.2 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 development plan for this site is comprised of the "saved" policies of the Alnwick District Wide Local Plan (1997) and the Alnwick District LDF Core Strategy (2007). The saved policies of the Local Plan and Core Strategy continue to constitute the development plan and therefore remain relevant to the determination of this application. However, the weight that can be afforded to these policies varies due to their differing degree of conformity, or conflict, with the NPPF. Furthermore, paragraph 14 of the NPPF provides definitive guidance on how applications should be determined by stating:

"At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay;*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so*

would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate that development should be restricted."

7.3 Any application will need to be assessed on the basis of whether it achieves a sustainable form of development having regard to relevant policies of the development plan, and particularly the sustainable development objectives of the NPPF in respect of social, economic and environmental considerations. Whilst a scheme may be able to demonstrate social and economic benefits, to be sustainable development the proposal should also be acceptable in terms of environmental impacts.

7.4 The adopted Development Plan for the area within which the application site is located comprises the saved policies of the Alnwick LDF Core Strategy (ACS) and the Alnwick District Wide Local Plan (ALP). These policies are still relevant in the determination of this application and remain the starting point for determining the proposal. These policies set out the basic principles against which new residential development proposals will be assessed, in line with the advice contained in the National Planning policy Framework (NPPF).

7.5 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.

7.6 Policy S1 of the ACS identifies Felton as a Sustainable Village Centre, which is defined as;

Settlements with public transport and a strong service base usually comprising school, shop, post office, pub, church, community hall, sports and recreation facilities and where development will be well-related to the scale and function of the settlement.

The proposal is therefore in accordance with Policy S1 spatially given its location within Felton.

7.7 The site in question is 'greenfield' in nature (undeveloped) and set within a Sustainable Village Centre as established. ACS Policy S2 sets out a sequential approach development however, whilst the NPPF does encourage the effective use of land by reusing previously developed sites, it does not set out a strict sequential approach to site selection, such as that set out in Policy S2, thereby limiting the amount of weight that can be attached to this policy in the decision making process, given that the Policy is considered not to be wholly consistent with the NPPF. The site is considered to be a suitable location in relation to the village.

7.8 Policy S3 of the ACS sets out sustainability criteria for new development that generally need to be satisfied before permission is granted for new development. It includes that the site should be accessible to homes, jobs, shops, services the transport network and modes of transport other than the private car; that there is adequate existing or, planned capacity in the physical and community infrastructure; environmental constraints can be mitigated; potential implications of flood risk have been assessed; and there would be no significant adverse effects on the

environment. It also refers to new development helping to build communities by sustaining, or, providing, community services and facilities, or through the provision of affordable housing to meet identified local need.

7.9 Felton benefits from local facilities and services that are within reasonable walking distance of the site, which include Village Hall, Church, First School, public transport links and public houses / restaurants, cafes etc.

7.10 Additional development in this location would help sustain the existing services in the village. The proposed scale of development is not considered to be so significant that it would result in unacceptable impacts upon the local infrastructure either singly or, in conjunction with existing consents in the village.

7.11 Therefore it is considered that the proposals would be in general accordance with ACS policy S1, in accord with policy S3 in this respect and will accord with the provisions and intentions of the NPPF.

Design

7.12 Policy BE8 of the ALP specifies the relevant appendix to assess proposals for new dwellings and extensions (in this case Appendix A). Appendix A covers criteria relating to layout, access, car parking, design, materials and landscaping.

7.13 S16 of ACS sets out that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials.

7.14 Paragraph 58 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in new developments. Of particular interest to this application is the following provision from Paragraph 58 that designs;

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

7.15 The proposed new dwelling would be of single storey construction, with a linear layout conforming to the layout of the burgage plot upon which it is situated. The facing walls will be of sandstone construction with decorative bands, with a flat roof design incorporating a parapet along its edge.

7.16 While the dwelling would be a deviation from the traditional style of housing prevalent in Felton, the proposed design does incorporate local distinctive features such as the use of sandstone facing walls and the linear form of the building in relation to the historic burgage plot. The design is innovative in the way it incorporates modern building techniques to drive thermal efficiency, thereby responding to modern environmental requirements, but reflects the identity of its local surroundings.

7.17 Several objections noted the design as a cause of objection, given the perceived conflict between the established vernacular of Felton and the modern design of the Passivhaus. However, having been appraised it is considered the design of the proposed dwelling does conform with local and national policy given its

use of elements of the aforementioned vernacular and sensitive siting considerations with regards to the preservation of the burgage plot. As per paragraph 58 of the NPPF, these reflections of local distinctive features should not prevent or discourage appropriate innovation.

7.18 Furthermore, the development would be located within an area that is characterised by 20th Century housing developments, such as those to the south at Oakridge. The visual impact on the immediate area with regards to design is therefore considered acceptable and in accordance with S16 of the ACS and the NPPF.

Residential amenity

7.19 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.

7.20 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

7.21 The proposed development has the potential to impact upon the amenity of residents in the vicinity of the site given its proximity to the adjacent, existing development. This would primarily be in relation to occupants of dwellings immediately southeast where views from the rear of properties and gardens would be changed and increased vehicle movements through the access to the site along Recreation Lane would occur. However, potential amenity impacts are limited to those immediately adjoining the site.

7.22 Due to the proposed separation distances and orientation of the proposed and existing neighbouring dwellings, the layout and scale of the proposed new dwelling would not have any adverse effects on the amenity of neighbours. With regard to the proposed scale of development, the single storey nature and modest footprint of the Passivhaus is not considered to result in any significant or unacceptable impacts on residential amenity in the wider area.

7.23 The proposal is therefore considered to accord with ALP policy CD32 and the provisions of the NPPF.

Highways Impact

7.24 Policy TT5 / Appendix E of the Local Plan relates to car parking provision within development, and Policy S11 of the ACS relates to accessibility principles and the impacts of travel from new development. Paragraph 32 of the NPPF advises that development should only be prevented or, refused on transport grounds where the residual cumulative impacts of development are severe.

7.25 A number of the objections received raise concerns in respect of the effects of the proposed development on highway safety, including additional traffic particularly along Recreation Lane which will provide the access to the site.

7.26 The application has been assessed by the Highway Authority, which has no objection to the proposal, subject to conditions. They advise that the existing highway network is adequate to cope with the minimal additional traffic resulting from the development, the proposed arrangements for access / egress will allow the safe and efficient movement of vehicles. It is therefore considered that the proposed development on this site is in accordance with the NPPF, and will not have a severe impact upon highway safety.

7.27 An objection has been received from the Countryside Officer on the basis that the proposed vehicular access to the site is via Recreation Lane which is a defined Public Right of Way. The Countryside Officer objects on the grounds that the applicant has no legal vehicular rights of access over the right of way or to alter it without our prior consent. The applicant does not propose to alter Recreation Lane in any way. The legal use of the Lane is not a planning consideration and with no objection from the Highways Authority, as well as the current use of the Lane by other vehicular users as access, the use of Recreation Lane as access is considered acceptable in planning terms.

7.28 Similarly, a number of objections from the public were received citing the use of Recreation Lane as a footpath, as well as the applicant having no legal right of its use in this way. However, the legal status of the applicant's right to use this Lane as access, is not a planning consideration and is therefore not considered as a reason to refuse the application.

7.29 No objection is raised subject to conditions, including details of parking, a construction method statement and surface water run-off provision. Details of refuse storage were received after formal consultation, with the amended plan satisfactory. It is therefore considered that the proposed development is in accordance with Policy S11 of the ACS and will not have a severe impact upon highway safety having regard to the NPPF.

Impact on Conservation Area

7.30 The legislative framework has regard to Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the need to 'preserve or enhance' the character, appearance and setting of conservation areas.

7.31 Policy S15 of the ACS states all development concerned with historic assets will be required to preserve, and where appropriate, enhance the asset for the future.

7.32 Paragraph 131 of the NPPF directs local planning authorities to take account of 'the desirability of sustaining and enhancing the significance of heritage assets' in the determination of planning applications. Paragraph 132 stresses that 'when considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation'. Paragraphs 133 and 134 introduce the concept that harm can be caused by development that affects the setting and significance of heritage assets. The degrees of harm are defined as 'total loss', 'substantial harm', or 'less than substantial harm' and introduces the need to balance any harm against the public benefits of the development.

7.33 Building Conservation was consulted on the proposal, offering no objection based on the impacts upon the Conservation Area. The officer considers that *'Although there would be no direct impact to the fabric of any listed buildings or the main section of the conservation area, It is considered that the proposal represents some harm to the historic setting of the burgage plot. The degree of harm is less than substantial '.*

7.34 The Building Conservation Officer advises that the harm identified *'is mitigated by the non-intrusive design of the development and the benefits of reinstating a vegetable garden in a previously deteriorated section of the garden, along with the retention of the existing orchard. Added to this, the development would not be visible from the main sections of the conservation area.'*

7.35 While the harm is mitigated to an extent, as per Paragraph 134 of the NPPF Less than Substantial harm must be weighed against the public benefits of the proposal. In this instance, it is the judgement of the officer that the increase in housing stock, albeit by 1no unit, alongside the sustaining of services locally in Felton both during construction and through a small increase in local residents are enough to counterbalance the small degree of harm to the Felton Conservation Area. Further to this, jobs created during construction will serve to add to the public benefits of the proposal.

7.36 To add to these public benefits, the environmental benefits of the Passivhaus serve to further balance weigh in favour of the development. The super-insulated built form will require minimal heating, which in turn is provided by renewable energy in the form of solar thermal panels atop the roof. It is therefore considered the public benefits outweigh the harm to the Conservation Area.

7.37 As per the appraisal of impacts on the design amenity of the property, the impact on the setting of the Conservation Area is considered acceptable and in accordance with Policy S15 of the Alnwick Core Strategy and the provisions of the NPPF.

Ecology

7.38 Policies S3 and S12 of the ACS are relevant in relation to assessing the potential effects on protected species, ecology and biodiversity whilst Paragraph 118 of the NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken.

7.39 The application site is located within the Impact Risk Zone (IRZ) of the River Coquet and Coquet Valley Site of Special Scientific Interest (SSSI), although the application type is below the threshold required for consultation with Natural England.

7.40 Due to the proposal involving the proposed felling of a number of trees, an arboricultural assessment was submitted to supplement the application. The report identifies that while no protected bird species were present at the time of the site survey, evidence was discovered of past nesting activity. Similarly there was no evidence of bat presence on the site.

7.41 Furthermore, due to the potential for protected species to be impacted by the development, NCCs ecology team were consulted on the proposal, offering no objection in their response pending the adherence to relevant legislation regarding the disturbance to protected species and habitats. Therefore the proposal is not considered to have an adverse impact on ecology. The development of the site would not be likely to result in significant impacts and would be in accordance with policy S12 of the Alnwick Core Strategy and the NPPF.

Water Management

7.42 Paragraph 94 of the NPPF states that Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply demand considerations.

7.43 In terms of foul drainage the proposals seek to discharge foul water into a mains sewer. Northumbrian Water raise no objection to the proposal. Surface water would be discharged via a sustainable drainage system which could be achieved on site. Highways Development Management have requested details of surface water drainage prior to occupation.

7.44 Water management has been assessed to successfully be undertaken on site in accordance with the NPPF.

Equality Duty

7.45 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

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

Human Rights Act Implications

7.47 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.

7.48 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 Given the government's intention to boost the supply of housing and that the site is free of constraint, including flood risk, the proposal is considered to result in an acceptable and sustainable form of development, in a suitable location that would deliver new housing well related to existing development in the village.

8.3 The proposed development is not considered to result in any significant or, unacceptable impacts upon the character and appearance of the site, immediate locality or the wider environment, or the amenity of adjoining residents and land uses.

8.4 Following consultation with the relevant bodies the application has demonstrated that it is possible to satisfactorily address and mitigate issues in relation to highway safety, foul and surface water drainage and flood risk, ecology, public right of way, and ground conditions.

8.5 The proposal would therefore result in a sustainable form of development that would be in accordance with Policies BE8 / Appendix A, TT5 / Appendix E of the Local Plan, Policies S1, S2, S3, S6, S11, S12, S13 & S16 of the ACS and the provisions of the NPPF.

9. Recommendation

That this application be GRANTED permission 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

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:-

1. Location plan; Drawing ref: 196-GA-001
2. Proposed site plan; Drawing ref: 196-GA-102 Revision A
3. Proposed floor plan, elevations and sections; Drawing ref: 196-GA-101 Revision A

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and complies with the National Planning Policy Framework.

03. Materials - submission of details

Notwithstanding any description of the materials in the application, no development shall be commenced until precise details, to include samples, of the materials to be used in the construction of the external walls and roof of the building have been submitted to, and approved in writing by, the Local Planning Authority. All roofing and external facing 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 Policy S15 of the Alnwick Core Strategy.

04. Removal of PD 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;

- *Extensions;*
- *Outbuildings; or*
- *Roof extensions beyond a 150mm projection*

Shall be added to or constructed within the curtilage of the resulting property hereby permitted without the prior grant of planning permission from the Local Planning Authority.

05. Implementation of 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.

06. Surface water drainage (Private Land)

Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

07. Construction Method Statement (including Plan)

Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Construction Method Statement and plan 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*

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

08. Refuse Storage

No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

Informatives

01. Reminder to not store building materials 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.

02. Reminder to not deposit mud/debris/rubble on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

03. Refuse containers required

For new individual properties the following will be required to be provided:

240 litre wheeled bin for residual refuse

240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme. However it is assumed that provision for garden waste is not required for flats.

04. Right of Way

Public Footpath 15 shall be protected throughout. No action should be taken to disturb the path surface, without prior consent from the 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.

05. Surface Water

Northumbrian Water actively promotes sustainable surface water management across the region. The Developer should develop their Surface Water Drainage solution by working through the following, listed in order of priority:

- Discharge into ground (infiltration); or where not reasonably practicable;
- Discharge to a surface water body; or where not reasonably practicable;
- Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable;
- Discharge to a combined sewer.

06. Ecology

There is a risk that birds' nests will be damaged if vegetation is removed during the breeding season (typically mid-March to mid-August). All wild birds and active nests are protected and it is an offence to intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.

Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware of this risk. Professional advice can be obtained from an Ecological Consultant, and a list of such consultants can be found on the website of the Chartered Institute of Ecology and Environmental Management at <http://www.cieem.net/members-directory>.

Background Papers: Planning application file(s) 17/04638/FUL