



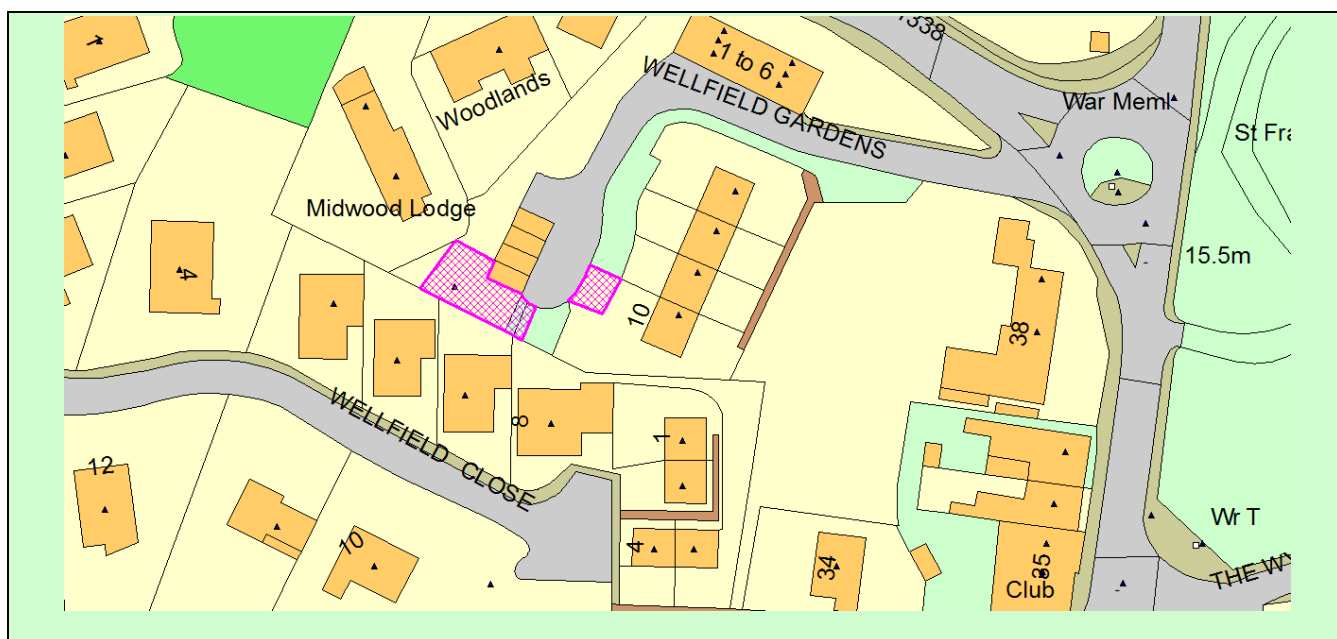
Northumberland

County Council

North Northumberland Local Area Council

24th May 2018

Application No:	18/00839/FUL		
Proposal:	Proposed extension to garage to create one bedroom holiday let annex (Resubmission of application 17/04006/FUL).		
Site Address	10 Wellfield Gardens, Alnmouth, Alnwick, Northumberland NE66 2SE		
Applicant:	Mr Stephen Willcox Drakeside, Hawthorn Terrace, Shilbottle, Alnwick Northumberland NE66 2XA	Agent:	Mr Paul Taylor Rivendell, Steppey Lane, Lesbury, Alnwick Northumberland NE66 3PU
Ward	Alnwick	Parish	Alnmouth
Valid Date:	6 March 2018	Expiry Date:	1 May 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 Alnmouth Parish Council.

1.2 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. The decision taken was for the application to be decided before the North Local Area Committee.

1.3 The application is a resubmission of planning application 17/04006/FUL which was withdrawn to incorporate changes to the design of the proposal.

2. Description of the Proposals

2.1 Full planning permission is sought for an extension to a garage adjacent to 10 Wellfield Gardens, Alnmouth, to provide a holiday let annex. The garage is 1 of 4no garages within an existing block in a linear arrangement opposite the row of townhouses within the Wellfield Gardens estate development to the north of the main settlement of Alnmouth. Access is taken from the B1338 road to the north.

2.2 The garage subject to this application is the southernmost unit attached to this block and is proposed to be extended 5.5m to the south (side) and 2m to the west (rear) to provide additional holiday let accommodation. The height of the building will not increase, with a hipped gable to the south extending from the eaves at 2.5m height to the apex of the existing roof at 4.6m. The extension is to be built from materials matching those existing with regards to the facing walls and roof slates, with the existing garage door replaced with a front door and 2no windows to facilitate the alterations.

2.3 The site is located within the Alnmouth Conservation Area and the Northumberland Coast Area of Outstanding Natural Beauty (AONB).

3. Planning History

Reference Number: 11/01250/FELTPO

Description: Work to remove 3no. trees

Status: Permitted

Reference Number: 12/01988/FUL

Description: Variation of house types (house no. 8, 9 and 10 from 3 bedroom to 4 bedrooms)

Status: Permitted

Reference Number: 12/03008/DISCON

Description: Request for compliance of conditions 1, 8, 16 and 17 from planning application A/2009/0016

Status: Application returned

Reference Number: 12/03252/DISCON

Description: Request for compliance of conditions from planning permission 12/01988/FUL

Status: Application returned

Reference Number: 17/04006/FUL

Description: Proposed extension to garage to create one bedroom holiday let annex (amended 19th January 2018).

Status: Withdrawn

Reference Number: A/92/A/011

Description: Demolition,

Status: Withdrawn

Reference Number: A/2009/0016

Description: Variation of design and layout of approval APP/Q2908/A/06/2007280

Status: Permitted

4. Consultee Responses

Alnmouth Parish Council	<p>Objection –</p> <p><i>Our previous objection comments submitted on 18/12/2017 and 29/1/2018 still stand.</i></p> <p><i>(1) In answer to No. 15 of the new application: "Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character", the applicant has replied: "No". The plans, however, indicate that permitting the application would damage the roots of the large tree located immediately behind the proposed holiday let building. A number of protected trees were lost during the original development of Wellfield Gardens, including a monkey puzzle tree. The original site plan shows that 5 trees were to remain in Wellfield Gardens afterwards – it would appear that 3 have already been removed. This conservation area within the AONB should not lose any more trees.</i></p> <p><i>(2) Moving the proposed building back from the fenceline shared with No. 7 Alnwood by 1.5m would not in any way lessen the impact on the amenity of the adjacent property at No. 7 Alnwood. Increasing the height of the shared fence would simply reduce the amount of light available for the garden of No. 7 Alnwood even further. According to relevant material considerations contained within Planning Aid, England, the proposed development would result in "Overshadowing/loss of outlook to the detriment of residential amenity • Overlooking and loss of privacy".</i></p> <p><i>(3) The applicant's answer to No. 17 states that the proposed housing would add a residential unit, but this is not the case - it would be a holiday let, as confirmed elsewhere on the application form.</i></p>
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	<p>(4) <i>Permitting the development would lead to the loss of No. 10's garage for parking.</i></p> <p>(5) <i>Removing part of the garden of No. 10 Wellfield Gardens in order to create replacement parking would detrimentally affect the amenity of the gardens in the existing development by damaging the symmetry of the layout of the 4 houses and gardens concerned. The site for No. 10 is steep, as indicated by the 13 steps required for access to No. 10. Slicing out a large area of this steep garden for extra parking would create an eyesore and in the absence of a retaining wall could also have safety implications.</i></p> <p>(6) <i>Permitting yet another holiday let would detrimentally affect the amenity of adjacent properties in both Wellfield Gardens and Alnwood, because of the increase in noise and disruption caused by holidaymakers. Despite Wellfield Gardens being a residential area, neighbours are already having to cope with the impact of large parties of holidaymakers staying at No. 10. Permitting even more to stay in the proposed annex would simply exacerbate the existing problem.</i></p> <p>(7) <i>Wellfield's well has been sealed, but water will always seek the lowest ground. Wellfield Gardens is located at the bottom of a very steep slope. Grass areas are therefore vital to absorb rainfall and water flow. Permitting the proposed development would decrease the existing grass areas around both the house at No. 10 and the separate garage and would increase hard standing in both areas, thereby increasing the risk of rainwater pooling, with nowhere to go.</i></p> <p>(8) <i>The proposed development would set a precedent for further "annexes" via properties in Wellfield Gardens potentially owned by non-residents.</i></p> <p>(9) <i>The proposed holiday let would be an overdevelopment of an already fully developed area designed to be residential.</i></p> <p>(10) <i>The proposed development is against Policy S1. There is no demonstrable need for any further holiday lets in Alnmouth. One letting agent alone currently has 60 holiday lets within the village. When a recent application was approved (17/02937/FUL), it was on the basis that it should be subject to a 100% residency condition:</i></p> <p><i>"The dwelling subject to this permission shall be occupied for residential purposes only, and no use shall be allowable as holiday lets or tourist accommodation.</i></p> <p><i>Reason: To enable the Local Planning Authority to ensure that the dwelling is used for residential purposes only and do not become holiday lets, in accordance with Policy S1 of the Alnwick Core Strategy and to protect the interests of the Northumberland Coast AONB."</i></p>
Highways	No objection.
Building Conservation	No objection.
North Trees And Woodland Officer	No response received.
Northumberland Coast AONB	No response received.
Northumbrian Water Ltd	No comment.
County Ecologist	No objection subject to S106 to mitigate against coastal impacts and conditions protecting trees and protected species on-site.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	12
Number of Objections	6
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Affecting Conservation, posted 21st March 2018.

Newspaper – Northumberland Gazette published 12th March 2018.

Summary of Responses:

7no. objections – summary of issues raised;

- *Impacts upon amenity;*
- *On-site parking impacts;*
- *Conservation Area;*
- *AONB;*
- *Over development of Wellfield Gardens;*
- *Damage to trees;*
- *Precedent;*
- *Too many holiday lets.*

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=P56BLPQS0K500>

6. Planning Policy

6.1 Development Plan Policy

Alnwick District Wide Local Plan (ALP) 1997

BE8 Design in new residential developments and extensions (and Appendix A and B)

TT5 Controlling car parking provision (and Appendix E)

CD32 Controlling development that is detrimental to the environment and residential amenity

Alnwick Core Strategy (ACS) 2007

S1 Location and scale of new development

S3 Sustainability criteria
S10 Tourism development
S11 Locating development to maximise accessibility and minimise impact from travel
S12 Protecting and enhancing biodiversity and geodiversity
S13 Landscape character
S15 Protecting the built and historic environment
S16 General design principles

4.2 National Planning Policy

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

7. Appraisal

7.1 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 for the area within which the application site is located, comprises the saved policies of the Alnwick Local Plan (1997) and the Alnwick Core Strategy (2007).

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

- *Principle of Development*
- *Design*
- *Amenity*
- *Ecology*
- *Highway Safety*
- *AONB*
- *Conservation Area*
- *Other matters*

Principle of Development

7.3 Policy S1 of the Alnwick Core Strategy sets out a settlement hierarchy for the location and scale of new development and identifies Alnmouth as one of several Sustainable Village Centres. Under Policy S1 development in Sustainable Village Centres should accord with, and reflect, the services present, accessibility and character of each settlement.

7.4 Policy 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. The site would be accessible to the main settlement without the need for private car and would be set within a predominantly residential context.

7.5 Policy S10 of the ACS supports the development of new tourist and visitor facilities provided they are in or adjacent to the rural service centres, sustainable village centres and local needs centres in accordance with the development strategy. The site would be within a Sustainable Village Centre in accordance with Policy S10.

7.6 The NPPF seeks to promote sustainable development with paragraph 7 providing the starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development - an economic element, a social element and an environmental element.

7.7 Paragraph 14 of the NPPF then establishes a presumption in favour of sustainable development, approving development proposals that accord with the development plan without delay (unless material considerations indicate otherwise); and 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 this Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

7.8 As per the NPPF, the application is in accordance with the relevant policies of the ACS and would introduce economic benefits to the area via an increase in visitor numbers to Alnmouth. It is not considered that there would cause severe adverse social or environmental impacts which would outweigh these benefits and as such, the application is considered acceptable, in accordance with ACS policies S1, S3 & S10 and the relevant provisions of the NPPF.

Design

7.9 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.

7.10 Policy 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.

7.11 Paragraph 58 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in new developments.

7.12 The NPPF and the ACS seek to ensure good design in all development. The site is currently an area of grassland surrounding the existing garage block, which sits directly opposite the row of townhouses to the eastern edge of the Wellfield Gardens estate. The garage block itself consist of 4no units and is of typical construction, incorporating red brick facing walls and a pitched, slate roof with sliding garage doors to the front. There are no other openings besides these doors to the front.

7.13 The extension would increase the size of the side and rear of the garage serving No.10 Wellfield Gardens, and is built of matching materials. There is no increase in height of the existing block, with the south elevation incorporating a hipped gable to lessen the impacts upon the houses to the south. The design would therefore reflect the local character of the area given its location within a relatively new housing estate, in accordance with Policies BE8 of the ALP, S16 of the ACS and provisions of the NPPF.

Amenity

7.14 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.

7.15 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.

7.16 The proposed development is located in close proximity to No.6 and No.7 Alnwood to the south and as such has the potential to impact upon the amenity of these two dwellings. The southern elevation of the new annex would be located circa 9m from the rear elevation of No.7 and located 2.5m from the boundary between the two properties.

7.17 The primary concern with regards to amenity is loss of outlook, given the south elevation of the garage is to be extended to within 2.5m of the boundary. A site visit incorporating the views from No.7 Alnwood was undertaken by the case officer on 24th January 2018 whereby an assessment of the potential impacts was ascertained.

7.18 It is clear from being stood in this small garden area that the movement closer to the boundary of the annex wall would lead to some loss of view but this is not considered to significantly outweigh the inherent benefits of the scheme. The existing garage is already visible quite clearly in views north from No.7 and the alteration of the proposed south elevation to a hipped gable from its previous flat incarnation does somewhat lessen the impacts.

7.19 Furthermore, the garage would occupy a small portion of views out of the garden, and the height to eaves of the garage block has been altered to maintain the 2.5m height. On balance, it is not considered this reason alone is sufficient to warrant refusal of the application.

7.20 Further objections relating to amenity were received during the consultation period, including loss of daylight, privacy and impacts from noise of the new development. With regards to loss of light, due to the path of the sun and the location of the dwellings to the south of the annex, the loss of light will actually occur upon the annex rather than the opposite. Depending on the time of year, broadly speaking the direction of shadows will be 130 degrees either side of north; this means those houses to the south would not suffer a loss of daylight as a result of the annex.

7.21 To mitigate against a loss of privacy, the development was redesigned to remove all windows from the southern elevation to prevent views from the annex into the neighbouring properties.

7.22 Objections also mention an increase in noise as a means of impacts upon amenity; however, negative behaviour cannot be assumed within residential developments and as such, this is not considered a reasonable course of action to refuse the application on this basis.

7.23 On balance, while it is recognised there will be some impacts upon amenity via a loss of outlook, this does not outweigh the inherent benefits of the proposal. The application is therefore in accordance with Policies CD32 of the ALP and provisions of the NPPF.

Ecology

7.24 Policy S12 of the ACS states all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district, especially those areas designated as of international, national and local importance. All proposals will be assessed in terms of their impact on the interests of the site and on habitats and species present.

7.25 Paragraph 117 of the NPPF advocates the need for planning to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.

7.26 The site is located within 7km of the Northumberland Coast SSSI; In dealing with the off-site issues there is consideration of increasing levels of recreational disturbance such as off-lead dog-walking affecting bird species which are the interest features of the range of sites on the coast which are protected under national and international legislation. Recreational pressure is also adversely affecting dune grasslands which are also protected under national and international legislation, especially through the spread of the non-native pirri-pirri bur. The Local Planning Authority has legal duties to ensure that the capacity of these protected areas to support features for which they were designated is not compromised.

7.27 NCC is now seeking developer contributions towards mitigating impacts from recreation disturbance upon the SSSI. When developers apply for planning permission for new residential development within this coastal zone of influence, the LPA has to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites.

7.28 NCC is introducing a service whereby developers pay a contribution of £600 per unit into a strategic mitigation service (paid on occupation of the first unit), which will fund the provision of wardening and related activity in the coastal protected areas. Proposed developments that join this service can be screened out of having adverse effects on the coastal SSSIs and European sites without the developer having to commission any survey or mitigation work.

7.29 The applicant has agreed to pay a contribution of £600 for coastal wardening work, secured by s106 legal agreement. From this, the Council has completed a Habitats Regulations Assessment (HRA) concluding that this proposal will not have a significant effect on any sites protected under international legislation, and has similarly concluded that there will be no significant harm to any SSSIs. Natural England has concurred with these conclusions through sign-off of the HRA, and therefore the Council is able to demonstrate compliance with its obligations under national and international nature conservation legislation. From this, the off-site impacts of the development can be suitably addressed.

7.30 Regarding on-site considerations, NCCs ecology team have responded to formal consultation with no objection to the proposal subject to conditions. The garage block is of relatively new construction and with the estate consisting largely of hardstanding and amenity grassland, it is not considered likely that protected species will be affected by the development. Objections were raised regarding the impacts upon trees from the extension to the garage, but there are no plans to fell these trees as a result of this development. A condition to ensure the retention of these trees on site is attached to this permission. As the trees are in a Conservation Area, and the trees are not proposed to be felled within the proposals submitted, separate applications to fell are required to be submitted should they be considered necessary to remove.

7.31 It is therefore considered that both on and off site potential impacts can be mitigated, in accordance with Policy S12 of the ACS and provisions of the NPPF.

Highway Safety

7.32 Policy 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.

7.33 Policy TT5 of the ALP sets out parking standards throughout the Alnwick District and via appendix E delivers expected on-site provision of parking spaces for different developments.

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

7.35 The Highways Development Management (HDM) team has responded to formal consultation with no objection to the proposal. Objections were received on the grounds of increased parking pressures on site as a result of additional accommodation and the loss of a garage. While it is recognised this can be a source of neighbour contention, the Wellfield Gardens development contains an un-adopted right of way. This would not represent a highway consideration in light of the private road that exists, falling to a civil means of resolution.

7.36 While the policies of the ALP are somewhat dated, consideration is had to Policy TT5 Appendix E which advocates 3 spaces required for 4+ bedroom properties. The submitted plans indicate the provision of 5 spaces associated with the development, meeting the required standard. These are communal spaces, however, and issues arising from disputes, while unfortunate, are not issues for the HDM team.

7.37 As a result, the application is therefore in accordance with Policies S11 of the ACS, TT5 of the ALP and Paragraph 32 of the NPPF.

AONB

7.38 Local authorities have a statutory duty under S.85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONBs in exercising or performing any of their functions. As

such the application has been subject to consultation with Northumberland Coast AONB Partnership (NCAONB).

7.39 Policy S13 stipulates the need to protect and enhance the distinctive landscape character of the district. All proposals will be assessed in terms of their impact on landscape features and should respect the prevailing landscape quality, character and sensitivity of each area.

7.40 Paragraph 115 of the NPPF places great weight on conserving the landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations.

7.41 The AONB Partnership did not respond to formal consultation on the application but did previously under the withdrawn application 17/04006/FUL. While these comments cannot necessarily be taken into account within the scope of this application, issues raised parallel those received in public comments and those of Alnmouth Parish Council, namely there is no demonstrable shortage of holiday accommodation in Alnmouth and the loss of the garage leading to increased parking pressure on site.

7.42 Strictly speaking, the issues to be addressed within the context relate to the developments impact upon the AONB itself from a landscape and visual context and any impacts upon the special qualities of the designation. The development site is located within a newer housing estate to the southern edge of the site and would not be visible outwith the Wellfield Gardens estate itself.

7.43 In this context, it is considered that there would be no discernible impact upon the AONB and its scenic and landscape qualities, in accordance with the relevant provisions of the NPPF and S13 of the ACS.

Impact on Heritage Assets

7.44 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.

7.45 Policy S15 of the ACS advocates the preservation and enhancement of the district's historic environment, such as its Conservation Areas.

7.46 Paragraphs 132-134 of the NPPF 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 benefits of the development.

7.47 The application site is located within the Alnmouth Conservation Area, albeit in the newer part to the north of the village. The proposed development would not be noticeable from viewpoints along Northumberland Street within the main section of the conservation area, and from significant buildings within the area. Building Conservation do not consider the proposed development would impact upon the

special qualities of the Alnmouth Conservation Area and as such would preserve the designated setting.

7.48 The application is therefore in accordance with Policy S15 of the ACS and provisions of the NPPF.

Other Matters

7.49 Issues raised during the consultation period which have not been addressed in the preceding chapters are as follows;

- Amount of Holiday Lets –

While it is noted that there are concerns regarding the proliferation of holiday lets in Alnmouth, there are no planning considerations with regards to refusing applications on this basis alone. The policy context within the ACS and NPPF supports the development of new-build tourism accommodation in the location proposed.

- Precedent –

Each application is judged on its own merits and will have unique considerations. Fear of setting a precedent cannot be used to prejudice an application and as such this cannot form part of the decision making process.

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.

7.54 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

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 application has addressed the main considerations and would accord with relevant policy. The proposal is therefore supported.

8.3 A Legal Agreement in the form of s106 Unilateral Undertaking is required to secure the obligations/contribution as set out in the recommendation.

9. Recommendation

That Members GRANT planning permission subject to the conditions set out below and a S106 Unilateral Undertaking to secure the following obligation:-

- A financial contribution towards Coastal Mitigation of £600 per dwelling (£600 total).

Conditions/Reason

01. Time Period

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; uploaded 6th March 2018.
2. Proposed site plan; Drawing ref: WGRS/02
3. Proposed floor and roof plans; Drawing ref: WGRS/04
4. Proposed elevations; Drawing ref: WGRS/05

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

The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy S16 of the Alnwick Core Strategy.

04. Occupancy

The annex subject to this permission shall be occupied for holiday purposes only, and no unit shall be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up to date register of all lettings that should be made available for inspection by an authorised officer of the Council at all reasonable times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is retained for holiday use and in accordance with Policy S10 of the Alnwick LDF Core Strategy.

05. Removal of 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;

- *Extensions;*
- *Windows; 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.

Reason: To protect the amenity of the surrounding properties in accordance with Policy S16 of the Alnwick Core Strategy.

06. Noisy Working During the Construction Phase

During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

- *Monday to Friday - 09:00 to 18:00*
- *Saturday - 09:00 to 13:00.*

Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.

Reason: To safeguard the amenity of neighbouring commercial and residential properties and provide a commensurate level of protection against noise in accordance with the National Planning Policy Framework.

07. Details of Boundary Treatments to be Submitted

The development shall not be occupied until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework.

08. Tree Root Protection

All retained trees and hedgerows are to be protected from root compaction during the course of the development works in accordance with the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' British Standards Institution, 2012.'

Reason: To maintain and protect the existing landscape and biodiversity value of the site.

09. Protection of Site Biodiversity

No development /demolition, removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless an 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.

Date of Report: 01.05.2018

Background Papers: Planning application file(s) 18/00839/FUL, 17/04006/FUL