



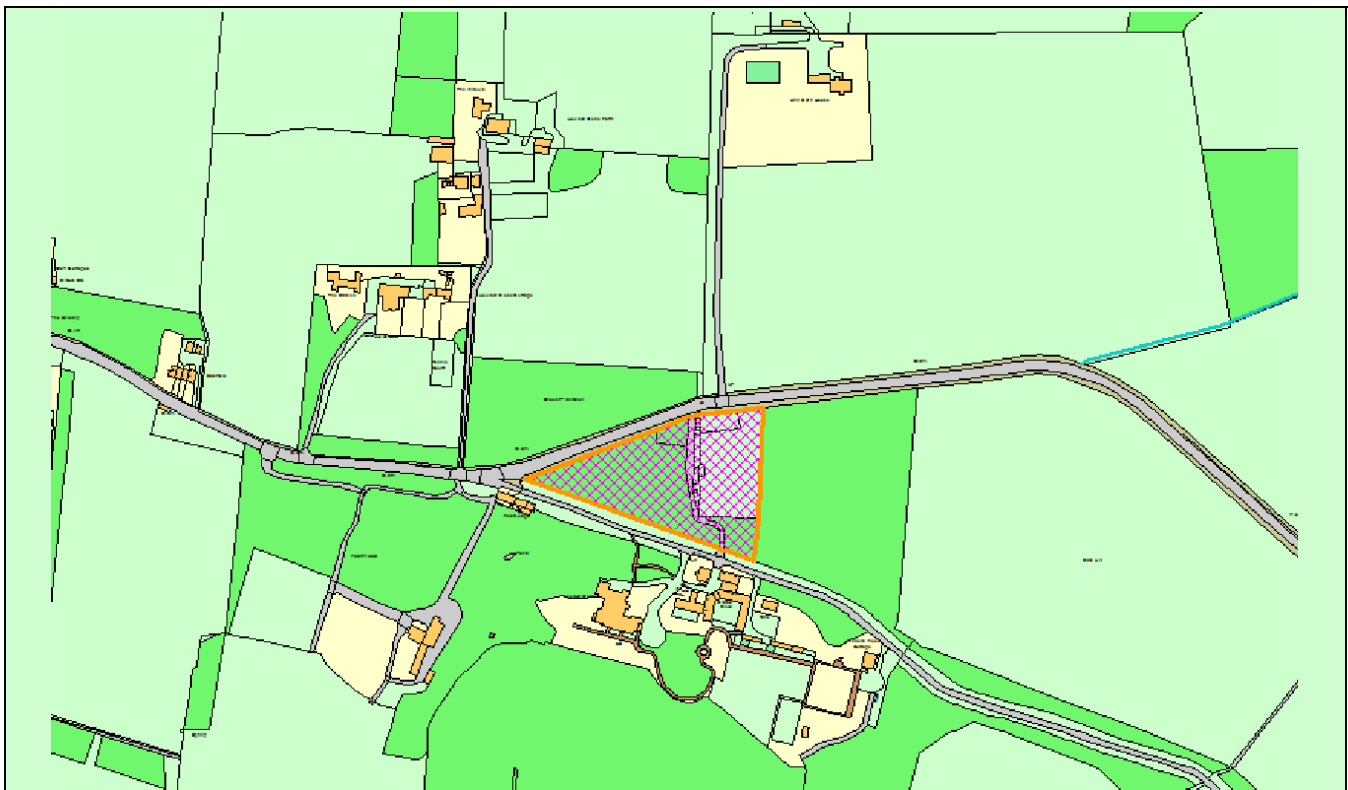
# Northumberland

## County Council

### Tynedale Local Area Council Planning Committee

### 26 September 2018

<b>Application No:</b>	17/03167/FUL		
<b>Proposal:</b>	Demolition of existing former piggeries, stores, saw mill and joiner's shop. Erection of a single storey dwelling including basement. New timber garage and log store. Retain existing access.		
<b>Site Address</b>	Wright House, Howden Dene, Newcastle Road, Corbridge, Northumberland		
<b>Applicant:</b>	Mr & Mrs Kevin Wright 6 Mansion Heights, Gateshead, NE11 9DL	<b>Agent:</b>	Napper Architects 3 Waterloo Square , Newcastle Upon Tyne, NE1 4DR,
<b>Ward</b>	Corbridge	<b>Parish</b>	Corbridge
<b>Valid Date:</b>	20 September 2017	<b>Expiry Date:</b>	15 November 2017
<b>Case Officer Details:</b>	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		



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## **1. Introduction**

- 1.1 The application has been brought to the Planning Committee for determination after consideration by the Head of Service, in accordance with the Council's scheme of delegation.

## **2. Description of the Proposals**

- 2.1 Full planning permission is sought for the demolition of existing former piggeries, stores, saw mill and joiner's shop and the erection of a single storey dwelling including basement with new timber garage and log store, and retention of the existing access. The proposed new dwelling would be constructed within a former walled garden located at Howden Dene to the eastern outskirts of Corbridge.
- 2.2 The site is bound to the north by part of the red brick and stone boundary wall to the walled garden and the B6530 highway beyond. To the east and west is woodland forming part of the site. To the south is an existing private access road that would serve the site with existing buildings and dwellings to the south of this at Howden Dene, including the Howden Dene Residential Home and associated buildings that are in residential use.
- 2.3 The application site is located within the Green Belt, which also includes the surrounding land outside of the main built up area of Corbridge.
- 2.4 The proposal comprises the construction of a new dwelling within the centre of the site that would be constructed either side of the line of a former wall running north – south through the site of the walled garden, although there are existing remains of a wall and buildings on the site. The design approach is for a more contemporary and innovative form of development on the site that seeks to secure a very high standard and quality of design in this location.
- 2.5 The application follows the withdrawal of a previous scheme for the construction of a dwelling on the site (16/01850/FUL). This was withdrawn following advice from Officers that the application could not be supported due to concerns over development in the countryside and inappropriate development within the Green Belt. Additional information has been submitted with the current application that seeks to justify the proposal in terms of its design and very special circumstances given its location and the constraints of the site, which will be considered in more detail within the appraisal section of this report.

## **3. Planning History**

**Reference Number:** 16/01850/FUL

**Description:** Demolition of existing buildings and erection of a single storey family dwelling plus basement

**Status:** Withdrawn

**Reference Number:** T/20040444

**Description:** Outline: Construction of four dwellings

**Status:** Refused and dismissed on appeal

#### 4. Consultee Responses

Corbridge Parish Council	Corbridge Parish Council has no objection to this planning application and would like to make the following comment.  Although in the green belt, as long as the same footprint was used and the height restrictions adhered to then we would have no objection to the proposal.  It seems like a fair use of a previously developed site and unlikely to be intrusive. Development would fall into the green belt however it would not intrude into the open countryside and would be fully screened.
Northumbrian Water	No objection – provides comments promoting sustainable surface water management.
NCC Building Conservation	Further information should be submitted in support of the application to allow full and proper consideration of the application.
NCC Public Protection	No objection subject to condition.
NCC County Ecologist	No objection subject to condition.
NCC Highways	No objection subject to conditions.

#### 5. Public Responses

##### Neighbour Notification

Number of Neighbours Notified	37
Number of Objections	0
Number of Support	1
Number of General Comments	0

##### Notices

No Site Notice Required  
No Press Notice Required

##### Summary of Responses:

One representation has been received in support of the application that refers to the innovative nature of the design and that the dwelling will reflect the natural

surroundings. The house will not have any visual impact on neighbouring properties or from the road to the village. Refers to the proposal as an excellent and sympathetic design for a neglected site.

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=OV SX6FQSJ3V00>

## **6. Planning Policy**

### 6.1 Development Plan Policy

Tynedale Local Development Framework: Core Strategy (adopted October 2007)

GD1 The general location of development  
GD2 Prioritising sites for development  
BE1 Principles for the built environment  
NE1 Principles for the natural environment  
H1 Principles for housing  
H3 The location of new housing  
H4 Housing on greenfield land  
H5 Housing density

Tynedale District Local Plan (adopted April 2000)

GD2 Design criteria for development  
GD4 Range of transport provision for all development  
GD6 Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge  
NE7 New buildings in the Green Belt  
NE8 New dwellings in the Green Belt  
NE27 Protection of protected species  
NE33 Protection of trees, woodlands and hedgerows  
NE34 Tree felling  
NE37 Landscaping in developments  
H32 Residential design criteria  
CS27 Sewerage

### 6.2 National Planning Policy

National Planning Policy Framework (2018)  
National Planning Practice Guidance (As updated 2018)

### 6.3 Other documents/strategies

Northumberland Local Plan – Draft Plan for Regulation 18 Consultation (July 2018)

## **7. Appraisal**

7.1 In assessing the suitability of any proposal regard must be given to policies contained within the development plan, unless material considerations

indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains saved policies from the Tynedale Local Plan and the Tynedale Core Strategy as identified above.

- 7.2 Paragraph 48 of the recently published NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. Consultation is currently taking place on the emerging Northumberland Local Plan, although very limited weight can be given to this at this stage.
- 7.3 Following Officer assessment of the application, and having regard to matters raised during the consultation process, the main issues to consider in the determination of this application are therefore set out below:
- Principle of development (location)
  - Green Belt
  - Effects on character and appearance
  - Residential amenity
  - Highway safety
  - Ecology

#### Principle of Development

##### Location

- 7.4 The site is located outside of the main built up area of Corbridge around 1 mile from its centre, and is therefore considered to be in the open countryside as defined in Tynedale Core Strategy Policy GD1, which limits development to the re-use of existing buildings. The policies for housing within the Tynedale Core Strategy, namely Policies H1 and H3, limit new build housing to main towns, local centres and smaller villages with adequate services. This approach is not entirely consistent with the NPPF which states that applications should be considered in the context of the presumption in favour of sustainable development.
- 7.5 Paragraph 78 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and where there are groups of smaller settlements, development in one village may support services in a village nearby. Paragraph 79 goes on to state that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*

- c) *the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) *the development would involve the subdivision of an existing residential dwelling; or*
- e) *the design is of exceptional quality, in that it:*
  - *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
  - *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

- 7.6 The current application has been submitted following previous discussions with Officers on matters of location and Green Belt, and the applicant has submitted the application seeking to justify the proposal for a new dwelling in this location on the basis of Paragraph 55 of the NPPF (2012), which has now been replaced with the similar advice in Paragraph 79 of the NPPF (2018). The applicant had acknowledged that the site was within the open countryside and has sought to justify the proposal on the basis of being an exceptional quality of design as set out above within part e) of Paragraph 79. This has involved the applicant presenting the details of the proposal to the North East Design Review Panel (NEDRP), which has provided favourable comments and support for the proposed design.
- 7.7 During the course of the application Officers have given further consideration to the matter of the construction of a new dwelling in the countryside, and how this relates to Paragraph 79 of the NPPF, which seeks to avoid the development of isolated new homes in the countryside. Recent case law has provided further clarification on the issue of dwellings being 'isolated' in the countryside. In this context it is Officer opinion that the proposals would not result in a dwelling that would be 'isolated' in respect of Paragraph 79 of the NPPF in that it would not be far away or remote from other development, or from services and facilities within Corbridge. The site is relatively well related to the settlement and other development, and as such it is considered that this would be not be an isolated location for a new dwelling having regard to the NPPF.
- 7.8 Whilst the applicant has sought to justify the proposed development in this location based upon the exceptional quality of the design, the proposal is not considered to require determination in relation to the circumstances for exceptions set out within Paragraph 79 of the NPPF. However, given the location of the site within the Green Belt the proposal needs to be given careful consideration in this context.

### Green Belt

- 7.9 As referred to earlier the site is within and surrounded by the Green Belt designation. The NPPF sets out that the Government attaches great importance to Green Belts, where "*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*". Paragraph 134 of the NPPF sets out that Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

7.10 Paragraph 143 of the NPPF states that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. Paragraph 144 goes on to state that *“when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”*.

7.11 As set out within paragraph 145 of the NPPF, *“a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”.

7.12 Policy NE7 of the Local Plan states that planning permission will only be granted for the construction of new buildings for certain purposes that are identified. Policy NE8 sets out that there will be a presumption against the construction of new dwellings in the Green Belt.

7.13 The application site is not considered to be previously-developed land given its former use and current condition and therefore the proposal would result in the development of greenfield land within the Green Belt. The proposed development would not satisfy any of the exceptions identified above in

paragraph 145 of the NPPF, and therefore the construction of a new dwelling in this location would result in inappropriate development within the Green Belt. By definition the construction of a dwelling in this location would be harmful, whilst the proposal would be contrary to the purposes of the Green Belt in terms of encroachment into the countryside and causing harm through a reduction in openness.

7.14 The applicant acknowledges the policy context of inappropriate development in the Green Belt, and as part of the application has put forward seven 'very special circumstances' (VSC) in support of the application. These are as follows, and will be considered in turn:

1. Innovative design
2. High quality design
3. Landscape setting and enhancement
4. Significant biodiversity enhancement
5. Sustainability
6. Education
7. Local employment

#### Innovative Design

7.15 The applicant states that this will be a unique dwelling that would use the existing garden wall to create a 'living wall', whilst the design is unique both architecturally as well as structurally with the use of industrial techniques in a domestic build. The supporting statement considers that the combination of architectural design, structural design and environmental standards achieved around the concept of a central spine of the garden wall come together to create a proposal that is considered truly innovative.

7.16 Officers fully acknowledge the innovative and unique nature of the design approach that is being put forward in this application, and this certainly has merits as a stand alone design proposal. However, the innovative nature of the design is not in itself considered to amount to VSC that would outweigh the harm through the construction of a new dwelling in the Green Belt.

#### High Quality Design

7.17 The applicant highlights what they consider to be the exceptionally high quality of design of the proposal, and the way that this has evolved through the NEDRP process. The applicant has submitted the comments of the NEDRP with the application, which incorporate the following assessment:

*"What we now have is a sensitively designed, well-mannered building which integrates elegantly into its setting, adding value to the landscape and setting, and incorporating wisely-chosen passive and active energy conservation measures which will ensure reliable, low running costs in the future. This is a bold yet subtle design solution which builds upon the concepts of walled gardens, out-houses and greenhouses and reinterprets the concepts in a 21<sup>st</sup> century manner, to create a building which sits comfortably within its environment, linking inside to outside, and which responds to and also informs its surroundings.*



*What we see from the plans and illustrations is a carefully crafted dwelling which, through judicious arrangement of the accommodation around a spine wall, becomes part “of” the site. The main living spaces are light, glassy, and elegantly configured, whilst the sleeping accommodation is cloaked in a zinc metal cladding, with a preponderance of solid over void, and the whole locked onto a mixed stone/brick spine wall which is the unifying element linking dwelling to garden. This is one of the most elegant design solutions that the Panel has ever viewed.”*

- 7.18 The supporting statement sets out that the scheme would raise standards of design in the area, which is an aim of the NPPF, including regionally and nationally, and can be considered as truly outstanding and of exceptional quality, and therefore should be given significant weight as part of the application. Officers do not dispute that the design of the proposed dwelling is innovative and of a very high quality, and also do not dispute the findings of the NEDRP. However, as set out earlier, and given the location of the site, the application is not being assessed in the context of isolated development and Paragraph 79, and it is not considered that the high quality design warrants VSC.
- 7.19 As a new dwelling in the Green Belt, the proposal is by definition harmful and would cause harm through further development in the countryside with an impact upon openness. The design quality and innovative nature of the proposals are clearly evident, and there are merits in seeking to raise standards of design within an area. However, the site is located within the Green Belt where great importance needs to be attached to preserving openness, and substantial weight needs to be given to any harm. In this case, and following careful consideration, it is Officer opinion that the design qualities of the scheme would not amount to VSC that would outweigh harm to the Green Belt through the construction of a new dwelling.

#### Landscape Setting and Enhancement

- 7.20 The applicant’s supporting statement highlights the character of the site and its relationship with the buildings to the south as walled garden, although it is now separate from these. The site is currently vacant with existing walls and some smaller buildings in various states of repair. The applicant suggests that the proposal would represent an enhancement to the immediate setting with the site being partially derelict and in need of repair, and enhancement of the site should be afforded significant weight.
- 7.21 It is acknowledged that the site would benefit from some repair, restoration and enhancement given its current condition, although this could in effect also be done without the construction of a new dwelling that would result in harm to the Green Belt. A landscape and ecological management plan has been submitted with the application, and therefore there is an intention from the applicant to provide longer-term management of the site. Whilst this is of some benefit, it is officer opinion that this in itself, and in combination with the design quality of the scheme, would not amount to VSC that would outweigh harm to the Green Belt through the construction of a new dwelling.

## Significant Biodiversity Enhancement

- 7.22 Following on from the landscape enhancement, the applicant also suggests that there would be significant enhancement to the site from a biodiversity perspective with additional planting and improved habitat. The NPPF seeks to ensure that new developments protect and enhance biodiversity, and as such this is something that would be required in any event as part of proposals for development. The Council's Ecologists have provided comments on the application and raise no objection subject to a condition that would secure mitigation as identified within the submitted ecology assessment. Given that there is already a policy requirement to seek biodiversity enhancements, and the proposals are not considered to be over and above such requirements, it is not felt that this would amount to VSC that would outweigh harm to the Green Belt through the construction of a new dwelling.

## Sustainability

- 7.23 The supporting statement goes on to set out that the development would achieve Code for Sustainable Homes Level 5 or 6 through various measures, which it states would be rare nationally and exceptional to Northumberland. The applicant acknowledges the technology to achieve this is standard, but would be uniquely applied and constructed in respect of this site. In addition, they acknowledge that it would not be reasonable to argue that it was truly innovative on its own individual merits, but should be afforded some limited weight.
- 7.24 Whilst measures to incorporate enhanced sustainability technology as part of a high quality design are acknowledged, Officers would agree with the applicant this would not amount to VSC on their own. Furthermore, it is not considered that this would result in VSC to outweigh identified harm in combination with other VSC that are being put forward.

## Education

- 7.25 The supporting statement sets out an aspiration to work with Newcastle University given its educational value due to the design approach being taken. The statement advises that the applicant's architects have been in contact with the University to agree the parameters of a research collaboration project, which would see the option of using the proposal as a case study for students.
- 7.26 Whilst it is considered that there may be some educational benefits as part of collaboration with the University, it is not felt that this, either on its own or in combination with other benefits, would result in significant benefits and VSC that would outweigh the harm from a new dwelling in the Green Belt. It has also not been evidenced how this aspiration would be secured as part of the planning process to ensure that such a benefit could be delivered through the grant of planning permission.

## Local Employment

- 7.27 The final VSC identified by the applicant relates to the intention to ensure that materials would be locally sourced, as well as native species planting, grasses and wildflowers. It is also the applicant's intention to use local professionals, contractors and employment, and they advise that they would be willing to agree to a planning condition or legal agreement to this effect.
- 7.28 Again, whilst this intention and approach is welcomed, it is not felt to be something that can be given significant weight as a VSC in the determination of this application, either on its own or in combination with other factors.

#### Summary

- 7.29 As set out within the NPPF, the essential characteristics of Green Belts (Paragraph 133) are their openness and their permanence. The construction of a new dwelling within this rural location would extend development into the countryside, thereby not safeguarding the countryside from encroachment. This would create an urbanising effect, contrary to one of the five purposes of the Green Belt. It is considered that the development would have an adverse effect on one of the purposes of including land in the Green Belt and lead to a loss of openness. The application would be contrary to Local Plan Policies NE7 and NE8 and the NPPF. It would represent inappropriate development within the Green Belt that should not be approved except in very special circumstances, and it is officer opinion that the applicant has not demonstrated that there are VSC that would outweigh the harm in this case.

#### Effects on Character and Appearance

- 7.30 Policy GD2 of the Local Plan seeks to ensure that design should be appropriate to the character of the site and its surroundings, existing buildings and their setting, in terms of the scale, proportions, massing, positioning of buildings, use of materials, structures and landscaped and hard surfaced areas. Policy H32 sets out specific criteria in relation to new residential development, including that proposals should reflect the character of the locality. Policy GD1 of the Core Strategy requires the scale and nature of development to respect the character of the town or village concerned and take into account the capacity of essential infrastructure. Policy BE1 sets out principles for the built environment, and seeks to ensure that development is of a high quality design that will maintain and enhance local character.
- 7.31 As referred to above the applicant is proposing a unique and contemporary form of development that is seeking to deliver an exceptional and high quality form of design. Officers would not dispute the applicant's submission of the design quality of the scheme, or indeed the views of the NEDRP following submission through that process. The design is considered to be of a high quality that looks to take into account and responds to its location and setting. Officers have therefore given weight to this within the decision making process, and in stand alone design terms the development could be said to accord in principle with the above policies of the Local Plan and Core Strategy. However, on the basis that the proposal is inappropriate development in the Green Belt, which is by definition harmful, and there is harm through loss of openness given the limited development on the site, substantial weight needs to be given to this harm as required under

Paragraph 144 of the NPPF. There are not considered to be VSC that outweigh the identified harm in this instance.

### Residential Amenity

- 7.32 The application has been considered against Policies GD2 and H32 of the Local Plan in relation to impacts upon residential amenity. This includes potential impacts upon the amenity of existing residents adjacent to the site and also for occupiers of the new dwelling. Given the layout of the new dwelling and enclosed nature of the site through the walled garden and existing landscaping, there would not be any unacceptable impacts upon the amenity of existing residents adjacent to the site. The proposal would therefore be in accordance with Policies GD2 and H32 of the Local Plan.

### Highway Safety

- 7.33 New development will need to deliver an appropriate form of development in terms of highway safety and infrastructure having regard to Policies GD4 and GD6 of the Local Plan, Policy GD4 of the Core Strategy and the NPPF. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.34 Comments have been received from the Council's Highways Development Management Team (HDM) in response to consultation on the application who have raised no objection to the application subject to conditions. On this basis, the proposals are considered to result in an acceptable form of development, and subject to conditions would be in accordance with Policies GD4 and GD6 of the Local Plan, Policy GD4 of the Core Strategy and the NPPF.

### Ecology

- 7.35 The Local Plan, Core Strategy and NPPF highlight the importance of considering potential effects upon the biodiversity and geodiversity of an area. Policy NE27 of the Local Plan and Policy NE1 of the Core Strategy are therefore relevant. Section 15 of the NPPF also relates specifically to the conservation and enhancement of the natural environment.
- 7.36 As referred to earlier the application has been assessed by the Council's Ecologists, and no objection has been raised subject to a condition to secure identified mitigation measures. On this basis the proposal would be acceptable and in accordance with Policy NE27 of the Local Plan, Policy NE1 of the Core Strategy and the NPPF.

### Other Matters

#### Equality Duty

- 7.37 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

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

#### Human Rights Act Implications

- 7.39 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.
- 7.40 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.
- 7.41 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 application seeks permission for the construction of a new dwelling within the countryside outside of the main built up area of Corbridge, and within the Green Belt. Given the site's location relative to Corbridge and surrounding development the proposal is not considered to result in an 'isolated' location within the countryside in the context of Paragraph 79 of the NPPF. In this instance the principle of a dwelling in such a location would be generally acceptable having regard to the NPPF in terms of location and sustainability.

8.2 However, as set out within Paragraph 133 of the NPPF, the essential characteristics of Green Belts are their openness and their permanence. Notwithstanding the high quality design approach that is evident in the scheme, the construction of a new dwelling within this rural location would extend development into the countryside, thereby not safeguarding the countryside from encroachment. This would create an urbanising effect, contrary to one of the five purposes of the Green Belt. It is considered that the development would have an adverse effect on one of the purposes of including land in the Green Belt and lead to a loss of openness. Officers have given weight to the high quality design being proposed, however substantial weight needs to be given to any harm to the Green Belt. As such, the application would be contrary to Local Plan Policies NE7 and NE8 and the NPPF. It would represent inappropriate development within the Green Belt that should not be approved except in VSC, and it is officer opinion that the applicant has not demonstrated that there are VSC that would outweigh the harm in this case.

## **9. Recommendation**

That this application be REFUSED permission for the following reason:

### Reason

01. The site is within the Green Belt where the siting of new buildings is considered to be inappropriate development, unless subject to exceptions which do not apply in this case. The proposed development of the site is therefore considered to be harmful to the Green Belt and should not be approved except in very special circumstances, and the very special circumstances that have been put forward in this case are not considered to outweigh the harm to the Green Belt by way of inappropriateness. The development would have an adverse effect on one of the purposes of including land in the Green Belt by encroaching into the countryside, and would lead to a loss of openness. The proposal would therefore be contrary to Tynedale Local Plan Policies NE7 and NE8, and the National Planning Policy Framework.

**Date of Report:** 11.09.2018

**Background Papers:** Planning application file(s) 17/03167/FUL