

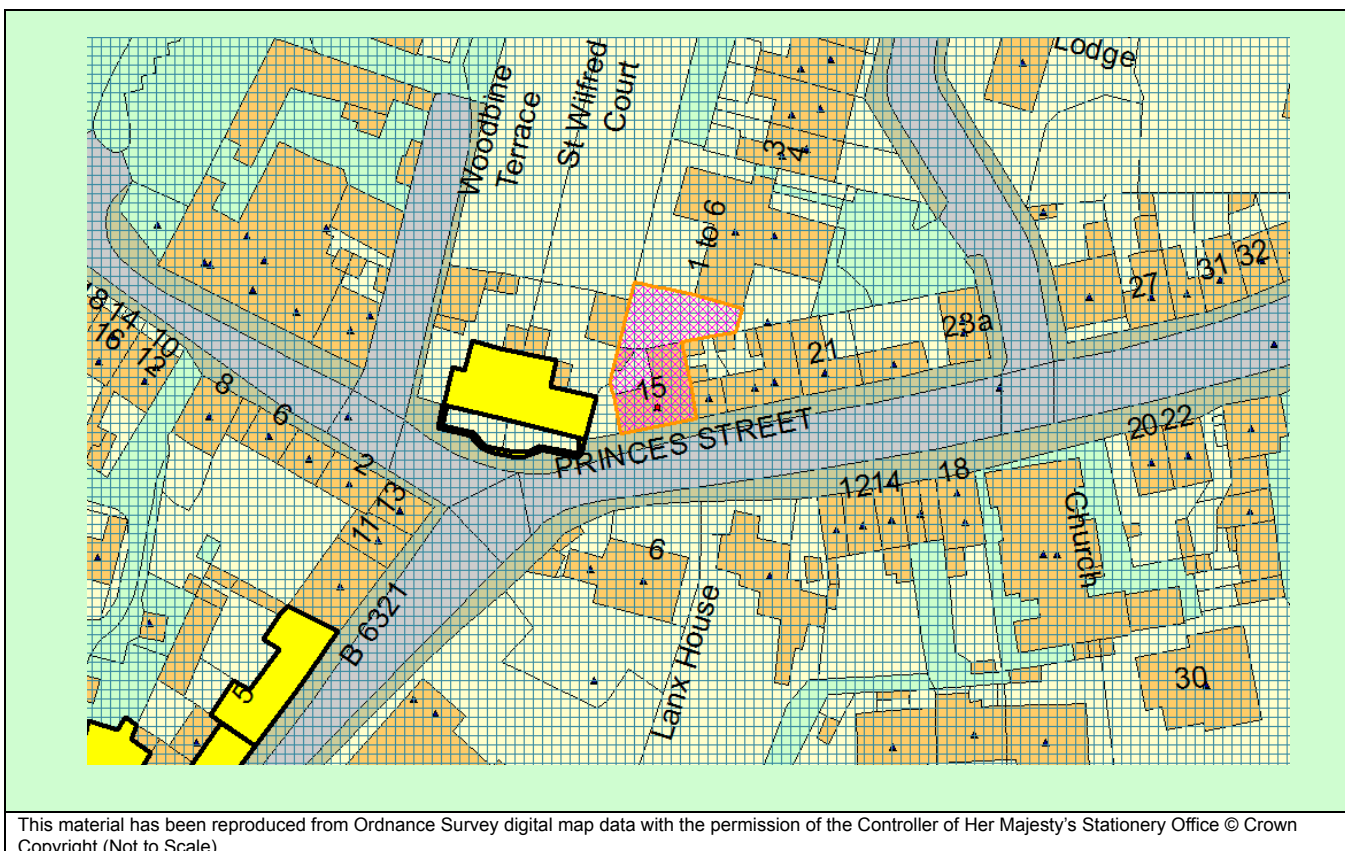


Northumberland County Council

Tynedale Local Area Planning Committee 11 June 2019

Application No:	18/04500/FUL		
Proposal:	Proposed 2 storey rear extension		
Site Address	15 Princes Street, Corbridge, Northumberland, NE45 5DA		
Applicant:	Mrs Ann Darby 15 Princes Street, Corbridge, Northumberland, NE45 5DA	Agent:	Mr Nathan Darby 97 South Woodside Road, Glasgow, Scotland, G20 6NT
Ward	Corbridge	Parish	Corbridge
Valid Date:	7 January 2019	Expiry Date:	30 April 2019
Case Officer Details:	Name: Miss Rachel Campbell Job Title: Planning Officer Tel No: 01670 625548 Email: Rachel.Campbell02@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation the application has been referred to the Senior Planning Manager for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

2. Description of the Proposals

2.1 The application seeks permission to construct a two storey rear extension and to undertake external alterations to the property at 15 Princes Street in Corbridge.

2.2 The proposed two storey extension would project 5.2 metres from the north, rear elevation and would measure 4 metres in width. The height of the proposed two storey rear extension would measure 4.9 metres to the eaves and 6.4 metres to the ridge of the pitched roof. The proposed two storey rear extension would be set down from the ridge of the roof of the existing dwelling and would also be set back from the existing two storey rear off-shot. The walls of the proposed two storey extension would be stone at ground floor level and zinc cladding at first floor level with the roof also proposed to be constructed of zinc cladding. The windows and doors would be aluminium.

2.3 The proposal also seeks to remove the existing render from the north, rear elevation and the west, side elevation of the existing dwelling to expose the stonework beneath the render.

2.4 15 Princes Street is a semi-detached, stone and rendered dwelling with a slate tiled roof located within a built-up residential area within the village of Corbridge. The dwelling is situated in a central location within Corbridge Conservation Area and is adjacent to two Grade II Listed Buildings (Cross House East and Cross House West). The application site is within an Impact Risk Zone for a nearby Site of Special Scientific Interest (SSSI) and is within a low risk coal advice area.

2.5 Amended plans have been submitted to address the case officer and Building Conservation Officer's concerns. The amended plans have altered the design and reduced the scale of the proposed two storey rear extension.

3. Planning History

Reference Number: T/85/E/813

Description: Construction of two storey extension to provide kitchen and bathroom on site of existing extension.

Status: Permitted

Reference Number: T/85/E/453

Description: Construction of two storey extension at rear to provide enlarged living accommodation.

Status: Permitted

4. Consultee Responses

Building Conservation	No objection.
Corbridge Parish Council	No objection.
Corbridge Village Trust	Objects to the application on the grounds of design and the impact on Corbridge Conservation Area.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	9
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site notice affecting Conservation Area & setting of a Listed Building – Displayed on 4th April 2019

Press notice in Hexham Courant – Published on 11th April 2019

Summary of Responses:

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=PK30LGQSL1Z00>

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy (2007)

Policy BE1 – Principles for the Built Environment

Policy GD1 – The General Location of Development

Tynedale District Local Plan (2000)

Policy BE22 – The Setting of Listed Buildings

Policy GD2 – Design Criteria for Development

Policy H33 – Residential Extensions

6.2 National Planning Policy

6.3 Other Documents/Strategies

Northumberland Local Plan (Publication Draft Plan) (Regulation 19) (January 2019)

Policy ENV 7 – Historic Environment and Heritage Assets

Policy ENV 9 – Conservation Areas

Policy HOU 9 – Residential Development Management

Policy QOP 1 – Design Principles (Strategic Policy)

Policy QOP 2 – Good Design and Amenity

Policy STP 1 – Spatial Strategy (Strategic Policy)

Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)

Policy STP 3 – Principles of Sustainable Development (Strategic Policy)

7. Appraisal

7.1 The main considerations in the determination of this application are:

- Principle of the development;
- Design and impact upon heritage assets;
- Impact upon residential amenity; and
- Other matters.

Principle of the Development

7.2 Policy GD1 of the Tynedale LDF Core Strategy refers to the principle for the general location of development. The policy states that the local centres such as Allendale, Bellingham, Corbridge and Haydon Bridge should be the focus for development, but to a lesser extent than the main towns. It follows on to state “*in all cases the scale and nature of development should respect the character of the town or village concerned*”. Policy STP 1 of the Northumberland Local Plan (Publication Draft Plan) identifies Corbridge as a service centre and the service centre’s within Northumberland should accommodate employment, housing and services that maintains and strengthens their roles. The proposal would be located within the village of Corbridge and extensions and alterations to residential dwellings constitute small scale development. The principle of the development is acceptable and would accord with Policy GD1 of the Tynedale LDF Core Strategy and Policy STP 1 of the Northumberland Local Plan (Publication Draft Plan).

Design and Impact upon Heritage Assets

7.3 The application site is located within Corbridge Conservation Area and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon Local Planning Authorities to pay special attention to the

desirability of preserving or enhancing the character, appearance and setting of Conservation Areas in exercising their planning functions.

- 7.4 The application site is also adjacent to the Grade II Listed Buildings of Cross House East and Cross House West, a pair of imposing houses on the corner of Princes Street and St. Helens Street, which date from 1754 and are of squared stone with Welsh slate roofs. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Policy BE22 of the Tynedale District Local Plan sets out the criteria that development must meet in relation to the setting of Listed Buildings. Chapter 16 of the NPPF also places emphasis on the preservation and enhancement of heritage assets.
- 7.5 The property, 15 Princes Street, consists of a modest two storey, semi-detached stone cottage with a Welsh slate roof fronting onto Princes Street. A two storey rear off-shot with a pitched roof running at right angles to the main roof of the dwelling already exists and cartographic evidence in the form of historical maps indicated this may have formed part of the original building. The property occupies a prominent position within Corbridge Conservation Area.
- 7.6 The proposed two storey extension would be located to the north, rear elevation of the property and would not be visible from the street scene of Princes Street. The rear garden is private and enclosed by a high stone boundary wall. As a result of the two storey height of the proposed extension, and despite the presence of the existing curtilage boundary treatment, the proposed development would be partially visible from St. Wilfred's Court to the north east of the application site. The proposal also includes the removal of the render from the north, rear elevation and west, side elevation of the existing property to expose the stone work. These alteration works to the west, side elevation of the existing property would be visible from the street scene of Princes Street.
- 7.7 The Council's Building Conservation Team has been consulted on this application to assess the impact of the proposed development on Corbridge Conservation Area and the setting of the adjacent listed buildings. The Building Conservation Officer has no objection to the proposed development and considers that the amended scheme represents a high quality development which is subservient to the host dwelling. The Building Conservation Officer considers that the proposed development would not impact upon the adjacent listed buildings and would create a high quality modern element within the historic environment.
- 7.8 The proposed two storey rear extension would sit alongside the existing, two storey rear off-shot and is of a similar design, with a pitched roof running into the main roof with a valley between the roofs of the two extensions. The amended plans have considerably reduced the size and scale of the proposed extension and hence it is considered that this extension does not over dominate the existing dwelling. The materials have also been amended to illustrate stone work to the ground floor level to match the existing building and with zinc to the first floor level and to the roof. Whilst the use of zinc does create a more modern

appearance to the rear of the traditional property, it is considered that the use of zinc is appropriate in this location and mirrors the development on the northern end of this section of Princes Street (at 1 St. Wilfreds Road), creating a high quality modern element within the historic environment. The design and materials of the proposed development would not be harmful to the character of the existing property, to the character and appearance of Corbridge Conservation Area and to the setting of the adjacent Grade II Listed Buildings.

- 7.9 The proposed works would accord with Policy BE1 of the Tynedale LDF Core Strategy, Policies BE22, GD2 and H33 of the Tynedale District Local Plan, Policies ENV 7, ENV 9, HOU 9, QOP 1, STP 2 and STP 3 of the Northumberland Local Plan (Publication Draft Plan) and the principles of the NPPF.

Impact upon Residential Amenity

- 7.10 15 Princes Street has two immediate neighbouring properties; Cross House East to the west and 17 Princes Street to the east. The proposed two storey extension would be located 4.8 metres from the east curtilage boundary shared with the adjoining neighbour, 17 Princes Street and would be adequately screened by the existing two storey rear off-shot. The proposed two storey extension would be located 2 metres from the west curtilage boundary shared with Cross House East and the ground floor level of the extension would be screened by the high stone curtilage boundary wall. The first floor level of the proposed two storey extension would be visible from Cross House East, however, this is acceptable and offset by the fact that the extension is to be located to the north of the property so therefore would lessen the impact upon this neighbour. The proposed development would not overlook, overbear or overshadow the two neighbouring properties and would not adversely affect the residential amenity of these neighbours. The proposal would accord with Policies GD2 and H33 of the Tynedale District Local Plan and Policy QOP 2 of the Northumberland Local Plan (Publication Draft Plan) in relation to impact upon residential amenity.

Other Matters

- 7.11 Corbridge Village Trust have objected to this application on the grounds of design and impact upon Corbridge Conservation Area. The objection raises concerns regarding the contemporary design and materials of the proposal and the negative impact of this upon the Conservation Area. These concerns have been addressed within the Appraisal section of this report (Section 7). In addition to this, consultation has been undertaken with internal consultees who have provided their specialist advice on this application. The Building Conservation Team has assessed the impact of the proposed development on Corbridge Conservation Area and the setting of the adjacent listed building and has concluded that they have no objection and that the proposal would create a high quality modern element within the historic environment.

Equality Duty

- 7.12 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

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

Human Rights Act Implications

7.14 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 well-being 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.

7.15 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.

7.16 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 National and local planning policies have been taken into consideration when assessing this application. The proposal would accord with Policies BE1 and GD1 of the Tynedale LDF Core Strategy, Policies BE22, GD2 and H33 of the Tynedale District Local Plan, Policies ENV 7, ENV 9, HOU 9, QOP 1, QOP 2, STP 1, STP 2 and STP 3 of the Northumberland Local Plan (Publication Draft Plan) and the principles of the National Planning Policy Framework.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

1. Proposed Site Plan, Drawing No: L 004 A (Date: 13.03.19) (Received on: 29/03/2019)
2. Proposed Floor plans, Drawing No: L 005 A (Date: 13.03.19) (Received on: 29/03/2019)
3. Proposed Elevations, Drawing No: L 006 A (Date: 13.03.19) (Received on: 29/03/2019)
4. Mock Visual (No Date) (Received on: 29/03/2019)

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

03. The facing stonework to be used in the construction of the two storey rear extension shall match the corresponding materials of the existing building in respect of colour, size, shape and texture.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policies BE22, GD2 and H33 of the Tynedale District Local Plan.

04. No development shall commence above damp proof course level until samples of the proposed zinc cladding to be used in the construction of the two storey rear extension have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be constructed other than in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policies BE22, GD2 and H33 of the Tynedale District Local Plan.

05. Prior to the installation, samples of the proposed aluminium material to be used for the windows and doors of the proposed two storey rear extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be constructed other than in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policies BE22, GD2 and H33 of the Tynedale District Local Plan.

Informatives

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

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

Background Papers: Planning application file(s) 18/04500/FUL