



Northumberland County Council

Tynedale Local Area Council Planning Committee Tuesday 13th September 2022

Application No:	22/00303/FUL		
Proposal:	Construction of 1no. dwelling with associated access, parking and landscaping		
Site Address	Land North Of Meadow Gate, Catton, Northumberland,		
Applicant:	Mrs Janet Oliver C/O Agent	Agent:	Miss Joanne Wood 1 Hood Street, Newcastle-upon-Tyne, NE1 6JQ,
Ward	South Tynedale	Parish	Allendale
Valid Date:	11 February 2022	Expiry Date:	8 April 2022
Case Officer Details:	Name: Miss Charlie Hall Job Title: Planning Officer Tel No: 01670 624525 Email: Charlie.Hall@northumberland.gov.uk		

Recommendation: That this application be GRANTED



1. Introduction

1.1 The application has been referred to the Director of Planning and Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Council's delegation scheme due the number of objections raised by members of the public. It

was agreed that the application raises issues of wider community or significant County Council interest, and so should be considered by the Committee.

2. Description of the Proposals

2.1 Planning permission is sought to construct a two storey four bedroom detached dwelling with attached double garage at land north of Meadow Gate, Catton.

2.2 The proposed dwelling would be constructed of stone and slate and would be located within a plot created from an area within the south east corner of the paddock to the north of Meadowgate. A new access and associated driveway is proposed which would connect the dwelling to the B6303. The property would have a timber post and rail fence to the boundaries. The existing dry stone wall would be retained either side of the new access to the eastern boundary. It is proposed to lower the ground levels to lower the overall height of the proposed dwelling.

2.3 The application site is a greenfield site located within the village of Catton. The site is located west of the B6303 and south of the B6295 and is situated within the North Pennines AONB.

2.4 The application site has previously had planning permission granted (now lapsed) for a new dwelling of a similar size, scale and design, planning reference 18/01156/FUL and for a new access, planning reference 20/00494/VARYCO. This current application has minor changes to the design and location of the previously approved scheme.

3. Planning History

Reference Number: 17/04672/FUL

Description: Proposed 2 Storey detached dwelling with dormer windows and double garage.

Status: Withdrawn

Reference Number: 18/01156/FUL

Description: Proposed 2 storey 4 bedroom house with attached double garage

Status: Permitted

Reference Number: 20/00494/VARYCO

Description: Variation of condition 2 (approved plans) pursuant to planning permission 18/01156/FUL in order to allow for the creation of a separate access and driveway within the site

Status: Permitted

Reference Number: 21/00258/FUL

Description: Proposed 2 storey 4 bedroom house with attached double garage

Status: Withdrawn

4. Consultee Responses

Allendale Parish Council	Object; Concerns about the prominence of the building, with Cllr White seconding this, as it was not keeping with Allendale Neighbourhood Development (ANDP) Plan Policy 1: General
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	Development Principles bullet points five and six, and the motion was unanimously carried by the Council.
Highways	No objection subject to conditions
North Pennines AONB	It is the view of the Partnership that this area is an important component part of the character of the settlement. It therefore follows that for any development to be acceptable it must have no negative impact on, or, erode that character.
Public Protection	No objection
County Ecologist	No objection subject to conditions
Northumbrian Water Ltd	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	18
Number of Support	0
Number of General Comments	0

Notices

General site notice, 16th March 2022
No Press Notice Required.

Summary of Responses:

Seventeen letters of objection have been received in connection with the proposal in addition to a petition objecting to the proposal which included 40 signatures.

These are summarised as follows:

- Impact on views over landscape
- A two storey house built on top of the existing land levels would be overbearing compared to existing dwellings
- Ecology concerns
- Design not in keeping with the village
- Privacy issues to neighbouring properties/land- south of the site
- Might increase floor risk
- No detailed landscaping plans
- Large amounts of hard landscaping
- Sets a precedent for more housing in the village/ adjoining land
- No demand for housing of this size in Catton
- Overbearing and obtrusive

- Concerns of land levels
- Excavation of the site could destabilise neighbouring/ adjacent land
- Add to commuter traffic
- Will add to local sewage issues
- Insufficient information, details and plans have been provided

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.doactiveTab=summary&keyVal=R6EU98QSM3W00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan - 2016 - 2036 (Adopted March 2022)

Policy STP1- Spatial Strategy

Policy STP2 - Presumption in Favour of Sustainable Development

Policy STP3 - Principles of Sustainable Development

Policy STP 4 - Climate change mitigation and adaptation

Policy HOU 2 – Provision of New Residential Development (Strategic Policy)

Policy HOU 3 – Housing Requirements for Neighbourhood Plan Areas (Strategic Policy)

Policy HOU 5 – Housing Types and Mix

Policy HOU 8 – Isolated Residential Development in the Open Countryside

Policy HOU 9 – Residential Development Management

Policy QOP 1 – Design Principles (Strategic Policy)

Policy QOP 2 – Good Design and Amenity

Policy QOP 4 – Landscaping and Trees

Policy QOP 5 – Sustainable Design and Construction

Policy QOP 6 – Delivering Well-Designed Places

Policy TRA 1 – Promoting Sustainable Connections (Strategic Policy)

Policy TRA 2 – The Effects of Development on the Transport Network

Policy TRA 4 – Parking Provision in New Development

Policy ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment

Policy ENV 2 – Biodiversity and Geodiversity

Policy ENV 3 – Landscape

Policy ENV 6 – North Pennines Area of Outstanding Natural Beauty

Policy WAT 1 – Water Quality

Policy WAT 2 – Water Supply and Sewerage

Policy WAT 3 – Flooding

Policy WAT 4 – Sustainable Drainage Systems

Policy POL 1 – Unstable and Contaminated Land

Policy ICT2 - New developments

Allendale Neighbourhood Development Plan (2015)

Policy ANDP1 – General Development Principles

Policy ANDP2 – Scale of Housing Development

National Planning Policy

National Planning Policy Framework (NPPF) (2021, as updated)
National Planning Practice Guidance (NPPG) (2018, as updated)

6.1 Other Documents/Strategies

North Pennines AONB Building Design Guide (2011)
North Pennines AONB Planning Guidance (2011)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the Council, the development plan comprises policies in the Northumberland Local Plan, and the policies in the made Allendale Neighbourhood Plan.

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

- Principle of the development.
- Siting, design and impact upon the North Pennines AONB.
- Impact upon residential amenity.
- Highway safety.
- Drainage and sewerage.
- Ecology.
- Internet connectivity and

Principle of the Development

7.3 The application site is situated within the smaller village of Catton. The site is currently greenfield and is located off the B6303 that links Catton to Allendale. The site is located to the west of the B6303 and south of the B6295.

7.4 Catton is identified as a Small Village in Appendix A of the Northumberland Local Plan. As a starting point, Policy STP 1 of the of the Northumberland Local Plan relates to spatial strategy. This policy sets out the overall approach to the distribution of development across the county. Part (d) of Policy STP 1 states that *“in order to support the social and economic vitality of rural areas, and recognising that development in one village can support services and facilities in other nearby villages, Small Villages listed in Appendix A will support a proportionate level of development subject to Green Belt policy considerations, where relevant”*. Part (e) of Policy STP 1 follows on to state that sustainable development will be supported within, or immediately adjacent to, the built form of main towns, service centres, service villages and small villages without defined Green Belt inset boundaries or settlement boundaries, subject to Green Belt policy considerations, where relevant, if it is:

- i. Commensurate with the size of the settlement; and
- ii. Reflects the role and function of the settlement; and
- iii. Does not adversely impact upon the character and appearance of the settlement; and

iv. Does not adversely impact upon the setting of the settlement or the surrounding countryside.

7.5 The application site is located within the village and is adjacent to the existing built form of Catton, which is identified within the Northumberland Local Plan as a Small Village. It is also acknowledged that Catton does not have a defined settlement boundary. Therefore, Part (e) of Policy STP 1 is relevant in the assessment of this application.

7.6 It is clear, as set out above, that small scale development is generally acceptable in smaller villages. Paragraph 79 of the NPPF states *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*. Policy STP 1 is therefore in line with the provisions of Paragraph 79 of the NPPF and settlements do not need to have sufficient local services to be considered sustainable locations for development, particularly where the development supports local services in nearby settlements.

7.7 Policy HOU 3 of the Northumberland Local Plan sets out the minimum housing requirements for designated neighbourhood plan areas to help meet Northumberland’s overall housing requirements which are set out within Policy HOU 2 of the Northumberland Local Plan. Policy HOU 3 identifies that a minimum of 100 new homes should be provided within the designated Allendale Neighbourhood Plan area within the period of 2016 to 2036.

7.8 With regards to the Allendale Neighbourhood Plan, Policy ANDP 2 relates to the scale of housing development. Policy ANDP 2 states *“planning permission will be granted for individual dwellings and small-scale housing development schemes, including affordable housing, that contribute to meeting the objectively assessed housing needs of the Parish as:*

- *Set out in the statutory Development Plan, taking account of the fact that Allendale is the main settlement in the parish; and*
- *Supplemented, as necessary, through up-to-date housing needs surveys.”*

7.9 Policy ANDP 2 follows on to state that *“housing development will be required to:*

(a) Be of a nature and scale that reflects and respects the character and appearance of the area in which it is situated and it can be readily visually accommodated into the surrounding landscape or townscape without adverse impact on the character of its setting;

(b) Not result in an adverse impact on the amenity of any existing neighbours, including businesses; and

(c) Not otherwise adversely impact sensitive land uses”.

7.10 The proposed development would occupy a relatively small site within the village and adjacent to several existing residential dwellings. The site is located within the built form of the small village of Catton. Catton is characterised by both sporadic and continuous, development which is predominantly located along the B6295 road.

7.11 The proposed development would be located to the south of Staward Lane and west of the B6295 and would be read as an extension of the settlement with their being existing residential dwellings to the east and south of the site. By comparison to the

scale of Catton, in terms of the spread of development and number of properties in the settlement, the proposed development can be considered relatively small in scale and in keeping with the character of the local area.

7.12 Given the location and scale of the site, being a relatively small parcel of land within the existing built form of the village of Catton, it is clear that encroachment of the countryside would not occur. There are buildings present around the site, to the north, east and south, which would result in the proposal being read in conjunction with the existing buildings.

7.13 The small village of Catton is located within close proximity to Allendale, which is identified as a service centre within Policy STP 1 of the Northumberland Local Plan. Public transport links provide access to Allendale, as well as to the main town of Hexham. In this sense, small scale development in Catton would be capable of helping to support not only the services within the village, including the Crown Inn, Catton Village Hall and Catton Methodist Chapel, but also services available in Allendale where there exists a wider range of services and facilities, such as public houses, a school and local shops. Given the distances involved, the location of the site, the availability of services and access to modes of transport other than private car, the construction of small-scale development in this location can be regarded as sustainable development in accordance with Policy STP 1 of the Northumberland Local Plan and Paragraph 79 of the NPPF.

7.14 The proposed development would provide a contribution towards the supply of housing more generally in Northumberland, and within the Allendale Neighbourhood Plan area. Therefore, it is considered that the proposed development would be acceptable in accordance with Policies HOU 2 and HOU 3 of the Northumberland Local Plan.

7.15 In summary, the development would be small in scale and proportionate to the size of Catton as a Small Village. The development of this site, for reasons discussed above, would not adversely impact upon the character and appearance of the settlement and would not have an adverse impact upon the setting of the settlement or the surrounding countryside and thus would be acceptable as a matter of principle in accordance with Policy STP 1 of the Northumberland Local Plan. The principle of the development is also acceptable in accordance with Policy ANDP 2 of the Allendale Neighbourhood Plan and Paragraph 79 of the NPPF as the proposal would support the community services and facilities in the nearby local centre of Allendale and would provide a contribution towards housing need in the Allendale Parish. The proposed development would also be in accordance with Policies HOU 2 and HOU 3 of the Northumberland Local Plan in relation to meeting local housing requirements. Overall, the proposal comprising of the construction of residential development, as a matter of principle, represents a sustainable form of development in this location.

Siting, Design and Impact upon the North Pennines

7.16 Policy QOP 1 of the Northumberland Local Plan relates to design principles for any new building. The policy states that any proposal should *“make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography”*

7.17 Policy ENV 6 of the Northumberland Local Plan relates to development within the North Pennines AONB. This policy states *“the special qualities of the North Pennines Area of Outstanding Natural Beauty will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific guidance”*. Part (5) of

Policy ENV 6 states *“where new building or engineering works are proposed, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain sufficient supporting information by which the impact of the proposed development on the special qualities of the AONB can be judged”*.

7.18 Policy ANDP 1 of the Allendale Neighbourhood Plan sets out the general principles for development and states that *“development that significantly and adversely affects the landscape character, appearance, tranquillity and dark skies of the North Pennines Area of Outstanding Natural Beauty will not be permitted”*.

7.19 The North Pennines AONB Building Design Guide sets out principles for new buildings in the AONB. The guide states *“new building in the AONB should relate to the established character of the area in which it is to be located.”* The guide follows on to state *“whatever the type of development, the key to successful integration lies in the careful consideration of the characteristics of the surrounding landscape, the setting of the proposed building, the scale and massing of adjacent buildings and the general range of materials used in them”*. The Guide also states that new housing development should be of good quality, meet local needs and should help to conserve and enhance the AONB’s environment

7.10 The application site lies wholly within the North Pennines AONB. The North Pennines AONB Partnership has been consulted on this application and has indicated that it will be necessary to consider whether the field is within the developable scope of the settlement and only consider approval if it is found to be the case. The application site has been found to be suitable for development for the reasons set out in the above “principle of the development” section of this report. The AONB officer also states that any proposal should not have a negative impact on or erode the special character of the site.

7.11 It is considered that the design of the house, which would be constructed of natural sandstone with a slate roof, would, with its traditional design and scale, reflect and respect the character and appearance of the area. Due to its location, it is considered important that design details such as window types and rainwater goods are controlled by condition.

7.12 The application site is bounded by an open field to the north which is adjacent to B6295 and to the east of the B6303. There are existing residential dwellings to the south with open countryside and agricultural land to the west. It is noted that the application site is situated on a hill and the existing land levels are higher than the neighbouring sites. As part of the proposal the land levels of the site would be reduced to allow the new dwelling to sit within the site and not on top of the existing land. This would allow the new dwelling to sit comfortably within the surrounding landscape and next to the existing neighbouring properties. Although an important part of the village, the proposed development could be achieved sensitively with appropriately worded conditions.

7.13 As a recognisable clustered settlement, in which the development would be read as part of due to the backdrop of housing and proximity to other dwellings, it is not considered that the special scenic qualities of the North Pennines AONB would be significantly affected by the development of this relatively small site. It is emphasised that the proximity to the village and siting north and west of existing residential properties is such that development would be viewed in connection with the village and be seen as part of the settlement rather than new isolated development in a sensitive landscape area. It is acknowledged that the character of the site would be altered, and any new development here would inevitably disturb the existing

appearance of the land. This change would not, however, be considered to be so significant as to deem it harmful to the natural beauty of the North Pennines AONB. The special scenic qualities of the landscape surrounding Catton would be preserved, and whilst there would be recognisable change in the landscape character of the application site, it is considered that the proposals would appear well-related and integrated with the village.

7.14 A condition removing permitted development rights for development within the curtilage of any dwelling is considered to be necessary to protect the special scenic qualities of the North Pennines AONB and to give the Local Planning Authority control over the appearance of any future development at the site. Subject to accordance, with such conditions, with the ultimate control remaining with the local planning authority in determining any application for reserved matters, it is considered that the development of the site can be achieved without compromising or harming the special scenic qualities of the North Pennines AONB.

7.15 There have been several objections from the public and Allendale Parish Council with regards to the proposed design, scale and overall appearance of the site. However, the proposed dwelling is of an appropriate size with regards to the plot and the surrounding dwellings. The design and materials proposed would be in keeping with the immediate area and the surrounding AONB. There have also been objections relating to the proposed height of the dwelling and how the house would be situated on the site. The reduction in land levels if the site would address these concerns.

7.16 In this respect, the application is considered to be acceptable in accordance with Policies QOP1, ENV6 of the Northumberland Local Plan, Policies ANDP 1 and ANDP 2 of the Allendale Neighbourhood Plan, Policies, the principles of the North Pennines AONB Building Design Guide and the principles of the NPPF.

Impact upon Residential Amenity

7.17 Policy QOP 1 of the Northumberland Local Plan sets out the design principles for all types of development. One of the principles of this policy states that proposals will be supported where design "*protects general amenity*". Policy QOP 2 of the Northumberland Local Plan relates to good design and amenity. This policy seeks to preserve the amenity of those living in, working in or visiting the local area.

7.18 Policy ANDP 1 of the Allendale Neighbourhood Development Plan relates to the principles for general development. Policy ANDP 1 seeks to ensure that development is located to ensure that it does not significantly and adversely affect the amenity of nearby residents or other sensitive land uses. Policy ANDP 2 of the Allendale Neighbourhood Development Plan, which relates to the scale of housing development, requests that housing developments should not result in an adverse impact on the amenity of any existing neighbours, including businesses.

7.19 The proposed development would be located north of several existing dwellings (Meadowgate and Unicorn House). The new dwelling would be located approximately 30m north of the existing properties. No windows are proposed at first floor level to the southern elevation of the new dwelling. It is noted that the proposed dwelling would sit approximately 1.4m higher than the existing dwellings to the south. Given that the site and wider area is situated on a hill it is expected that any properties to the north would be slightly higher than those to the south. Public protection has been consulted on the application and they raise no concerns.

7.20 Therefore, it is considered given the separation distance, location of the dwelling, orientation and design of the dwelling there would not be a significant impact on the properties to the south, Meadowgate and Unicorn House. The proposal is considered to be in accordance with Policy QOP 2 of the Northumberland Local Plan, Policies ANDP 1 and ANDP 2 of the Allendale Neighbourhood Plan and the principles of the NPPF in relation to the impact upon residential amenity.

Highway Safety

7.21 Policy TRA 1 of the Northumberland Local Plan relates to promoting sustainable connections. Policy TRA 2 of the Northumberland Local Plan sets out criteria relating to all types of development affecting the transport network. Policy TRA 4 of the Northumberland Local Plan relates to parking provision in new development

7.22 A new access to the site is proposed from the B6295, which has previously been granted permission, reference 20/00494/VARYCO. Part of the existing stone wall would be removed to allow access into the site, the land would then fall down towards the dwelling

7.23 The Council's Highways Development Management (HDM) team has been consulted on this application and has no objection subject to conditions and informatives. During the course of the application, the applicant has submitted additional information to address the initial concerns raised by the Council's HDM team. The recommended conditions relate to details to the new access, parking area and details of surface water run-off.

7.24 Subject to accordance with the conditions recommended by the Council's HDM team, the proposed development is considered to be in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the aims of the NPPF in relation to highway safety and car parking provision.

Drainage and Sewerage

7.25 The application form states that both surface water and foul sewage would be disposed of by mains sewers. Therefore, the proposal would connect to the existing drainage system. Northumbrian Water has been consulted on this application and have not provided a response. The proposed development is considered to be in accordance with Policies WAT 2 and WAT 4 of the Northumberland Local Plan in this respect.

Ecology

7.26 This planning application has been supported by a Preliminary Ecological Appraisal. There are potentially some impacts to reptiles and birds and there will be a loss of 0.07 hectares of poor semi-improved grassland. The Ecological Appraisal has set out a scheme that would potentially offset the loss for biodiversity, however this would need to be secured by a condition. The loss of grassland can also be mitigated somewhat by including areas of tall grassland within the scheme for barn owl to feed, this can be retained on the bank. The Council's ecologist has no objection to the works subject to conditions and it is considered that the works would not have a significant impact on the site.

7.27 Subject to accordance with the recommended conditions, the proposed development is considered to be in accordance with Policy ANDP 1 of the Allendale

Neighbourhood Plan, Policy ENV 2 of the Northumberland Local Plan and the principles of the NPPF in this respect.

Internet Connectivity

7.28 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy goes on to state that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.29 The current application does not state whether full-fibre broadband connections are proposed, whilst officers are mindful of the rural location of the site which may affect availability of existing connections and viability of future connections. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Sustainability Measures

7.30 Policy QOP 5 of the Northumberland Local Plan relates to sustainable design and construction and seeks to minimise resource use, mitigate climate change, and ensure proposals are adaptable to a changing climate. This policy indicates that proposals will be supported, where feasible, where it incorporates sustainability measures, such as renewable and low carbon energy systems. This application was validated prior to the adoption of the Northumberland Local Plan, therefore sustainability measures were not sought from the outset. However, details of sustainability measures for the development can be secured by condition, in accordance with Policy QOP 5 of the Northumberland Local Plan and the principles of the NPPF.

Equality Duty

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

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

Human Rights Act Implications

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.

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.

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

In conclusion, the development would be small in scale and proportionate to the size of Catton as a smaller village. The principle of the development is acceptable in accordance with Policies STP1, HOU2 and HOU3 of the Northumberland Local Plan and Policy ANDP 2 of the Allendale Neighbourhood Development Plan.

The design of the house, using traditional materials would be appropriate to the site, the character of the area and the North Pennines AONB. The proposed new access would be considered acceptable and would not have a greater impact on highway safety. The impact on water and sewerage has been assessed and is considered acceptable subject to conditions relating to drainage and surface water. It would accord with relevant local plan and national planning policies.

9. Recommendation

That this application be GRANTED subject to the following:

Conditions/Reason

1. 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).

2. 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:

- Location Plan, received 11th February 2022
- Proposed Site Plan, Drawing no. BS/JT/21690, received 21st April 2022
- Proposed Elevations, Drawing no. BS/JT/21690

- Proposed Floor Plans, Drawing no. BS/JT/21690, received 21st April 2022
- Proposed Street Elevation, Drawing no. BS/JT/21690
- Wider Street Elevation, Drawing no. BS/JT/21690

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

3. Notwithstanding the plans hereby approved, no development shall commence on site until plans, including cross sections showing the finished floor levels, garden levels and resulting ridge height of the dwelling hereby approved, from a fixed datum point, are submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed only in accordance with those approved details.

Reason: To ensure these details are controlled by the Local Planning Authority in the interests of impact on the appearance of the area in accordance with the NPPF.

4. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement 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
- vi. measures to control the emission of dust and dirt;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Policies TRA1, TRA2 and TRA4 of the Northumberland Local Plan.

5. Before development commences above damp proof course level, samples of materials to be used in the construction of the dwelling and garage 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 interest of the appearance of the area and the AONB and the amenity of neighbouring properties. In accordance with Policies QOP1, ENV1, ENV3 and ENV6 of the Northumberland Local Plan

6. Prior to the commencement of development above damp proof course level a sample panel measuring at least 1 metre by 2 metres, using the approved stone and demonstrating the proposed coursing, mortar mix and pointing detail, shall be constructed on site and inspected and approved in writing by the Local Planning Authority. Thereafter, the stone panel shall remain on site until the external walls of the dwelling have been constructed to eaves height.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1, ENV1, ENV3 and ENV6 of the Northumberland Local Plan

7. Notwithstanding the details submitted, the windows shall be of painted timber and shall be hung sliding sash, recessed by at least 100mm and with no trickle vents. The windows shall be retained/replaced like for like in perpetuity.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

8. Rainwater goods shall be fixed directly to the wall with no fascia boards.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

9. Notwithstanding the details submitted, the dry stone wall along the eastern boundary shall remain in situ, except for the approved access, unless otherwise agreed in writing by the LPA.

Reason: In the interest of the appearance of the area. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order), the following works shall not be carried out to the dwelling(s) hereby approved without the prior permission of the Local Planning Authority:

- (a) The construction of any extension;
- (b) The enlargement of door and window openings, or the creation of additional openings;
- (c) The re-roofing of the building in a different material to that existing, or approved by the Local Planning Authority;
- (d) The construction of any building within the curtilage of the dwelling.

Reason: To enable the Local Planning Authority to consider the effects of such development. In accordance with Policies QOP1 and ENV6 of the Northumberland Local Plan

11. Prior to the fixing of any external lighting (within the site/on the building), details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units. The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, through excessive light pollution, in accordance with Policies ENV1, ENV4 and ENV6 of the Northumberland Local Plan.

12. The development shall not be occupied until the car parking area indicated on the approved plans, 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 and Policy TRA4 of the Northumberland Local Plan.

13. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

14. 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 highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

15. Prior to any ground clearance to implement the development a landscape plan, showing both hard and soft landscaping proposals, for the site shall be submitted to, and agreed in writing with, the LPA. The plan shall detail the species to be used, numbers of plants, density of planting, rates of sowing and means of protection and use only species native to the North Pennines area of Northumberland with implementation in full during the first planting season (November – March inclusive) following the commencement of development

At a minimum the plan shall include: The planting of 50m of mixed native species hedging with trees and the location of an integrated bat box within the new dwelling as described in the ecology report. Further trees and retention of grassland along the eastern margin/bank should also be shown.

At the same time as the landscape plan is submitted, a detailed method statement for the protection of reptiles during construction should be provided and agreed.

Once agreed the development will proceed according to the Landscape Plan and Method statement and lighting arrangements

Reason to protect native wildlife and to enhance the biodiversity value of the site in accordance with Local Plan Policies ENV1, ENV2, ENV3 and ENV6 of the Northumberland Local plan

16. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall

be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

17. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Informatives

1 You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: westernareahighways@northumberland.gov.uk

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

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

4 Any pits or holes dug during construction phase must be covered at night and or a rough plank left in trenches positioned with the bottom of the plank against and parallel with the side of the trench, at an angle no greater than 30 degrees, to allow animals to escape

5 Works will avoid the bird nesting season, March to August inclusive. If this period cannot be avoided any works must be preceded by a nesting bird check by a suitably experienced ecologist, no more than 24 hours before commencing works.

6 To minimise light pollution, any artificial lighting must follow guidelines set by the Institute of Lighting Professionals (<https://theilp.org.uk/ilp-guidance-note-1-the-reduction-of-obtrusivelight-has-been-updated/>)

Background Papers: Planning application file(s) 22/00303/FUL