



Northumberland

County Council

North Northumberland Local Area Council Planning Committee

24th November 2022

Application No:	22/02876/FUL		
Proposal:	Construction of single storey front extension - re-submission of planning application ref:21/03848/FUL		
Site Address	Beach Lea Bungalow, 67 Longstone Park, Beadnell, Chathill Northumberland NE67 5BP		
Applicant:	Mrs. Judith Goodall Beach Lea Bungalow 67 Longstone Park Beadnell NE67 5BP	Agent:	Mr. Paul Taylor Rivendell, Steppey Lane, Lesbury, Alnwick Northumberland NE66 3PU
Ward	Bamburgh	Parish	Beadnell
Valid Date:	23 August 2022	Expiry Date:	19 December 2022
Case Officer Details:	Name: Mr. Ben MacFarlane Job Title: Planning Officer Tel No: 07814075197 Email: Ben.MacFarlane@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council Planning Committee due to an objection received by Beadnell Parish Council which raises concerns with the design of the proposals and its insufficient parking provision. This is at odds with the officer recommendation that this application be approved.

1.2 The application has been reviewed by the Committee Chairs and the Director of Planning who requested a committee decision for the reason that it does raise issues of strategic, wider community or significant County Council Interest.

2. Description of the Proposals

2.1 This application seeks permission for a single storey front extension to Beach Lea Bungalow, 67 Longstone Park, Beadnell. This building is a 1-bedroom single storey residential property. The proposed extension would infill the current L-shaped dwelling to provide a new living space.

2.2 The application site is located within the built-up area of Beadnell, in the centre of the settlement. It is bound on all sides by adjoining residential dwellings and as such can only extend to the front.

2.3 This application is a resubmission of 21/03848/FUL, which was reported to the North Northumberland Local Area Council Planning Committee on the 24th of February 2022 and was refused for the following reason:

The proposal would fail to respect local context and the character of the area and would therefore be contrary Policy 5 of the North Northumberland Coast Neighbourhood Plan.

2.4 Site constraints include,

AONB Coast
Coal Working Referral Area
Coastal Mitigation Zone
Heritage Coast
Impact Risk Zone SSSI
Neighbourhood Planning Area: North Northumberland Coastal Parishes
Occupancy Restriction for New Housing

3. Planning History

Reference Number: 21/03848/FUL

Description: Construction of single storey front extension

Status: REF

4. Consultee Responses

Beadnell Parish Council	Agreed by a majority to object. The Parish Council has made aware the existence of an Agreement between the builder and Local Authority which prohibited the erection of any building or structure on the amenity areas. Any such restrictive covenant is not a material planning consideration.
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	<p>The Parish Council objects on the following grounds:</p> <ul style="list-style-type: none"> • The application contravenes Policy No 5 of the North Northumberland Coast NHP, by failing to respect the local context and character of the area. • The application contravenes Policy No 8 (c) which states that all proposals for development must demonstrate sufficient car parking is provided within the curtilage to ensure no additional on-street parking on nearby streets. • The application is contrary to Policy QOP2 point 2 (a) which states “The physical presence and design of the development preserves the character of the area and does not have a visually obtrusive or overbearing impact on neighbouring uses...”
Northumberland Coast AONB	The AONB Partnership raises concerns and does not support the application.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	10
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:

A member of the public has made a comment in support of the application for the following reasons:

The works would allow a more sustainable use of the property and make it a more feasible option for permanent occupancy. It is also stated that care has been taken with the design of the proposed extension to match the materials to the existing, the roof integrates well into the existing structure and the design is sympathetic to the original building and the original design of these blocks have been compromised over the years by a variety of styles of porches/ conservatories/ extensions.

It is also noted that, of the 36 chalets in the area:

- 17 have no additions, the only changes over the years since construction in 1968 being to the front doors and/ or windows.
- 19 (53%) have been added to changing the original design and streetscape of the area with porches/ conservatories from modest to infilling the "L" of the properties' design.

- No. 67 is in the only row of 4 with no additions to date on the west side, the chalet adjoining no. 67 to the rear has a full infill conservatory.

And, of the 19 properties with additions (porches/ conservatories):

- 9 (25%) are "infills" of the L-shape including 55 Longstone Park with a
- permanent infill extension
- 10 (28%) of varying sizes

6. Planning Policy

6.1 Development Plan Policy

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

HOU 1 – Making the best use of existing buildings (Strategic Policy)

HOU 9 - Residential development management

QOP 1 – Design principles (Strategic Policy)

QOP 2 - Good design and amenity

TRA 2 – The effects of development on the transport network

ENV 5 – Northumberland Coast Area of Outstanding Natural Beauty

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

6.3 Neighbourhood Planning Policy

North Northumberland Coast Neighbourhood Plan 2017 – 2032 (Made July 2018)

Policy 5 – Design in new development

Policy 8 – Sustainable development within the settlements

6.4 Other Documents/Strategies

NPPG - National Planning Practice Guidance (2021, as updated)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016-2036 (NLP) (2022). The National Planning Policy Framework (NPPF) (2021) and National Planning Practice Guidance (NPPG) are material considerations in determining this application.

Principle of the development

Design and visual impact

Impact on amenity

Impact on the transport network

Impact on AONB

Other matters

Principle of the development

7.2 The application proposes development that is domestic in nature within the residential curtilage of an existing dwellinghouse. The principle of development is therefore acceptable and in accordance with Policy HOU 9 of the Northumberland Local Plan and the NPPF.

Design and visual amenity

7.3 Beadnell Parish Council objects to the proposals on the grounds that the application contravenes Policy No 5 of the North Northumberland Coast NHP by failing to respect the local context and character of the area. The Parish Council is also of the opinion that the application is contrary to Policy QOP2 point 2 (a) which states “The physical presence and design of the development preserves the character of the area and does not have a visually obtrusive or overbearing impact on neighbouring uses...”

7.4 This application is a resubmission of planning application 21/03848/FUL, which was refused at North Northumberland Local Area Council contrary to the officer recommendation that the application be granted permission. The proposals under this resubmission are almost identical, with some small updates to the design; the patio doors have been replaced with a large 4-pane window and all proposed windows would now have render surrounds to match those found around existing windows on the host dwelling and others in the area. The design under application 21/03848/FUL was deemed to be acceptable. It is the opinion of Officers that the design of the extension has been improved by these small alterations.

7.5 Policy 5 of the North Northumberland Coast Neighbourhood Plan 2017 requires that all new development should incorporate high quality design and demonstrate how local context and character is respected in terms of scale, density, height, massing, layout, materials and features including windows have regard to surrounding character and materials. As set out above by a supporting member of the public, and as noted by officers following site visits, a great number of similar properties in the immediate area have constructed front infill extensions.

7.6 The extension would remain subservient to the host property in terms of its scale, massing and height and would use materials in its construction to match those of the existing property. The proposals would respect the layout and arrangement of windows found on the existing property, even matching the render surrounds. With the above in mind, it is considered that the proposals' design is of a high quality and is in full accordance with Policy 5 of the North Northumberland Coast Neighbourhood Plan.

7.7 The Parish Council also refers to point 2 (a) of Policy QOP 2 of the Northumberland Local Plan, which requires that the physical presence and design of the development preserves the character of the area and does not have a visually obtrusive impact. As established, it is considered by officers that the proposals make great effort to preserve and mirror the character and local vernacular of the area. The proposed development is considered to be of an appropriate design which would not have a significant adverse impact on the character or visual amenity of the existing dwellinghouse or the surrounding area. Therefore, the proposed development is considered acceptable in terms of design in accordance with Policies

QOP 2, HOU 1 and HOU 9 of the Northumberland Local Plan, Policy 5 of the North Northumberland Coast Neighbourhood Plan and the NPPF.

Impact on residential amenity

7.8 In their objection, Beadnell Parish Council refer to point 2(a) of Policy QOP 2 of the Northumberland Local Plan, which requires that development proposals will ensure that the physical presence of the development does not have an overbearing impact on neighbouring uses, while outlook from habitable areas of the development is not oppressive. The proposed development has been assessed by officers and would not result in any loss of outlook or loss of privacy to neighbouring properties. The 45° test has been applied and it has also been established that the proposals would not result in and loss of light to neighbouring properties.

7.9 It is not considered that the proposals would have an overbearing impact on neighbouring uses and would not result in any oppressive outlook from habitable areas. The proposals are considered acceptable in this respect, in accordance with Policies QOP 2 and HOU 9 of the Northumberland Local Plan and the NPPF.

Impact on the transport network

7.10 Beadnell Parish Council has also objected on the grounds that the application contravenes Policy No 8 (c) of the North Northumberland Coast Neighbourhood Plan which states that all proposals for development must demonstrate sufficient car parking is provided within the curtilage to ensure no additional on-street parking on nearby streets.

7.11 The application property is a one-bedroom bungalow. Were the proposals to be constructed, the application property would remain a one-bedroom bungalow. The proposal will not therefore impact on parking arrangements. The proposals are acceptable in this respect, in accordance with Policy TRA 2 of the Northumberland Local Plan and Policy 8 of the North Northumberland Coast Neighbourhood Plan.

Impact on AONB

7.12 The application site falls within the Northumberland Coast Area of Outstanding Natural Beauty. The AONB Partnership raise concerns over the application; they believe the extension is considered too large in terms of the host building and will impact on the original design of the building group in changing the layout and roof line.

7.13 As stated above, the design is of a high quality and would not result in any detriment to local character or visual amenity. The proposal is not therefore considered to result in any detriment to the character or visual amenity of the wider AONB. It is understood that the extension would impact on the original design of the building group, as any extension or alteration does. However, a change to the original design is not considered to be sufficient grounds for refusal in this case. Policy ENV 5 of the Northumberland Local Plan recognises that the AONB is a living, working area by allowing small scale development where it does not impact on the AONB's special qualities, as is the case in this instance.

Other matters

7.14 Upon refusing application 21/03848/FUL, Committee members suggested the applicant instead extends their property to the rear, however, this property immediately adjoins another to the rear and so this is not possible.

7.15 The points raised in the objection of Beadnell Parish Council have been thoroughly considered by officers in this decision-making process.

Equality Duty

7.16 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

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

Human Rights Act Implications

7.18 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.

7.19 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.

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

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above, stating accordance with the relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the NLP and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations and would accord with relevant policy and is considered to be acceptable.

9. Recommendation

9.1 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 be carried out in complete accordance with the following approved plans:

1. Drawing no. LP/02 Rev. A 'Proposed Plans and Elevations'

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

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

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HOU 9 of the Northumberland Local Plan.

Background Papers: Planning application file(s) 22/02876/FUL & 21/03848/FUL