



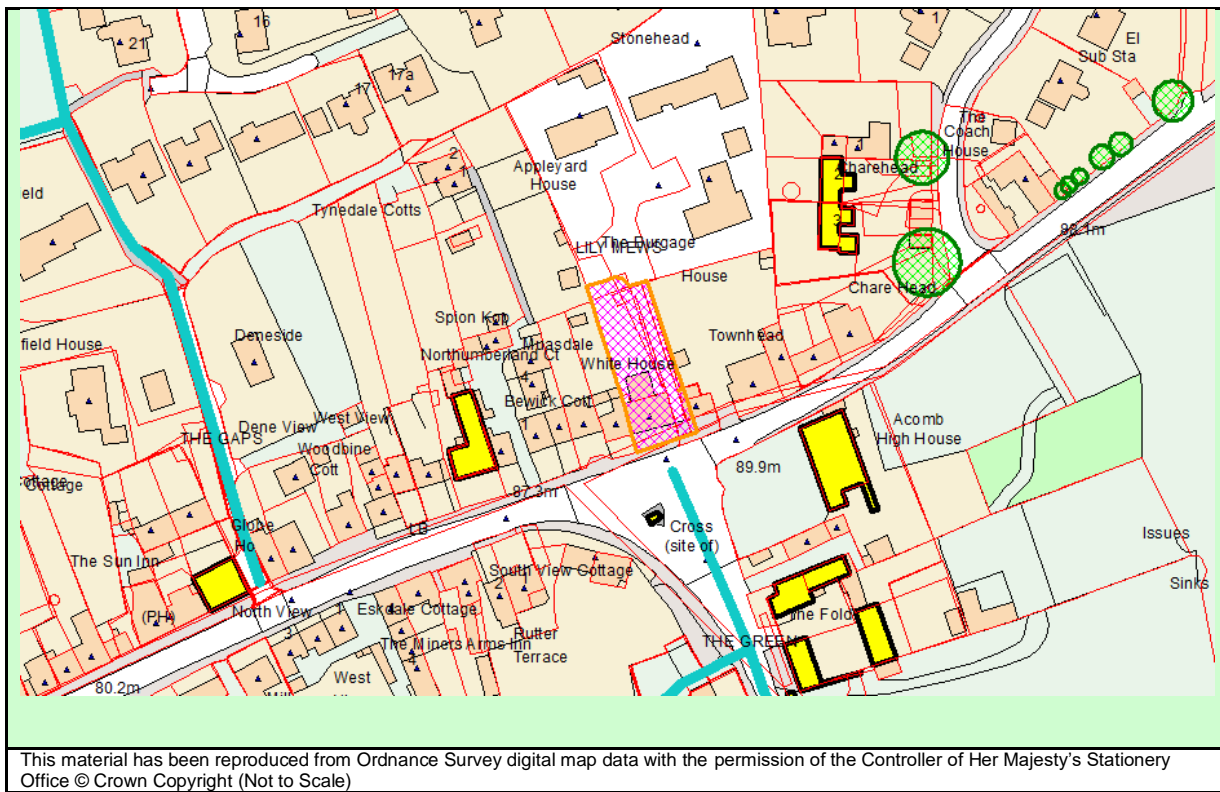
Northumberland

County Council

Tynedale Local Area Council Planning Committee Tuesday 13th December 2022

Application No:	20/04195/FUL		
Proposal:	Two storey rear extension.		
Site Address	White House, The Green, Acomb, Hexham Northumberland NE46 4PJ		
Applicant/ Agent	Mr Darryl Bingham 19 Burswell Avenue, Hexham, Northumberland, NE46 3JL		
Ward	Hexham Central With Acomb	Parish	Acomb
Valid Date	11 January 2021	Expiry Date	14 December 2022
Case Officer Details	Name: Mr Callum Harvey Job Title: Senior Planning Officer Tel No: 07966 325 979 Email: Callum.Harvey@northumberland.gov.uk		

Recommendation: That Planning Permission be GRANTED for the proposed development



1. Introduction

- 1.1 This application is subject to an objection from the Built Heritage and Design officer. Following referral to the Director of Planning and the Chair and Vice-Chair of the Tynedale Local Area Council Planning Committee under the Chair Referral Scheme, it was agreed that this application be determined by Members of the Tynedale LAC Planning Committee.

2. Description of the Proposals

- 2.1 The application site, known as White House, is located on The Green in Acomb.
- 2.2 Retrospective planning permission is sought for the construction of a two storey extension to the north facing rear elevation of White House. The extension measures 6m in width, protrudes from the rear elevation of the house by 5.4m, and measures 4m in height to roof eaves and 7m in height to roof ridge. The extension is constructed of natural stone elevations with natural stone quoins, cream painted timber doors and windows, and Brazilian natural slate roof tiles. A flue has been installed on the western side elevation, and 4no. roof lights have been installed. The received floor plans indicate the ground floor of the extension is a lounge whilst a third bedroom has been created for the property at first floor.
- 2.3 The application site falls within the Acomb Conservation Area. White House is considered a non-designated heritage asset, and the proposed works are within the setting of White House. The site is also within the Lower Risk Coal Advice Area as identified by the Coal Authority.

2.4 As summarized in Section 3 of the officer report, this property has a history of previous applications for a two storey rear extension. The as-built extension is the same as the previously approved extension in respect of positioning and scale. The development has since been constructed with the following which are not in accordance with the approved plans under decision 20/01020/FUL:

- using Brazilian natural slate roof tiles, instead of Welsh slate roof tiles to match those on the host building;
- using matt black upvc rainwater goods instead of matt black aluminium rainwater goods;
- installation of 4no. velux roof lights; and
- installation of a flue on the western elevation.

3. Planning History

Reference Number: 14/02291/FUL

Description: Demolition of one disused, corrugated steel shed and smaller garden structures, and erection of 3 no. dwellings including one house and two bungalows each with a double garage and large garden areas.

Renovation of dairy building at site entrance into an office.

Status: Permitted

Reference Number: 19/00652/FUL

Description: Construction of a two storey rear extension to existing dwelling

Status: Refused

Reference Number: 19/04166/FUL

Description: Proposed two storey rear extension.

Status: Refused

Reference Number: 20/01020/FUL

Description: Proposed two storey rear extension.

Status: Permitted

Reference Number: 22/03046/FUL

Description: Retention of garage and garden wall, retrospective change of use of former open land to curtilage of property (Amended Description 03/10/2022).

Status: Pending Consideration

4. Consultee Responses

Acomb Parish Council	No response received
Built Heritage and Design	<u>First comments, dated 9th March 2021:</u> Required additional details in terms of materials <u>Second comments, dated 17th May 2021:</u>

	<p>An inspection of the site was undertaken on 12th April (2021) which identified discrepancies between the site as constructed and as illustrated on the plan.</p> <ul style="list-style-type: none"> • As per our comments dated 9th March (2021) our only concern relates to the material pallet as we consider the changes in respect of flues, chimney pots, reconfiguration of rooflights, size of extension and staircase to be satisfactory. • The (previous) scheme was approved on the basis that it utilised sympathetic quality materials to include Welsh slate, natural stone, timber windows and matt aluminium rainwater goods. The submitted drawing includes natural local stone (Millknock), timber doors and windows, matt aluminium rainwater goods and conservation rooflights – which we consider acceptable. However, from our site inspection the rooflights do not have structural glazing as illustrated, and the rainwatergoods are plastic. • Our concerns in relation to the use of Brazilian slate stand. <p>The proposed use of non-indigenous slate, plastic rainwater goods and the rooflights as installed fail to respond to the vernacular character of the host and character and appearance of the Conservation Area. The application is contrary to Section 72 of the PLBCAA and Paragraphs 130 and 192 of the NPPF.</p> <p>For the reasons outlined above, we object to the application.</p>
Highways	No objection subject to recommended conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	15
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site Notice – Affecting the Character or Appearance of a Conservation Area:
Displayed 26th January 2021

Press Notice – Hexham Courant: Advertised 21st January 2021

Summary of Responses:

None Received.

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (March 2022)

Policy STP 1 Spatial strategy
Policy HOU 9 Residential development management
Policy QOP 1 Design principles
Policy QOP 2 Good design and amenity
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
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 7 Historic environment and heritage assets
Policy ENV 9 Conservation Areas
Policy POL 1 Unstable and Contaminated Land
Policy POL 2 Pollution and air, soil and water quality

Acomb Neighbourhood Plan (2019)

Policy 8 Acomb Conservation Area
Policy 9 Non-designated Heritage Assets
Policy 10 Design in New Development

6.2 National Planning Policy

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

6.3 Other documents

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England's 'Conservation Principles, Policies and Guidance' (2008)

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 the development plan comprises policies in the Northumberland Local Plan and the Acomb Neighbourhood Plan. The National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The main issues for consideration in the determination of this application are:

Principle of the development
Heritage and Design
Residential amenity
Highway safety

Surface water drainage
Contaminated land

Principle of development

- 7.3 The application proposes works that are domestic in nature within residential curtilage. The principle of development is acceptable and in accordance with Policy HOU 9 of the Northumberland Local Plan and the NPPF. The scale of the extension is that as approved in the earlier application and will not be discussed further within this report.

Heritage and Design

- 7.4 The application site lies within the Acomb Conservation Area, a designated heritage asset.
- 7.5 When determining this application, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Members, as the decision maker, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 7.6 Policy ENV1 of the Local Plan states that the character and/or significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by giving great weight to the conservation of designated heritage assets.
- 7.7 Policy ENV7 of the Local Plan states that proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. The Policy goes on to state that decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance. The Policy also states that where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.
- 7.8 Policy ENV9 of the Local Plan states that within a conservation area, it will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance. The Policy goes on to state that development must respect existing architectural and historic character and cultural associations, by having regard to:
- i. Historic plot boundaries, layouts, densities and patterns of development; and
 - ii. The design, positioning, grouping, form, massing, scale, features, detailing and the use of materials in existing buildings and structures; and
 - iii. The contribution made by the public realm, private spaces and other open areas, including hard and soft landscape features, trees, hedges, walls, fences, watercourses and surfacing.
- 7.9 Similar to Policies ENV1, ENV7 and ENV9 of the Local Plan, Policy 8 of the Acomb Neighbourhood Plan requires any proposal within the Acomb

Conservation Area to demonstrate how it will preserve or enhance the character or appearance of the Acomb Conservation Area, as defined in the Acomb Conservation Area Character Appraisal. Policy 8 goes on to state that proposals in the Conservation Area and its setting should have regard to:

The aim of making a positive contribution to local character and distinctiveness by reflecting the vernacular scale, massing, layout, means of enclosure, detailed design and materials characteristic of the Acomb Conservation Area through:

- i) the use of appropriate materials for Acomb including natural sandstone and natural slate roofing materials;
- ii) The maintenance of 'plain' rooflines, avoiding the addition of dormer windows which would detract from the special character of Acomb Conservation Area;
- iii) The incorporation of timber sliding sash windows;
- iv) The use of locally distinctive detailing of masonry, doorways, rooflines, chimneys and chimney-pots, windows and rainwater goods;
- v) The provision of appropriate boundary treatment including sandstone walls and/or hedgerows; and
- vi) The retention of existing boundary walls.

7.10 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.11 Paragraph 200 of the NPPF then states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

7.12 Paragraph 202 of the NPPF then states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.13 White House is considered by officers to be a non-designated heritage asset. The building is in a prominent location atop the crest of the hill on Main Street in the centre of Acomb, located at The Green. The building's southern principal elevation is prominent from public vantage points at The Green and along Main Street, and the Conservation Area's Character Appraisal notes that the buildings along this stretch of Main Street are of interest. Paragraph 6.1.7 of the Character Appraisal notes the eighteenth century White House, with its reverse stepped gable coping, and an adjoining terrace of four neighbouring stone houses. Whilst the building is currently in need of some external refurbishment, as is the picket fence to the front, in the opinion of officers it is undoubtably of architectural merit within the historic core of Acomb, and the southern principal elevation makes a notable contribution to the character of the Conservation Area.

7.14 Policy ENV7 of the Local Plan states that proposals that affect the significance of non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. This is in line with Policy 9 of the Neighbourhood Plan, and Paragraph 203 of the NPPF.

- 7.15 Policies QOP1, QOP2 and HOU9 of the Local Plan and Policy 10 of Neighbourhood Plan require proposals to be of a high quality design in keeping their surroundings, making a positive contribution to local character and distinctiveness. The requirements of these Policies tie in to the requirements of other Policies set out above.
- 7.16 The Built Heritage and Design officer has objected to the proposal. Concerns have been raised in respect of the slate roof tiles, rainwater goods and velux roof lights which have been installed. The recommending officer has given these comments significant weight when considering this application.
- 7.17 Turning first to the roof tiles, the recommending officer notes that the tiles are not Welsh natural slates, however they are a natural slate which is of a similar appearance. The extension is to the rear of the property, and the extension is very well screened from public vantage points along Main Street. Whilst the originally proposed slates would have been preferable, on balance, it is considered that the as-constructed natural slate roof tiles do not harm the character or appearance of the Conservation Area, or harm the significance of White House.
- 7.18 Turning next to the rainwater goods, the recommending officer notes that they are matte black upvc with a dull finish, with fixings and other detailing which imitate cast iron rainwater goods. Again, it is noted that these have been installed to the rear of the property, which is very well screened from public vantage points along Main Street. On balance, it is considered that the as-constructed rainwater goods do not harm the character or appearance of the Conservation Area, or harm the significance of White House.
- 7.19 Turning next to the velux roof lights, the recommending officer notes that they have not been fitted flush to the plane of the roof, and that they do not feature a vertical glazing bar as would be the norm for a conservation-style velux roof light. The recommending officer agrees that these would be preferable to those which have been installed. However, it is noted that the building is not listed and the location of the rooflights is to the rear of the property and not highly visible within the conservation area. On balance, it is not considered that the impact of the rooflights would be sufficient to require their replacement with a conservation style. It is considered that the roof lights would not harm the character or appearance of the Conservation Area.
- 7.20 The recommending officer has given the Built Heritage and Design officer's comments significant weight when considering this application, however it is noted that White House is not a Listed building, and new materials are very similar in appearance to the previously approved materials, and are to the rear of the building and therefore are very well screened from public vantage points within the Conservation Area. On balance, and subject to the condition described above, it is considered in this instance that the works do not harm the character or appearance of the Conservation Area, or harm the significance of White House. The proposal is therefore acceptable in accordance with Policies HOU9, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, Policies 8, 9 and 10 of the Acomb Neighbourhood Plan, and the NPPF.

Residential amenity

- 7.21 The proposed works would not have an adverse impact on the amenity of neighbouring residents, in accordance with Policies HOU9, QOP1 and QOP2 of the Northumberland Local Plan, Policy 10 of the Acomb Neighbourhood Plan, and the NPPF.

Highway safety

- 7.22 The proposal seeks approval for a two storey extension which would lead to the addition of a third bedroom at the property. A current application seeks retrospective approval for two parking bays to the rear of the property, reference 22/03046/FUL.
- 7.23 The Highways officer has been consulted and they note that the proposal seeks to provide sufficient car parking for the three bedroom dwelling. Subject to a recommended condition, they have no objection to the proposal. The recommending officer notes that the condition requires White House to not be occupied until the car parking is implemented. The recommending officer notes that this is a standard condition recommended on many different types of applications, however in this instance it is not considered necessary as White House is already occupied, whilst the car parking bays have already been implemented. Therefore, this condition is not recommended should Members decide to grant planning permission.
- 7.24 The proposal would not have an adverse impact on highway safety in accordance with Policies TRA2 and TRA4 of the Northumberland Local Plan and the NPPF.

Other Matters

Equality Duty

- 7.27 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

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

Human Rights Act Implications

- 7.29 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.

7.30 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.

7.31 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 For the reasons set out in the above report, and subject to recommended conditions, it is considered that the proposal is an acceptable form of development. Officers therefore recommend that planning permission be granted.

9. Recommendation

That this application be GRANTED planning permission subject to the following:

Conditions

1) The development hereby permitted shall be retained in complete accordance with the approved plans. The approved plans for this development are:-

20-02-11 Revision A – Site Location Plan and Block Plans as Existing

20-02-12 Revision A – Site Block Plan as Proposed

20-02-14 Revision A – Ground Floor Plan as Proposed

20-02-15 Revision A – First Floor Plan As Proposed

20-02-16 Revision C – Elevations as Proposed

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

2) Notwithstanding the approved plans, within three months of the date of this decision, the velux roof lights shall be fitted flush to the plane of the roof, and shall feature a vertical glazing bar.

Reason: In the interest of the appearance of the development, in the interest of the character and appearance of the Conservation Area, and in the interest of the significance of White House which is a non-designated heritage asset, in accordance with Policies HOU9, QOP1, QOP2, ENV1, ENV7 and ENV9 of the Northumberland Local Plan, Policies 8, 9 and 10 of the Acomb Neighbourhood Plan, and the National Planning Policy Framework.

Informatives

Standard coal mining informative

EIA

The proposal has been assessed and is not considered to fall under any category listed within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The proposal is not considered to be EIA development and therefore does not require screening.

Background Papers: Planning application file(s) 20/04195/FUL; 22/03046/FUL