

Good Afternoon Members.

The Report confirms a new house is acceptable on this site as a result of the principle of development being established. There are no technical objections to the development from any consultee including the North Pennines AONB Partnership. No neighbours have objected and following amendments the Allendale Parish Council offer their full support. The Report confirms at Para 7.17 that the proposal would not significantly or adversely affect the AONB and it accords with Policy ANDP 1, Tynedale Local Plan Policy NE15 and the NPPF.

The reason for refusal is due to design concerns on the form, style, car port, timber cladding and dormer windows. Taking account of the site, the dwelling has been designed to be 1.5 storeys so that it is less dominant than the surrounding properties, set back into the corner of the site at the lowest point and designed to form an 'L' Shape to ensure that the dwelling looks in on itself. The outward facing elevations are natural stone and the dwelling will be topped with slate to ensure that the materials match those of the surrounding dwellings. As a result of these decisions the roof of the dwelling will sit level with the height of the adjacent highway. Views into the site will be of traditional stone and slate materials and that there will be no overlooking or loss of privacy to any neighbours.

The west facing elevation will be half natural stone and half timber cladding. As can be seen on the drawings a minimal amount of timber is proposed. Timber is also proposed to the front and sides of the two dormer windows which within the context of the size of the roof should not be considered oversized but instead simple double windows constructed of lightweight materials and set into the roof slope. The garage, as shown, features two open doorways, forms part of the layout of the building and is by no means representative of the image that is drawn to mind by the term car port.

The use of timber cladding and the incorporation of dormer windows are features which are commonplace in the Allendale Neighbourhood Plan Area and also the North Pennines AONB. Examples within close proximity to this site have not only been approved but built and it is hoped that members will see this design as sympathetic to the site and its surroundings.

For those that know the site and using the photographs from the Officer it is clear that this dwelling has been designed to take account the site levels, its position adjacent to the raised highway and the outlook to the west. Set at 1.5 storeys its of an appropriate scale. The form of the building allows for it to be tucked into the corner providing excellent access, in site movement, garden space and parking whilst largely being unseen from the majority of public vantage points. The use of natural stone and slate perfectly match the materials of the surroundings and the minimal use of timber to both the west elevation and also the two dormer windows will compliment the stonework whilst adding interest to a single elevation.

It is hoped that members will recognise that the dwelling has been designed to fit this site, it is of a very modest scale and of an appearance that will be consistent with the other dwellings in the area and the wider surrounds. The materials are predominately natural stone and slate with only half of one elevation being timber clad. The resulting dwelling is a vast improvement on the original approval, which was substantially larger, located awkwardly in the middle of the site and had difficult access arrangements. Members are therefore asked to approve this dwelling as it provides an excellent solution to the constraints of the site, is an improvement on the existing planning permission, is of a form and scale appropriate to its surroundings and will be built of materials and include design features that not only compliment but are common place in the existing and surrounding dwellings.

Thank you, Anne and Julian.