



Northumberland

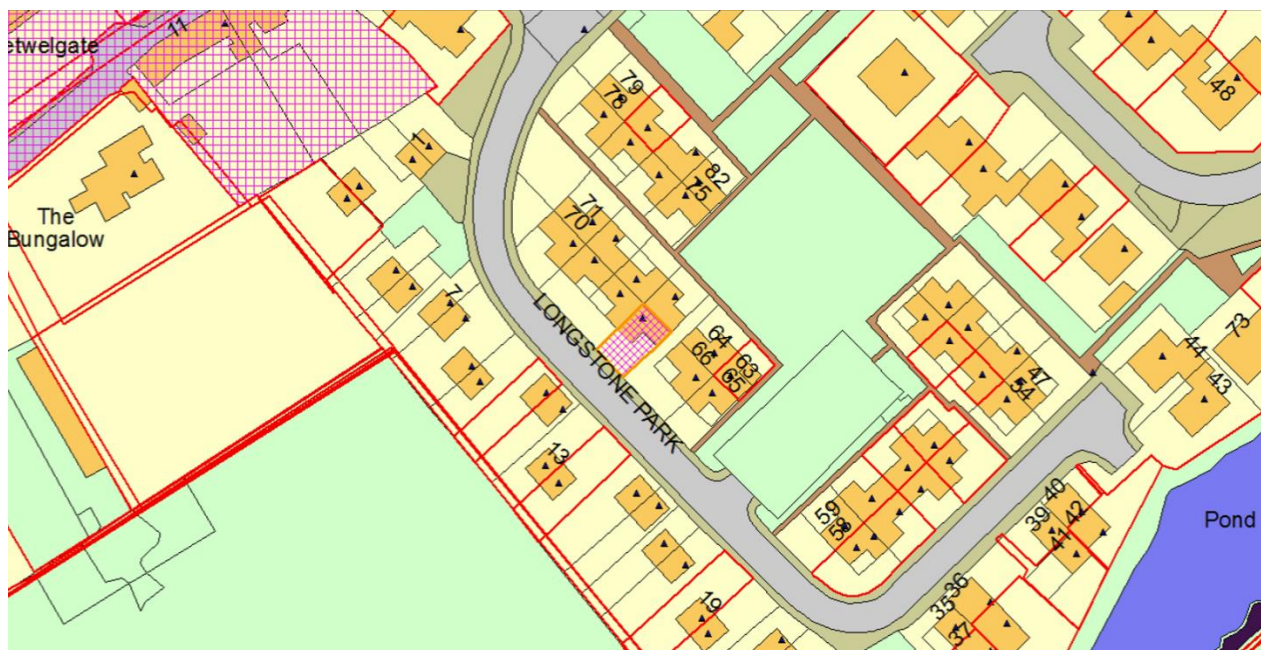
County Council

North Northumberland Local Area Council Planning Committee

24 February 2022

Application No:	21/03848/FUL		
Proposal:	Construction of single storey front extension.		
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 NE66 3PU
Ward	Bamburgh	Parish	Beadnell
Valid Date:	19.10.2021	Expiry Date:	14.12.2021
Case Officer Details:	Name: Mr. Ben MacFarlane Job Title: Planning Student Tel No: 07814 075197 Email: Ben.MacFarlane@Northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

- 1.1. This application falls to be determined by members of the North Northumberland Local Area Council Planning Committee, in accordance with the Council's current Chair Referral Scheme.

2. Description of the Proposals

- 2.1. Planning permission is sought for the construction of a single storey extension to the front of the dwellinghouse as set out above. This application site is subject to the constraints of the North Northumberland Area of Outstanding Natural Beauty.
- 2.2. The proposed extension to the front does not project beyond the outermost principal elevation of the existing dwelling, nor does it project beyond the existing south-eastern side elevation. This extension, massed around the southern side of the dwelling, incorporates a pitched roof to mirror that of the existing property and would infill the current L-shaped dwelling, resulting in a more traditional rectangular footprint. The application also sees the addition of two new windows; one to the existing gable end on the front elevation and one to the existing gable end on the south-eastern side elevation. It is proposed that all materials to be used in the construction of this scheme shall match those as existing.

3. Planning History

None relevant.

4. Consultee Responses

Beadnell Parish Council	<p>Objected to this application for the following reasons:</p> <ul style="list-style-type: none">• The application contravenes Policy No. 5 of the North Northumberland Coastal Parishes Neighbourhood Plan; in that it fails to respect the local context and character of the area.• The application contravenes Policy No. 8 (c) which requires proposals to demonstrate sufficient car parking is provided within the curtilage to ensure no additional on street parking results from new development.• The application is also contrary to Policy F2 of the Berwick Local Plan, as it does not accord with the layout of its surroundings.
Northumberland Coast AONB	<p>Do not support the application. The extension is too large and will impact on the original design of the building group in changing the layout and roof line.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	9
Number of Objections	0
Number of Support	1
Number of General Comments	0

Notices

None required.

Summary of Responses:

One letter was received in support of this planning application from a member of the public. The letter states that this application 'would allow a more sustainable use of the property' and that the design is of a high quality. It was also noted that there is a precedent for similar front extensions within the surrounding area, such as 21/02467/FUL (Construction of single storey front extension - Sunrise Cottage, 55 Longstone Park, Beadnell NE67 5BP).

6. Planning Policy

6.1 Neighbourhood Plan Policy

North Northumberland Coast Neighbourhood Plan 2017 – 2032:

Policy 5: Design in New Development

Policy 8: Sustainable Developments within the Settlement

6.2 Development Plan Policy

Berwick-upon-Tweed Local Plan (1999)

F1 Environmental Wealth

F2 Coastal Zone

6.3 National Planning Policy

National Planning Practice Guidance (2019, as updated)

National Planning Policy Framework (as revised July 2021)

6.4 Emerging Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021)

Policy STP 1 - Spatial strategy (Strategic Policy)

Policy HOU 9 - Residential Development Management

Policy QOP 1 - Design Principles (Strategic Policy)

Policy QOP 2 - Good Design and Amenity

Policy TRA 1 - Promoting Sustainable Connections (Strategic Policy)

Policy TRA 2 - 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 (Strategic Policy)

Policy ENV 7 - Historic Environment and Heritage Assets

7. Appraisal

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the relevant development plans for this application are the Alnwick LDF Core Strategy and the Alnwick District Wide Local Plan.

7.2 Paragraph 48 of the NPPF states that, weight can be given to relevant policies contained in emerging plans dependent upon the stage of preparation of the plan, the extent to which there are unresolved objections to relevant policies within the plan and its degree of consistency with the NPPF. The emerging Northumberland Local Plan (NLP) was submitted for examination on the 29 May 2019. The policies contained within this document are a material consideration and carry some weight in the determination of planning applications at this stage.

7.3 On 9 June 2021, the Council published for consultation, a Schedule of proposed Main Modifications to the draft Local Plan which the independent Inspectors examining the plan consider are necessary to make the plan 'sound'. As such the plan is at an advanced stage of preparation, and the policies in the NLP - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021), are considered to be consistent with the NPPF. The NLP is a material consideration in determining this application, with the amount of weight that can be given to specific policies (and parts thereof) is dependent upon whether Main Modifications are proposed, and the extent and significance of unresolved objections.

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

- € Principle of the development
- € Design and visual amenity
- € Impact on amenity
- € Impact on AONB
- € Impact on highway

Principle of the Development

7.5 The application proposes works that are domestic in nature within residential curtilage. The principle of development is acceptable and in accordance with Policy F2 of the Berwick-Upon-Tweed Local Plan and the NPPF.

Design and Visual Amenity

7.6 This application seeks planning permission for a single storey front extension to the application property as set out above. This extension would 'infill' the L-shaped property as it currently stands, which would result in a more traditional rectangular footprint.

7.7 Beadell Parish Council have objected to this application, in part, on design grounds. The Parish Council have objected as it is their view that the application contravenes Policy No. 5 of the North Northumberland Coastal Parishes Neighbourhood Plan, 2017 (NNCNP) and is also contrary to Policy F2 of the Berwick-Upon-Tweed Local Plan, 1999.

7.8 Policy 5 of the NNCNP (Design in New Development) states that, 'local context and character is respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access'.

7.9 It is considered by officers that the proposed works are in accordance with this policy. The proposed front extension is considered to be acceptable in terms of its scale, height and massing. This extension would infill the existing L-shaped bungalow and would not project beyond either the front or side elevations of the property. The eaves would match the height of those existing, and the new ridged roof will sit below the existing ridges of the property.

7.10 It is also considered that the proposed development respects its local context and character of the street scene. While the works by nature would alter the visual appearance of the property, this is not to say that any amount of *harm* is posed to visual amenity.

7.11 The design is in keeping with, and sympathetic to, the visual appearance of the existing dwelling and its surroundings. Such similar applications proposing front infill extensions to the bungalows along Longstone Park have been deemed acceptable previously, such as application 21/02467/FUL.

7.12 Policy F2 of the Berwick Local Plan requires any new development to 'accord with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping'. As established above, the extension proposed within this application, which is designed sympathetically and would appear visually subordinate to its host property, is in accordance with this Policy.

7.13 The proposal is acceptable in terms of design, in accordance with Policy 5 of the North Northumberland Coast Neighbourhood Plan and Policy F2 of the Berwick-Upon-Tweed Local Plan and the NPPF.

Impact on Amenity

7.14 No amenity concerns present themselves in this instance. The development would be generously spaced from the property opposite and would not encroach beyond the existing elevations of the dwelling. No new windows are proposed within the walls of any upper-floor elevations; the application property is a bungalow.

7.15 The proposed development poses no risk of loss of outlook, privacy nor light. The proposals are therefore acceptable in this respect, in accordance with the NPPF.

Impact on AONB

7.16 Paragraph 176 of the NPPF advises that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status protection in relation to these issues... The scale and extent of development within all these designated areas should be limited”*.

7.17 Policy 2 of the North Northumberland Coast Neighbourhood Plan relates to landscapes and seascapes and requires planning proposals to respect the landscape and seascapes of the area. Policy 2 states *“great weight will be given to the conservation of these local landscapes, the Heritage Coast, and the scenic beauty of the coast including views into and out of the Northumberland Coast AONB within the Plan area”*.

7.18 Policy 5 of the North Northumberland Coast Neighbourhood Plan relates to design in new development and sets out design criteria for all new development to meet. This policy indicates that development within the Northumberland Coast AONB, will also be expected to incorporate the principles contained in the Northumberland Coast AONB Design Guide.

7.19 The application site falls within the North Northumberland Coast Area of Outstanding Natural Beauty. The AONB Partnership have expressed concerns over the application. It is their view that the extension is too large and will impact on the original design of the building group in changing the layout and roof line.

7.20 As outlined above, it is considered that the extension is of an appropriate scale to its host and would remain visually subordinate. It is agreed that the extension will impact on the original design of the building group, however it is not considered that visual diversity is tantamount to visual degradation of the AONB. The extension is sensitively designed and in keeping with its surroundings; it cannot therefore be said that it poses any amount of harm to the wider AONB.

Impact on Highways

7.21 Within their objection, Beadnell Parish Council have expressed their view that this application contravenes Policy No. 8 (c) of the NNCNP (Sustainable Development within the Settlements). Policy No. 8 (c) requires all proposals to demonstrate sufficient car parking is provided within the curtilage to ensure no additional on street parking results from the scheme.

7.22 This application proposes the enlargement of a modest bungalow in order to provide further living space. The application does not propose the addition of any further bedrooms to this property; it is proposed to remain one-bedroom. As such, it is not considered that parking provision need be considered in the determination of this application which will not reasonably result in any further vehicles parking either within the curtilage or nearby.

Equality Duty

7.23 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

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

Human Rights Act Implications

7.25 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.

7.26 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.

7.27 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 No. 5 and No. 8 (c) of the North Northumberland Coast Neighbourhood Plan, Policies F1 and F2 of the Berwick Upon Tweed Local Plan, Policy ENV 7 of the Northumberland Local Plan (Publication Draft Plan) and the NPPF. It is therefore recommended by the assigned case officer that this application be granted permission.

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. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans:

Drawing no. LP/02

Drawing title '*Site Location Plan*'

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 F2 of the Berwick Local Plan.

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