

DMC 2023 - 018	Application for planning permission
Application No:	23NP0015
Proposed Development	Proposed construction of 1 detached principal residence dwelling house at Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ
Applicant Name	Mr Neil Carmichael
Reason for DMC Decision	The recommendation is contrary to more than 3 written representations and the comments from a statutory consultee, the Parish Council
Recommendation	Approve conditional planning permission.

1. Introduction

- 1.1 This application seeks approval for the construction of one self-build principal residence dwelling on land to the east of The Larkes. The application site is located adjacent to 4 The Larkes and opposite Batt Hall and Errigal House. It is approximately 160m to the west of the Bird and the Bush public house in the centre of Elsdon. The proposed development would be accessed off the B6341 from the existing field gate.

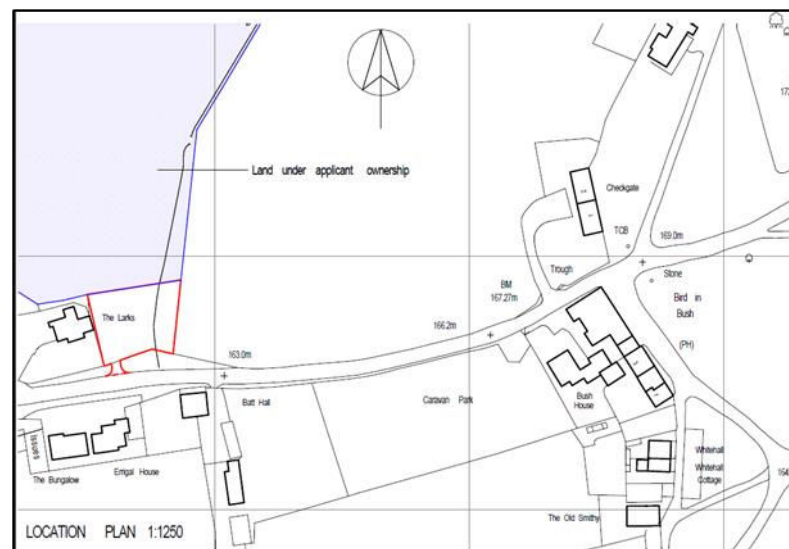


Figure 1 above: Site location in relation to Elsdon

- 1.2 The site is currently grazing land associated with the fields to the north, and are associated with the wider agricultural landholding of Dunshiel Farm. There is an existing field access and gate to the front of the site. The land slopes from the north to the southeast, and contains a small water course (a tributary of Elsdon Burn) to the east of the site running north to south. There is a street lamp in front of the site. The Preliminary Ecological Appraisal categorised the land as poor semi-improved grassland used for livestock grazing. There are no buildings present on site.



Figure 2 above: application site, with No 4 The Larkes to the left hand side of photo

- 1.3 The application seeks permission for one principal residence house on the site, to be positioned with a front elevation in a similar position as the adjacent property of No. 4 The Larkes. The proposed layout on the site can be seen below.

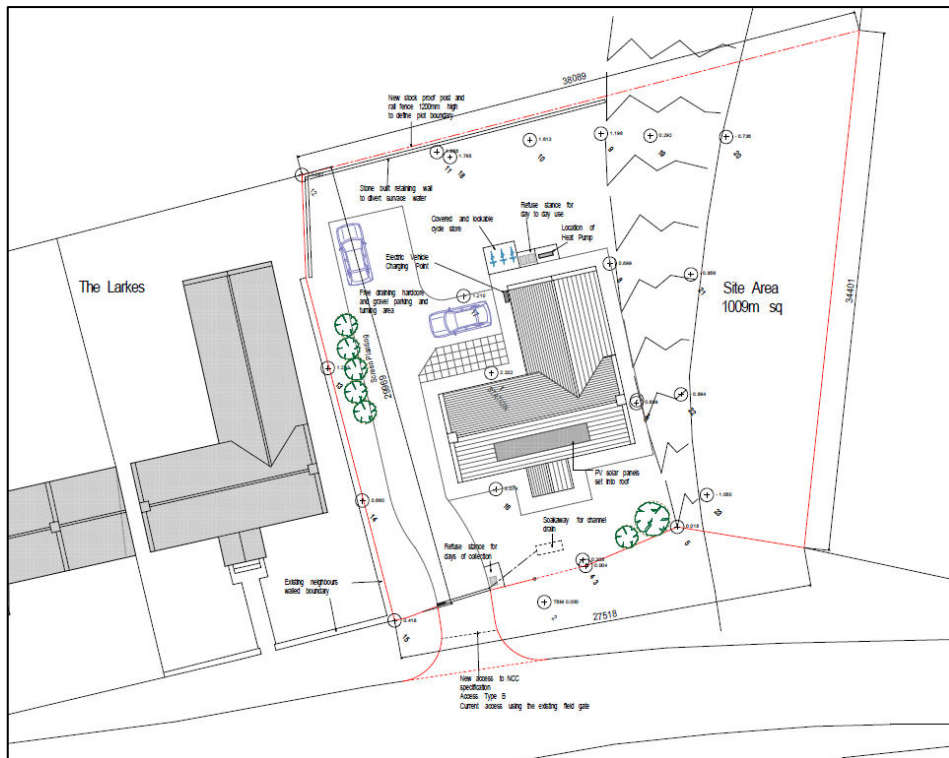


Figure 3 above: Proposed site layout showing access and layout of proposed house

- 1.4 The proposed design has taken consideration from the neighbouring buildings at The Larkes, with a one and half storey main frontage with dormer windows and entrance porch. It would have a height

to ridge height of 7.5m which is comparable to the other properties at The Larkes. There is a rear wing proposed which would be single storey and utilises the rise in the land with a raised floor level to this section of the building. The proposed building would be constructed of a sustainable FSC approved timber frame structure and with an external leaf of natural stone walling and a natural slate roof to match the adjacent properties. The design also includes a chimney stack to each gable which also replicates the adjacent properties. An updated south elevation shows photovoltaic solar panels which will be set flush with the slate covering so as not to protrude above the roof line and will be set between the two dormers. A covered and lockable cycle store, refuse store and car parking spaces for two cars are being proposed. No garage is proposed.

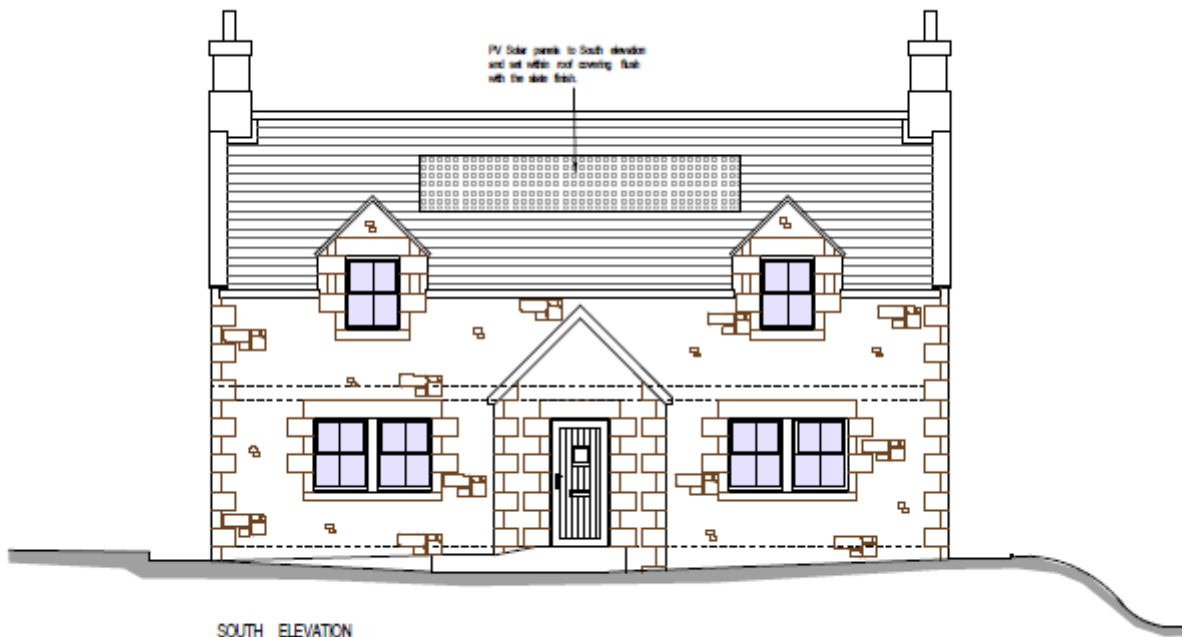


Figure 4: proposed front elevation facing the road (south elevation)

- 1.5 The site is within the village of Elsdon which is an identified named settlement in the adopted Local Plan.

2. Planning Policy & Guidance

2.1 National Policies

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance

2.2 Local Policies

Northumberland National Park Local Plan

- Policy ST1 Sustainable Development
Policy ST2 General Development Principles
Policy ST4 Spatial Strategy

- Policy ST5 New Housing
- Policy DM9 Transport and Accessibility
- Policy DM10 Habitats, Biodiversity and Geodiversity
- Policy DM11 Landscape, Tranquillity and Dark Night Skies
- Policy DM12 Trees, Woodlands and Forests
- Policy DM13 Renewable Energy
- Policy DM14 Historic Landscape Assets and Built Heritage

2.3 Supplementary Planning Guidance

- NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)
- NNPA Landscape Supplementary Planning Document (Landscape SPD)

3. Relevant Planning History

- 3.1 None relevant to this site, however the neighbouring residential properties were approved under planning reference 05NP0014 for Construction of 4 no. dwelling houses. An amendment to the design of No 4 The Larkes was approved under planning reference 06NP0047. The designs were also changed for Nos. 2 and 3 The Larkes under planning reference 07NP0059.

4. Consultee Responses

4.1 **Elsdon Parish Council: Objection** until matters detailed below are resolved:

- Foul water drainage (contradiction in paperwork)
- Development of site will reduce area of natural drainage, increasing frequency of flooding on to the B6341. Should not worsen flooding experienced by Batt Hall.
- Should be kept as greenfield site
- Highways dangers, as road at this point is narrow and blind bend from the east.
- No details of traffic flow during construction works, concerns for pedestrians
- Map of land ownership not accurate, concerns about accuracy of other documents
- Wildlife survey may not be accurate due to time of year it was carried out, hedgehogs and other wildlife need considering
- No reference to relocated gate for livestock
- Concern lack of detail of privacy shelter between No 4 and the proposal. Concern landscaping could impact sunlight reaching neighbour
- No reference to solar panels or green energy options

On further consultation **Eldon Parish Council: Maintain objection:** Pleased to see solar panels and changes to native hedging but many of same concerns previously highlighted remain.

- Risk of flooding of the burn across B6341 and Batt Hall remains.
- Confusion and uncertainty regarding use of grassland for mitigating flood risk.
- Unsure how land can be maintained as grassland.
- Green site development concerns remain.

4.2 **NCC Highways: No objection.** This development will not have a severe impact on highway safety, and there are no objections in principle to the proposals. Imposition of conditions for vehicular access upgrade works, construction methodology, surface water, car parking and cycle parking.

4.3 **NCC Public Protection: No objection:** Subject to conditions relating to contaminated land (if found unexpectedly) and ground gas/ radon.

4.4 **Northumbrian Water:** No comments received

4.5 **NNPA Ecologist:** No objection. The proposal would not harm ecology in the area, subject to conditions to require mitigation and biodiversity net gain requirements.

4.6 **Public response:** The application has been advertised by means of letters sent to seven neighbouring properties as well as a notice displayed at the site on 25th April 2023.

4.9 Nine letters of **objection** have been received from four local addresses, raising the following issues (full copies of letters received are included in Appendix B) :

- Current foul drainage at The Larkes may not be able to handle the additional sewage (Northumbrian Water adopted but specifics of case it just serves 4 properties).
- Consequences of proposed retaining wall and overland flows of water into property of No. 4 The Larkes
- Concerned proposal will increase flooding already suffered at Batt Hall (4 times in past 15 years) and to the road in front
- Flood assessment is incorrect, risk of flooding remains
- Concerned discharge from package treatment plant will be added to rainwater runoff
- Building works entering burn could cause blockages increasing risk of flooding
- Loss of privacy with proposal overlooking garden and directly into front window of Batt House
- Unclear how grassland will remain undeveloped and retained as grassland is unclear
- Implications of greenfield site without a local need should be clearer
- Building on greenfield site could set a precedent
- Traffic concerns with speeding traffic at present, a further access will increase risk/ safety
- Protected species under-represented in report (hedgehogs are present on site, more amphibians than suggested, nesting and roosting birds, breeding swifts, swallows and martins)
- Proposal does not meet the National Park criteria for local housing need
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5. Assessment

5.1 The key material planning considerations are:

- The principle of the development – Sustainable development; location of development; new housing;
- Design and residential amenity;
- Impact upon National Park Special Qualities -Landscape; Biodiversity; Tranquillity; Cultural Heritage;
- Highways;
- Flood issues
- Foul drainage and water supply

Principle of the development – Sustainable development

5.2 The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Strategic Local Plan policy ST1 of the Local Plan adopts a similar presumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent ‘sustainable development’. The degree to which the proposals accord with these qualities is discussed throughout the report. Of particular relevance to this application are parts a), d), e) and g) which relate to making the National Park a high-quality place to live and work; protecting landscape character; protecting and enhancing biodiversity and makes an efficient use of land, respectively.

5.3 Whilst the site is a greenfield, undeveloped site, the site was identified in the National Park Strategic Housing Land Availability Assessment 2017 which supported the Local Plan review, as one suitable for new housing. There are not many brownfield sites in Elsdon that would be preferential for development. Concerns have been raised about the precedent that would be set by building on greenfield site, however given the context of the site with neighbouring properties to the west and south, and being located within a named settlement, officers are not concerned. Greenfield sites can be developed without harm to sustainability.

Principle of development – location of development

5.4 Strategic Local Plan policy ST4 provides the framework for the location of new development within the National Park with Part 1) identifying a suite of ‘named settlements’ which are the focus for new development. The Local plan does not identify settlement boundaries allowing officers to take a case-by-case consideration. In this case, based on the properties further to the west and opposite, the site falls within the village of Elsdon. As such a new house would be considered acceptable in terms of the adopted spatial strategy set out in the Local Plan.

Principle of development (New Housing)

5.5 Strategic Local Plan policy ST5 provides the overarching framework for the location of new housing within the National Park. Part 3 a) allows for new housing within the named settlements and this is considered to be a suitable infill plot for such development.

- 5.6 The applicant has confirmed that it will be occupied as principal residence housing and therefore would need to be subject to a condition requiring compliance with such an occupation condition in perpetuity. There is no requirement within the Local Plan for the house to be local needs housing.
- 5.7 The proposed housing is being put forward as self build housing, which is supported by part 5 of Local Plan policy ST5. Self-built housing tends to be the main type of housing that is developed in the National Park, and is supported in national policy too.
- 5.8 The proposal would constitute sustainable development in accordance with the national planning policy framework (NPPF) on rural housing and Northumberland National Park Local Plan policies ST1, ST4 and ST5.

Design and residential amenity

- 5.9 Strategic policy ST2 sets out the general design principles for development within the National Park. Proposals need to be of high quality design that make a positive contribution to the local environment incorporating high quality construction materials and design details that reflect the local vernacular. It also requires the siting, orientation, layout, scale, height, massing and density to be compatible with existing buildings and the local built form. Sustainable construction techniques should also be used.
- 5.10 The applicant explains in their design and access statement that the design principles have been taken from the four Larkes properties to the immediate west of the site. The existing built form adjacent is characterised by plots of similar size to the proposed site. They also have a clearly defined front building line. It is considered the siting, layout and design details proposed are appropriate for this site. Subject to the ensuring the exact stone details and slate materials through a condition, the sustainable timber frame with natural stone exterior and slate roof are considered acceptable. It is considered that with sympathetic materials, the proposal would result in high quality construction.
- 5.11 The applicant has considered sustainable construction techniques for the main house. Solar panels and a storage battery are proposed, along with an air source heat pump to provide renewable energy to the property. These are considered acceptable.
- 5.12 In terms of amenity, strategic policy ST2 requires proposals “*will not have an unacceptable adverse impact upon the amenities of occupiers.*”. The main property that would be affected by the proposal is No 4, the property to the immediate west of the site which currently benefits from windows along the whole elevation at single storey, as well as a dormer and rooflights at first floor. However, there is no right to a view across someone else’s land.



Figure 5 above: Side elevation of No. 4 The Larkes

- 5.13 The proposed house has been positioned to be far enough from its neighbour to ensure any overbearing impact/ loss of light or overlooking is minimised. Furthermore, the proposed house has been designed so that the distances between the flank windows at No 4 is some 15m away from the patio doors in the single storey element of the proposed dwelling. Screening is proposed along the boundary with No. 4 in form of soft landscaping screen planting to prevent any direct overlooking between windows at ground floor level. Officers are satisfied the proposal can be accommodated within the site without harm to the occupiers of No. 4 The Larkes.
- 5.14 There are residential properties of Errigal House and Batt Hall across the road to the south of the site. Errigal House has a large detached garage forward of their principal elevation and is 30 metres away from the proposed dwelling, and so would not be affected by the proposals. The residents of Batt Hall have raised concerns over direct overlooking into their garden and a front windows. The proposed house would be at least 25 metres to the northwest of Batt Hall. This distance, as well as the slight oblique angle between the front elevation of the proposed house and the position of Batt House means that no direct overlooking would occur that would warrant refusal of permission. The occupiers of Batt Hall also raise concerns about overlooking into their garden which is to the side of their property. At present there is a high fence with trees and plants behind which would screen their garden from any direct overlooking. Officers are satisfied the proposal would not harm the amenities of the occupiers of Batt Hall in relation to overlooking. The occupiers of Batt Hall have also raised concerns regarding flooding, and this is discussed below.
- 5.15 Whilst there are existing residential properties close by, officers are satisfied the proposal can be sited so that there would be no harm to the amenity of neighbouring properties, in accordance with Local Plan policy ST2.

Impact on special qualities of the National Park

Landscape

- 5.16 National planning policy (NPPF) emphasises the importance of landscape in National Parks and states in para 176 that *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks ... which have the highest status of protection in relation to these issues.'* This national policy is reflected in Local Plan policies ST1, ST2 and DM11 which highlight the importance of ensuring new development conserves and enhances the landscape. The positioning of the proposed house, adjacent and opposite existing houses of a similar scale, means there would be minimal harm to the wider National Park landscape. Taking the immediate and wider landscape setting into account, it is considered the scale and design of the proposed dwelling would minimise visual impact, in accordance with Local Plan policies ST1, ST2 and DM11 with respect to the local landscape impact.

Ecology

- 5.17 Local plan policy ST2 is supportive of proposals where opportunities are taken to *'enhance local wildlife and biodiversity, including providing net gain, that are proportionate to the development proposed'*. Local Plan policy DM10 provides more detail as to how this can be achieved. The policy It also confirms that all development should *'provide a net gain in biodiversity where possible'*.
- 5.18 Although the proposals are not located within an area with a statutory or non-statutory designation for nature conservation, the site does contain areas of semi-natural habitat with the application supported by a Preliminary Ecological Appraisal (PEA). In addition, the residents of the neighbouring property have provided comments suggesting that the site is used by a range of protected and otherwise important species, including hedgehogs, lizards, Barn owls and bats.
- 5.19 Having considered the documents submitted the Authority's Ecologist is satisfied that the most likely species to be affected are amphibians, reptiles and mammals (mostly hedgehogs). She is satisfied that the mitigation set out in the appraisal would prevent harm to these groups during construction and the bat and bird boxes shown to be included on the outside of the proposed house are all acceptable, and can be achieved through a condition. Biodiversity net gain (BNG) is proposed in the form of bat and bird boxes on the new buildings.
- 5.20 The Authority's Ecologist confirms that the species shown for the hedges and trees to be planted are acceptable, as is the density of the hedge and method of planting. She agrees that the planting of the land to the east and north is a good addition. Whilst rough ungrazed grassland may help reduce run-off a little this would be more effective if there were some trees and or shrubs planted that will help to slow down surface and subsurface flow downwards towards the road. This is because the canopies intercept the rainfall and also the roots help water percolate into the soil. This is considered to contribute to biodiversity gain as well as helping with the existing flooding situation. A condition can be attached to ensure the land (both north and east) is planted with appropriate trees and shrubs to lessen concerns about run-off. The condition can also ensure this is retained in perpetuity.

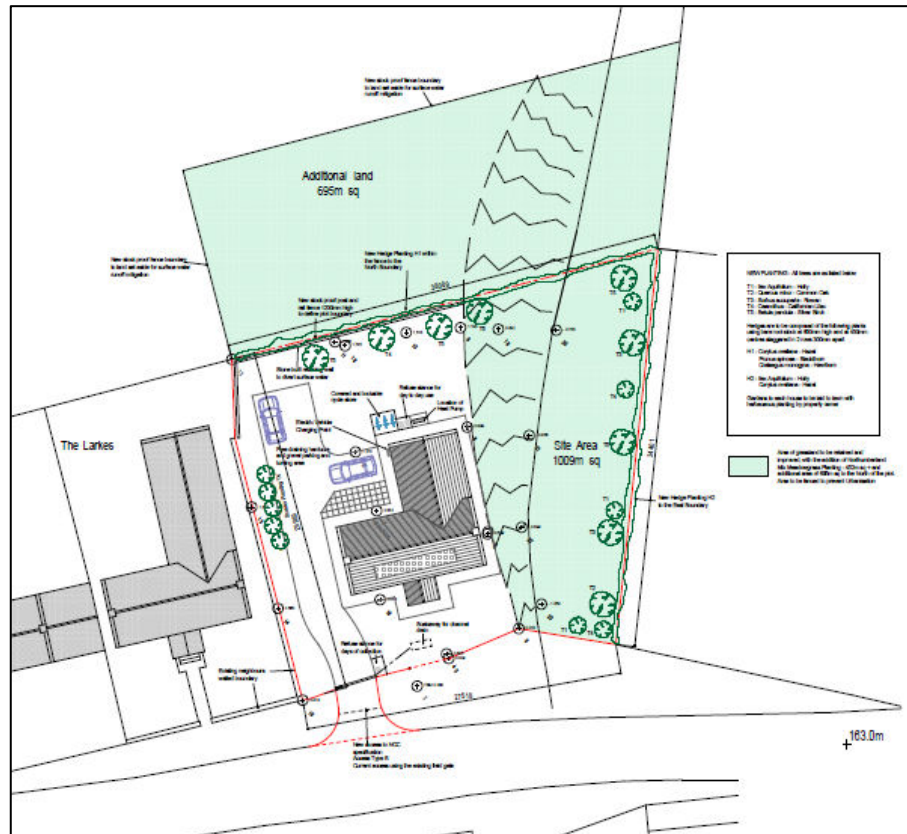


Figure 6 showing additional land to be planted and retained undeveloped

5.21 In summary, the Ecologist has raised no objection subject to conditions. On this basis, appropriate conditions can ensure the proposal would not harm ecology of the area, would provide biodiversity net gain and would accord with Local Plan policies ST1 and DM10.

Tranquillity

5.22 Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies.'*

5.23 The proposal is for the provision of a detached principal residence house adjacent to existing dwellings and within a named settlement. It is considered that the proposals are not likely to result in any material harm to the tranquillity of the area through noise or traffic generation.

5.24 The site is located in the Northumberland International Dark Sky Park where the use of inappropriate external lighting could negatively impact the intrinsically dark skies of the area. A condition can be attached to ensure that any external lighting required in connection with the development is submitted for approval prior to installation on site.

Cultural heritage

5.25 The site is not within the Historic village atlas for Elsdon and raises no concerns with respect to cultural heritage. The nearest listed building is the Bird and the Bush which is

approximately 130 m away. The Grade I Elsdon Pele Tower is just visible across the field but the proposal would not affect it's setting. The proposal would not conflict with Local Plan policies ST1 and DM14 with respect to cultural heritage.

Highways

- 5.26 Strategic local plan policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*. Policy DM9 seeks to *"ensure that appropriate transport and accessibility needs are incorporated into new development proposals including the provision of car and cycle parking and supporting infrastructure."* The application proposes an upgrade to the existing field access. The plans also show the proposed dwelling would benefit from a cycle store and provision of two car parking spaces, but no enclosed garage.
- 5.27 NCC Highways Authority are satisfied the existing access, which will be upgraded, has a good level of visibility and is in line with highways standards. They are satisfied there is sufficient space for parking, manoeuvring space to accommodate forward egress onto the B road. They are content with the EV charging, cycle parking and refuse storage. As such the proposal would meet with the required Local Plan policies, subject to suitably worded conditions.
- 5.28 Concerns have been raised by the Parish Council and local residents about speeding traffic on this stretch of the road. This part of the road is designated 30mph. As the Highways Authority are satisfied the proposal would not result in additional danger, highway safety would not be reasonable grounds to refuse planning permission. It is not the role of the applicant, or the local planning authority, to resolve any ongoing speeding issues in a 30mph zone. A construction method statement can be developed through a condition to ensure all works and workers vehicles are kept off the highway during the construction phase.

Contaminated land

- 5.29 Strategic local plan policy ST2 part m) states that development will be permitted where *'The proposal will not give rise to unacceptable risks from contaminated or unstable land'*. As dwellings are considered to be a 'sensitive end use' the application has been supported by a Phase 1 Contaminated Risk Assessment.
- 5.30 NCC Environmental Protection have considered the information provided and raise no objections. They note that the application site lies within the Coal Authority's Coal Mining Reporting Area where there is the requirement for the provision of ground gas protection measures for all development within this area. They therefore recommend the imposition of a number of conditions relating to i) watching brief for contamination then remediation if needed and ii) the provision, verification and validation of appropriate ground gas protection measures. Subject to these conditions the proposals are acceptable in relation to contaminated land / ground gas.

Foul drainage and surface water drainage

- 5.31 Part k) of Local Plan policy ST2 is supportive of development where it *'ensures the provision of appropriate and proportionate services...'*. Planning Practice Guidance (PPG) on *'Water supply, wastewater and water quality'* states that *'When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage*

discharging into a public sewer to be treated at a public sewage treatment works.'. The PPG goes on to say that *'Where a connection to a public sewage treatment plant is not feasible (in terms of cost and/or practicality) a package sewage treatment plant can be considered'.*

- 5.32 In this instance, rather than discharging to a public sewer, the intention is to discharge to a new Package Treatment Plant (PTP). The Foul Drainage Assessment submitted initially proposed the proposed dwelling would link into the existing foul sewer that serves 1 to 4 The Larkes. However Northumbrian Water have confirmed that a new connection cannot be accepted, due to the lack of sufficient capacity to accommodate a further property. The proposed package treatment plan is shown to the north of the proposed house, and is considered acceptable provided it is connected prior to first occupation, which can be achieved through a condition.
- 5.33 The site does not fall within any identified flood risk zones to a main river. However, as part of the consultation process, the Parish Council and local residents raised concerns regarding the flooding that is experienced in the immediate area, especially on the B6341 to the south of the site. They are concerned that the development on the site would exacerbate flooding in the area. The applicant has addressed the surface water drainage concerns by providing details of the proposed drainage system, which shows that runoff will be restricted, with an attenuation tank proposed in the front garden. This would ensure runoff from the house itself will be clearly managed as required by Local Plan policy ST1 which requires development to avoid increasing flood risk.
- 5.34 As well as runoff from the house roof and hard surfaces, overland runoff has been assessed. Currently runoff from the higher land to the north passes through the east of the site as it flows into the local watercourse. A retaining wall is proposed to ensure the house itself is not affected by the waterflow and instead it is directed around the proposed building. A flood risk and drainage addendum report submitted confirms that the retaining walls would not deflect runoff towards adjacent existing properties. The applicant also confirms that all hardsurfaced areas are designed to be water permeable to prevent any runoff from the site. The substrate for the paving is to be permeable and the paving joints filled with Silica Sand so that surface water can permeate through the joints. Subject to the drainage strategy plan being carried out officers are satisfied the proposal would not increase flood risk, including taking into account increased rainfall levels as a result of climate change.
- 5.35 There is no requirement for the applicant to address the existing flooding problems, planning policies only require proposals not to increase flood risk. Nevertheless, the applicant has recognised that there is the opportunity to slow the surface and subsurface flow by increasing planting in parts of the site where development is not being carried out. The applicant has added further land to the north and east to be planted which can be retained in perpetuity through a condition.
- 5.36 Representations have been received regarding existing flooding in the area and concerns that the package treatment plant would result in pollution of the burn and nearby properties. Package treatment plants are common in the National Park and are designed to ensure that all waste is treated within the plant itself and the end product is safe to be discharged. Whilst requiring an electricity supply these plants are designed to ensure they will not pollute should a power cut occur. The applicants have confirmed that the solar panels and battery bank proposed would enable a consistent electricity supply to the plant even if there was a power cut. Officers are satisfied, subject to a condition to ensure the

connection to the package treatment, that the issue of a package treatment plant would not be a reason to refuse planning permission.

6. Conclusion

- 6.1 The site is an undeveloped greenfield site adjacent to existing dwellings within the named settlement of Elsdon. The principle of a new principal residence house in this location is considered acceptable and accords with Local Plan policies ST1, ST4 and ST5. The proposal has been designed as high quality and would be sited so that it minimises impact on the neighbouring properties. No harm to the special qualities of the National Park have been identified. No highways or parking concerns are raised by the Highway Authority.
- 6.2 Although not within a main river flood plain, the part of the road below the site is known for surface water flooding. Whilst it is understandable local residents would like existing flooding problems in the area to be solved, it is not reasonable to expect that the development of a single dwelling to deliver this resolution. The applicant has provided supporting information by producing a drainage plan to show that the proposal would avoid increasing flood risk, as required by Local Plan policy ST1. The applicant also proposes incorporating a large area of planting along the existing burn which should also help to slow the surface and subsurface flow. Concerns raised about the operation of a package treatment plant are not considered to warrant refusal of planning permission and can be controlled by a suitably worded planning condition to ensure the plant operates efficiently and in perpetuity. On balance it is considered that the proposal would not result in any increase risk of flooding or harm to human health to warrant refusal of planning permission.

7. Recommendation

- 7.1 It is recommended that members **grant planning permission** subject to the following conditions and informatives:
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents
 - Application form received 21st February 2023
 - Location plan received 13th April 2023
 - Drwg No. 75/21 Sheet 2 Rev 1 Proposed site plan received 7th August 2023
 - Drwg No. 75/21 Sheet 2B Rev 2 Proposed site plan (Biodiversity) received 7th August 2023
 - Drwg No. 75/21 Sheet 3 Proposed floor plan received 21st February 2023
 - Drwg No. 75/21 Sheet 4 Proposed elevations 1, Rev 1 received 16th June 2023
 - Drwg No. 75/21 Sheet 5 Proposed elevations 2 & sections, Rev 1 received 7th August 2023
 - Ecodan R32 Air source heat pump brochure

- Preliminary Ecological appraisal by Tyne Ecology dated 1st November 2022
- Phase 1 Preliminary Contamination Risk Assessment by Geol Consultants dated 12/04/2023
- Flood risk assessment and drainage Strategy by CJ Emm Ltd received April 2023
- Flood risk and drainage addendum report by CJ Emm Ltd received 05 June 2023
- Drainage strategy Drwg No 040B32- DS Rev B received 05 June 2023

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Northumberland National Park Local Plan policies ST1, ST2, ST4, ST5, DM9, DM10, DM11, DM12, DM13, and DM14 and the National Planning Policy Framework (NPPF).

3. The dwelling hereby permitted shall only be occupied as a principal residence house only and not be used as a second home or holiday let.

Reason: For the avoidance of doubt, to ensure the development accords with Local Plan policy ST5.

4. The area of land marked as “area of grassland” on Rev 2 Proposed site plan (Biodiversity) received 7th August 2023 to the north and east of the dwelling shall be retained as undeveloped grassland with planting and shall not be used as residential garden or developed with hardstanding and left as such in perpetuity.

Reason: In order to preserve the essentially rural nature of the site, provide biodiversity net gain and reduce surface water run off, in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM10 and DM11.

5. There shall be no development of the dwelling hereby approved above damp course level until samples and details of the natural stone and natural slate to be used for the external facing and roofing materials to be used in the construction of the dwelling have been submitted to, and approved in writing by the Local Planning Authority. The approved materials shall comprise natural stone (not reconstituted stone) and natural slate (not artificial slate) unless otherwise agreed in writing by the Local Planning Authority. The dwelling shall be constructed in accordance with the approved samples.

Reason: In order to preserve and enhance the visual appearance of the area and the wider landscape character, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM11 and the NPPF.

6. Prior to the fixing of any external lighting associated with the development, 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.

Any approved lighting shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Northumberland National Park Local Plan Policies ST2 and DM11 and paragraph 185 of the NPPF.

7. There shall be no development of the dwelling hereby approved above damp course level, until precise details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources, shall be submitted to, and formally approved in writing by, the Local Planning Authority. The approved renewable energy measures required for the development shall be implemented in full before the first occupation of the dwelling.

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included, in line with Northumberland National Park Local Plan policies ST1, ST2 and DM13 and Chapter 14 of the NPPF.

8. Prior to the first use of the development hereby permitted, a soft landscaping scheme to include details, including exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site and to the north and east of the site, shall be submitted to, and approved in writing by, the Local Planning Authority. Any tree removed by the development shall be replaced by two new trees. The soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of protecting the visual character of the area and the special qualities of the National Park, preserving the biodiversity of the land and reducing surface water run off, in accordance with Northumberland National Park Local Plan policies ST2, DM10, DM11 and the NPPF.

9. The dwelling hereby permitted shall not be occupied until the site drainage strategy has been implemented in accordance with the submitted details as set out in CJ Emms Flood risk assessment and drainage strategy, addendum report received 5th June and the drainage strategy shown on drwg no No 040B32- DS Rev B received 5th June 2023.

Reason: To ensure that surface water can be adequately discharged from the site without the development creating a negative impact in terms of localised flooding and in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

10. The dwelling hereby permitted shall not be occupied until the approved foul drainage system, including package treatment plant, has been implemented in accordance with the submitted details as set out in Flood risk assessment and drainage strategy received April 2023, updated by the addendum report received 5th June and the drainage strategy shown on drwg no No 040B32- DS Rev B received 5th June 2023.

Reason: To ensure that adequate measures to deal with foul drainage are in place before the development is brought into use without the development creating a negative impact in terms of amenity or localised pollution, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

11. The development shall not be occupied until the car parking area indicated on the approved plans, including EV charging facilities contained therein, 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 Northumberland National Park Local Plan Policies ST2 and DM9.

12. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans and Northumberland County Council's Highway Constructional Specifications.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Northumberland National Park Local Plan Policies ST2 and DM9.

13. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Northumberland National Park Local Plan policies ST2 and DM9.

14. 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. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Northumberland National Park Local Plan Policy ST2

15. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

* "Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9.

Reason: To ensure that risks from land contamination are minimised, in accordance with NPPF and Northumberland National Park Local Plan policy ST2.

16. No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection, has been submitted to and approved in writing by the Local Planning Authority.

The report shall specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity. In accordance with the NPPF and Northumberland National Park Local Plan policy ST2.

17. The dwelling shall not be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 16. The verification report shall be approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity. In accordance with the NPPF and Northumberland National Park Local Plan policy ST2.

18. Prior to the occupation of the dwelling hereby permitted, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties. In accordance with the NPPF and Northumberland National Park Local Plan policy ST2.

19. Notwithstanding the details already provided, prior to the development of above damp proof course, a detailed biodiversity mitigation and enhancement plan including specification of biodiversity enhancement measures to be incorporated shall be submitted for approval by the Local Planning Authority. This should include details of measures to be incorporated within the fabric of the building to support roosting bats and breeding birds together with any additional biodiversity enhancement measures proposed within the wider site. The development shall be implemented in accordance with the approved details.

Reason: In order to ensure that the development delivers a proportionate level of net gain for biodiversity, in line with the requirements of Northumberland National Park Local Plan policies ST1, ST2, DM10, the NPPF and the Conservation of Habitats and Species Regulations (as amended).

20. Prior to the occupation of the dwelling hereby permitted, details of the screen planting between the dwelling hereby approved and No. 4 The Larkes, shown on drawing Drwg No. 75/21 Sheet 2 Proposed site plan, shall be submitted to and approved by the Local Planning Authority. The screen planting shall be retained in accordance with the approved details in perpetuity unless otherwise agreed in writing.

Reason: To ensure there is sufficient screening between neighbouring properties, to protect the amenities of the occupiers, in accordance with Northumberland National Park Local Plan policy ST2.

21. Prior to the occupation of the dwelling hereby permitted, full details of the location, type, design and materials of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the boundary treatments have been implemented in full accordance with the approved details.

Reason: To ensure that the boundary treatments are appropriate in the context of the design of the development and its surroundings, in accordance with Northumberland National Park Local Plan policies ST2 and DM11 and the NPPF.

22. Construction works shall not take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1700 hours on Saturdays or at any time on Sundays or Bank Holidays.

Reason: In the interests of residential amenity of the occupiers of neighbouring residential properties in accordance with Local plan policy ST2.

Informatives

INF 1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:

(a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.

(b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

INF 2. This permission is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development. Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of

a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

INF3. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (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

INF4. Reminder to not store building material or equipment on the highway. 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.

INF5. Reminder to not deposit mud/ debris/rubbish on the highway. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Contact Officer: For further information contact: Susannah Buylla, Head of Planning & Policy on 01434 611577 or Susannah.Buylla@nnpa.org.uk

Background papers: 23NP0015 and EIA Screening opinion