

# NORTHUMBERLAND

Northumberland County Council

Planning Department • Hadrian House • Market Street • Hexham • Northumberland • NE46 3NH

Reference No. 20090223

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Agent:  
John Duffy  
Woodbine Cottage  
Woodbine Terrace  
Corbridge  
Northumberland  
NE45 5BD

Applicant:  
Mr D Coulson  
14 Chishillways  
Barrasford  
Hexham  
Northumberland  
NE48 4AE

Under the above Act, Northumberland County Council hereby grants planning permission for:

Construction of two storey side extension (As amended)  
14 Chishillways Barrasford Hexham Northumberland

as described in application reference 20090223 and in the plans and drawings attached to it, subject to the following conditions:

- 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 the permission.
- 2        The development hereby permitted shall not be carried out other than in complete accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.  
  
Reason: To enable control to be exercised over the development as it proceeds.
- 3        This permission relates to the application as amended by plan nos. PO/FC/007/01 rev A and PO/FC/007/02 rev A dated February 2009 and March 2009 received on 4 June 2009.  
  
Reason: To relate the permission to the correct plans
- 4        The external materials used in the construction of the extension hereby approved shall match those of the existing dwelling as closely as possible.  
  
Reason: In the interests of the appearance of the area. In accordance with Policy BE1 of the Tynedale Local Development Framework: Core Strategy and Policies GD2 and H33 of the Tynedale District Local Plan.

- 5 The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure the adequate provision of off-road parking spaces. In accordance with Policy GD6 of the Tynedale District Local Plan.

- 6 Prior to commencement of the development hereby approved, provision shall be made for a temporary storage area within the site to accommodate the storage of materials during the development of the site in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To avoid obstruction of the adjoining highway. In accordance with Policies GD2 and GD4 of the Tynedale District Local Plan.

#### Summary of reasons for the grant of Planning Permission

The site is located within Barrasford, which is defined as a smaller village in Core Strategy Policy GD1 where only small scale development is permitted. The proposed extension is small in scale and so the principle of development would accord with Core Strategy Policy GD1.

The proposed extension would be appropriate in scale and design to the original dwelling, with the front of the extension set back from the front elevation of the house and the ridge line of the extension set down from the existing ridge. Matching materials would be used for the proposed extension. The extension would incorporate gable ends to match the house. By virtue of the site being bordered to the west by a row of garages, and adequate off-street parking being provided, it is not considered that the proposed extension would cause any harm to the amenities of nearby residents in Chishillways. The development would, therefore, accord with Core Strategy Policy BE1 and with Local Plan Policies GD2 and H33.

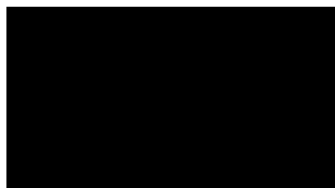
The site currently has space within the curtilage for the parking of 2 cars with the use of the garage and the driveway to the front. Whilst the proposed development would create an additional two bedrooms, there would remain 2 car parking spaces within the site. This level of parking is considered acceptable to the Highway Authority and so, on the basis of this advice, it is considered that the development would not cause a hazard in highway safety terms. The development would, therefore, accord with Local Plan Policies GD4 and GD6.

#### Summary of Development Plan Policies and Proposals Relevant to this Decision

**Tynedale Local Development Framework: Core Strategy:**  
GD1 Locational policy setting out settlement hierarchy  
BE1 Principles for the built environment

**Tynedale District Local Plan:**  
GD2 Design Criteria for development, including extensions and alterations  
GD4 Range of transport provision for all development  
GD6 Car Parking  
H33 Residential extensions

Dated this: 10 July 2009



**Director of Development and Regulatory Services**

Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge any outstanding conditions means that this planning permission has not been implemented and any works are unauthorised.

## NOTES

- 1) If you are aggrieved by the decision of your local planning authority to refuse permission or grant subject to conditions, then you can appeal to the secretary of state under section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

For all other forms of appeal, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Secretary of State can allow a longer period for giving notice of appeal of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

- 2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out development which has been or would be permitted, he may serve on the Council in which the land is situated a purchase notice requiring that the Council purchase his interest in the land.
- 3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990

**NB** If the application is approved, it is for planning permission only and does not provide any approval under Building Regulations where the latter is required. For further details concerning Building Regulations, please contact Building Control.