

# **Wardle House Front Street Longframlington**

**Garage with Home office Above**

**PLANNING STATEMENT**

September 2022

Client:

Mr Colin Potts  
Wardle House  
Front Street  
Longframlington  
Morpeth  
NE65 8AA

### Garage with Home office Above

Address:

Wardle House  
Front Street  
Longframlington  
Morpeth  
NE65 8AA

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A planning statement prepared by:



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## **1.0 Introduction**

1.1 This statement has been prepared on behalf of Mr Colin Potts (the applicant) to accompany the submission of a householder planning application for the construction of a single car garage with home office above at Wardle House, Front Street, Longframlington, Morpeth NE65 8AA.

1.2 The purpose of this statement is to assist the Local Planning Authority in assessing the development proposals against the National Planning Policy Framework (NPPF), and Development Plan policies. It also sets out the applicant's approach to the extent to which the proposals represent sustainable development.

### **Proposed Development**

1.3 This full planning application seeks permission for:

Construction of Garage with Home Office Above

### **Accompanying Submission**

1.4 The planning application is accompanied by the following documentation:

- Application Forms and Certificates;
- Site Location Plan;
- Existing Site Plan;
- Proposed Site Plan;
- Proposed Floor and Floor Plans;
- Proposed Section;
- Proposed Elevations;
- Planning Statement (this document);

1.5 The above submissions were prepared having regard to the Northumberland Council's (NCC) Validation Checklist (July 2022) in relation to the application proposals.

### **Structure**

1.6 The remainder of this statement is structured as follows:

- Section 2: Site and Landscape Character
- Section 3: Planning Policy Context
- Section 4: Principle of Development
- Section 5: Delivering Sustainable Development
- Section 6: Conclusions

## **2.0 Site and Landscape Character**

2.1 The site is located within the settlement of Longframlington, which is identified as a suitable location for development within the Northumberland Local Plan (NLP). The development would also satisfy the three strands of sustainable development within the NPPF, providing social and economic benefits through a facility to enable home working and serving to sustain the existing service base within Longframlington while not causing environmental impacts.

2.2 The prevailing character of the immediate area is one of high-density development. The building is to be located to the north of the existing main building group, set back from the main existing building line to the west.

2.3 The proposal would therefore not have a harmful effect on the character of the area. In this respect, it would not be contrary to policies of the Northumberland Local Plan, or provisions within the National Planning Policy Framework (NPPF).

### **3.0 Planning Policy Context**

3.1 This section identifies the key national and local planning policies which are of relevance to the application proposals.

3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be in accordance with the Plan unless material considerations indicate otherwise.

#### **Adopted Development Plan**

3.3 At the time of writing, the Development Plan for the area comprises of the:

- Policies of the Northumberland Local Plan

3.4 The relevant Local Plan policies of the Northumberland Local Plan considered being of relevance to this application are as follows:

- STP 1 Spatial strategy
- STP 2 Presumption in favour of sustainable development
- STP 3 Principles of sustainable development
- STP 5 Health and wellbeing
- HOU 9 Residential development management
- QOP 1 Design principles
- QOP 2 Good design and amenity
- QOP 5 Sustainable design and construction
- QOP 6 Delivering well-designed places
- TRA 1 Promoting sustainable connections
- TRA 2 Effects of development on the transport network
- TRA 4 Parking provision in new development
- ENV 1 Approaches to assessing the impact of the development on the natural, historic and built environment

#### **National Planning Policy**

3.5 In terms of Government policy, the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are also material considerations in determining this application.

3.6 The NPPF provides advice regarding the weight that should be given by Local Planning Authorities to adopted and emerging Development Plan policy in decision taking.

3.7 With regard to adopted Development Plan policies, the NPPF states at paragraph 48 states that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3.8 In terms of overall approach, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

3.9 The policies, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The NPPF continues by stating that there are three dimensions to sustainable development: economic, social and environmental.

3.10 The NPPF introduces a presumption in favour of sustainable development and advises in respect of decision-taking that this means approving development proposals that accord with the development plan without delay.

3.11 Where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole or specific policy in the NPPF indicates that development should be restricted.

#### **4.0 Principle of Development**

4.1 The NPPF maintains that the starting point for the determination of planning applications remains with the development plan, unless material considerations indicate otherwise. The policies within the Local Plan provide the basis against which to assess this application, with the NPPF forming a material consideration during this process.

4.2 As a starting point, the preferred location for new development will be in existing settlements. The Local Plan highlights that development proposals which diversify and expand upon the range of sustainable economic activities in rural areas will be supported and encouraged.

4.3 Development should be well related to an existing group of buildings or contained within existing landscape features to minimise its impact and blend satisfactorily into the landscape. These proposals clearly show the proposals to satisfy both these tests. These aims are echoed in the NPPF which also supports sustainable developments that benefit communities and which respect the character of the area.

4.4 It is therefore considered that the proposal's small-scale, and association with the existing built environment adjacent the site, and screening, would be such that that the proposals could be considered to be appropriate in the context of Local Plan policies and the NPPF.

4.5 To summarise the principle of allowing this development to proceed, the applicant considers that having regard to the scale and location of the development, the development would not impact negatively on the historic grain of the group of buildings. The design and scale of the development is sensitive to its surroundings. There is an identified need for 'working from home' accommodation, and there is a precedent in the area for this type of accommodation, in this location, which would be delivered by the development.

4.6 Policy STP 1 of the Local Plan sets out the spatial strategy which offers broad support for this type of development. The principle of development is acceptable and in accordance with STP 1 of the Northumberland Local Plan and the NPPF.

## **Scale**

4.7 The garage/home office will be within the scale of the existing buildings in the immediate area.

## **Landscaping**

4.8 The building would be located within an already built-up area therefore no landscaping is proposed.

## **Appearance**

4.9 The proposals show a traditional design, consistent with detailing of the existing buildings. The design takes its cues from the surrounding properties through its shape and use of materials. This ensures that its impact on neighbouring property is minimal.

## **Access**

4.10 The traffic expected to be generated from the proposed development is not considered to have a harmful impact on the highway network. There are no highway safety concerns arising from the proposed development. Furthermore, the proposals show covered off street parking and cycle storage where there currently is none.

## **Residential Amenity**

4.11 The site is located close to, but sufficiently far away enough from other properties in the area. The location and scale of the development is such that it is unlikely there would be any impact upon the amenity of local residents as a result of the proposed development in terms of noise and disturbance, and no impact caused by the small-scale of the development in respect of loss of outlook, sunlight or an overbearing presence.

4.12 Cognisance has been given to the impact on the bungalow to the west of the site, and using British Research Establishment (BRE) guidelines, the building has been positioned so as to accord with the 45° rule of thumb guidelines. This is demonstrated on both the submitted elevation drawings and site plan which demonstrate the proposals will not cause loss of daylight (natural light), skylight and sunlight.

## **Heritage**

4.13 The NPPF states that, in determining applications, Local Planning Authorities should take account of a number of criteria, in particular the desirability of sustaining and enhancing the significance of heritage assets. The NPPF introduces the concept that harm can be caused by development that affects the setting and significance of heritage assets. The degrees of harm are defined as 'total loss', 'substantial harm', or 'less than substantial harm' and introduces the need to balance any harm against the benefits of the development.

4.14 The application site is not within a designated area nor does it contain Listed Buildings. However, there are heritage assets nearby, including the Grade II Listed Kielland (approx. 30m SW) and Embleton Hall (approx. 300m north). The development is unlikely to impact upon either Listed Buildings. The proposals are therefore considered to be in accordance with Policy ENV 7 of the NLP.

## **5.0 Delivering Sustainable Development**

5.1 The NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise) approving development proposals that accord with the development plan without delay, and where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

5.2 The NPPF identifies three dimensions to sustainable development, an economic role, a social role and an environmental role. Proposals should contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.

5.3 Proposals should also support strong, vibrant and healthy communities, by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being and contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.4 Sustainable development is therefore about change for the better and positive growth which makes economic, environmental and social progress. The planning system is about helping to make this happen.

5.5 As a result, and in order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

5.6 The proposals entirely relate to the provision of covered parking and a home office for the applicant. Sustainable development is the key priority of the NPPF; therefore, this application fully accords with the core principles of the NPPF.

5.7 Moreover, when assessing the proposals against the sustainability criteria set out in the NPPF, it is clear that the development is accessible; that there are no environmental constraints that cannot be resolved; that there would be no adverse impact on the natural environment; that the proposals contribute to building a sustainable home working function; and that the development will reflect the principles of efficiency.

5.8 It has been demonstrated that, overall, the development proposals meet the NPPF and Development Plan environmental sustainability objectives, and that there are no significant environment effects generated by the proposals.

5.9 The NPPF goes on to advise how the three roles of sustainable development are mutually dependant and should not be undertaken in isolation. It makes clear that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

5.10 It is therefore considered that the proposed development of the site is sustainable in terms of its economic, social and environmental roles. Overall, the principle of development on the site is considered to be acceptable and the site would be a suitable location for this type of development.

## **6.0 Conclusions**

6.1 The proposed development is considered to be of appropriate design which would not have a significant adverse impact on the character or visual amenity of the surrounding area. Therefore, the proposed development should be considered acceptable in terms of design in accordance with Policies QOP 2 and HOU 9 of the NLP and the NPPF.

6.2 The proposed development is not considered to have a significant impact on residential amenity. The proposals should therefore be considered acceptable in this respect, in accordance with Policies QOP 2 and HOU 9 of the Northumberland Local Plan and the NPPF.

6.3 The development would not have any implications for the amenities of local residents, and a safe vehicular access to the site and adequate parking and refuse storage within the site would be provided. The development should, therefore accord with Local Plan Policies and the NPPF.

6.4 This statement has assessed the proposals against national and local planning policy objectives as set out in the NPPF and Development Plans and the assessment of the policies and application proposals have concluded that this planning application should be approved.