

The Gin Gan, Morpeth,  
Whalton, Northumberland,  
NE61 3YH



Planning & Design Statement  
Nov 2022

## Introduction

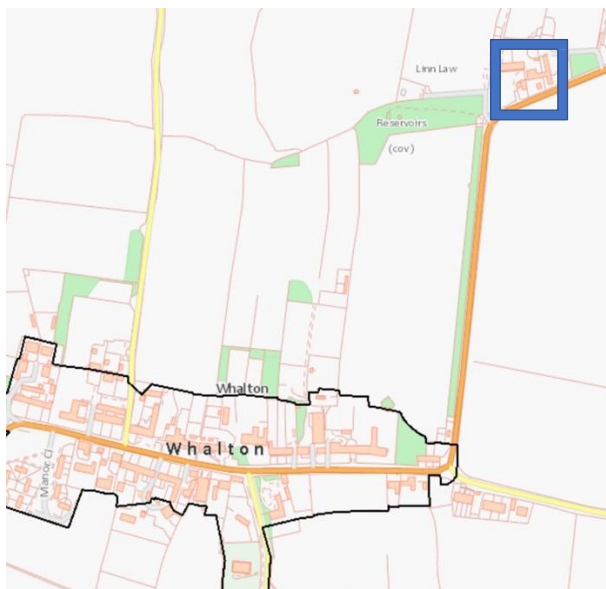
This planning application is for the development of a single storey residential extension to the Gin Gan near Whalton in Morpeth.

The proposed extension comprises of 2no additional bedrooms, ensuite and family bathroom. It represents an opportunity to sensitively extend a historic dwelling house to provide modern-standard, current day living conditions which will continue to meet the needs of its existing occupants going forward.

Presently the overall capacity of existing property contains two bedrooms for a family of five. The need for additional space has been born out of necessity rather than desire, due to recently extending the family (from four to five). There is a requirement for each child (three) to have their own bedroom and private space as they develop, which cannot be afforded in its current state. It is worth noting that two of three Children currently attend the local school, Whalton C of E Aided First School, with the third to follow suit, as well as attend the Nursery/ Pre School called PAWS, both of which are a focal point of the community. Failure to achieve successful planning decision would result in the property being inadequate and deemed not fit for purpose, resulting in the family having to sell and move away from the area.

Northumberland County Council set out in their planning policy that they do “not wish to impose strict guidelines or rules concerning extensions and improvements to houses” therefore the well-considered and sensitively design proposals put forward should represent a robust and acceptable addition to the Gin Gan.

## Site Analysis



The site lies out with the settlement boundary to the northeast

The application site is situated just outside of Whalton village, north of the B6245 public highway. Whalton village itself is a conservation area (see left) home to many listed buildings yet this designation does not extend to the site.

The site has no historic designations, yet the developed site does form part of the green belt under a saved policy. Northumberland County Council’s PublicAccess Web facility does also not document any applicable heritage status, nor does it identify it as a ‘Non- Designated Heritage Asset.’

The site accommodates the Gin Gan dwelling. A Gin Gan(g) is known to be an 18/19<sup>th</sup> Century round structure or building often built to enclose horse driven machinery. Such buildings were linked to 'threshing' barns for the processing of wheat. This former use gives the dwelling a valuable architectural merit whilst the agricultural building appears to have been converted to provide residential accommodation in the 1970's.



(Left) The site, and (right) a further example of a 'Gin Gan' structure (image courtesy of Wikipedia)

The residential buildings on the site are grouped to the eastern extent of the plot. Further neighbouring residential properties are located to the east and there is a distinct architectural style of built form apparent. Displaying that which is cojoined and linked side by side, at a range of different heights. Twin pitched roofs are prevalent whilst the Gin Gan presents an important and interesting conical roof form.

The neighbouring property, Glebe House, presents glazed facing-gables which look north and echo the double pitched roof style seen on buildings in the locality. Rooflines are fairly regimented in that the roof ridges run north to south or east to west.

Further afield to the east Camp House exists, which presents a pre-Roman / Iron Age enclosure comprising two concentric ramparts and a medial ditch.

## Immediate situation

The site proposed for the built extension currently presents graveled hard standing, which is unutilized space, which is unsightly following the removal of the large conifer, subsequently removed due to being unsafe. The area is accessed from the road to the south and is not visible from the street, making it prime location for the proposed extension.

Extensive graveled hard standing is unutilized and unsightly.



It is encapsulated by the Gin Gan to the south, agricultural buildings to the north and dwellings to the east. The area is well adorned with established trees which work to form a strong boundary to the west. When considered from above the site represents a gap in the built form.



The site represents a suitable infill plot

## Neighbouring Development

At its closest point, Glebe House (the dwelling immediately to the east) is situated approximately 1m away from the footprint of the Gin Gan. A 1.8 - 2m high close boarded fence delineates between the two plots.



Window to the west elevation of Glebe House

One ground floor and one first floor window (directly above) exists in the western elevation of the neighbouring house, functioning as to allow light to a bedroom and a dining room. The first-floor window affords a secondary view to the west whilst the dining room window is wholly screened by the wooden fence. It is noted that primary views are achieved to the north (from the rear elevation) and the south (from the front elevation).

## Planning History

Set out below is an analysis of the planning history applicable to the site, which lies within the former Castle Morpeth district area. In looking into the planning history, it is evident that most of the consented adaptations to the Gin Gan were made historically in the 1970's.

The history is set out below with the most recent applications appearing first:

### The Gin Gan

Reference Number: 22/0276/FUL

Description: Proposed Single storey side extension

Date validated: **10 Jun 2022**

Status: **Application Refused**

This application was rejected based on volume, massing, and appearance.

Reference Number: **18/03108/AGTRES**

Description: **Proposed change of use of agricultural building to residential**

Date validated: **Mon 10 Sep 2018**

Status: **Application Refused, Appeal Dismissed**

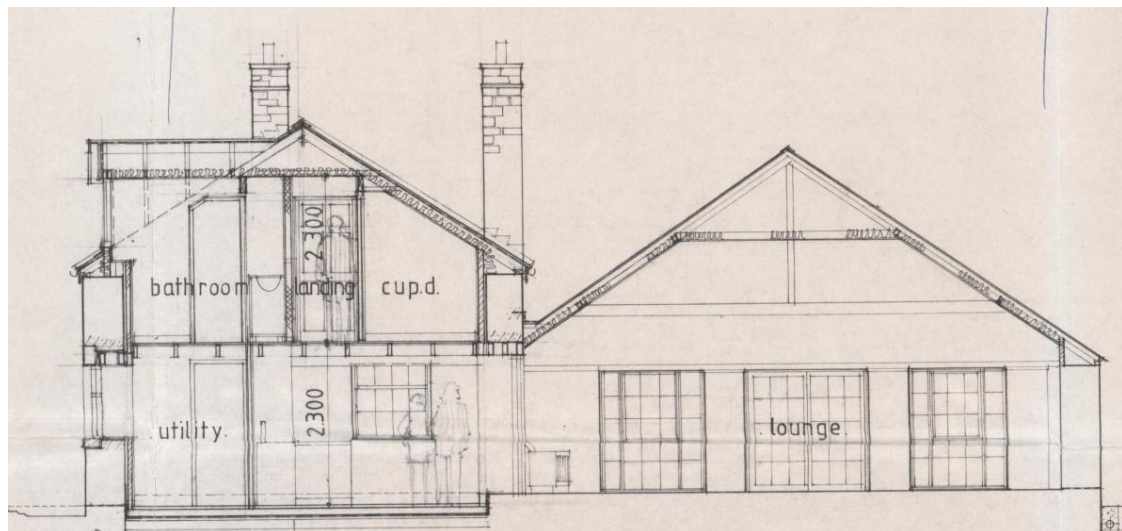
This application for permitted development was refused because the Local Planning Authority concluded that the proposed building operations required to allow the 'building' to function as a dwelling house went beyond that which could be considered 'reasonably necessary' to convert the building. The work required amounted to a 'fresh build' rather than a conversion.

Reference Number: **CM/87/D/555**

Description: **Conversion of former farm buildings to provide a house with new car port**

Date validated: **12 Nov 1987**

Status: **Application permitted Jan 1988**



This application was permitted setting out that the external materials to be used on the alteration should match in colour, size, shape, and texture those of the existing building in the interest of maintain the visual appearance of the property. It also stipulated that hard standing be available to allow cars to enter the road in a forward direction in the interests of road safety.

Number: **CM/77/D/498**

Description: **New access at rear new window in place of back door opening and internal alterations**

Date: **11 Oct 1977**

Status: **Application permitted**

*No details available.*

Reference Number: **CM/75/D/407**

Description: **Details of conversion of farm building to provide 2 dwelling houses**

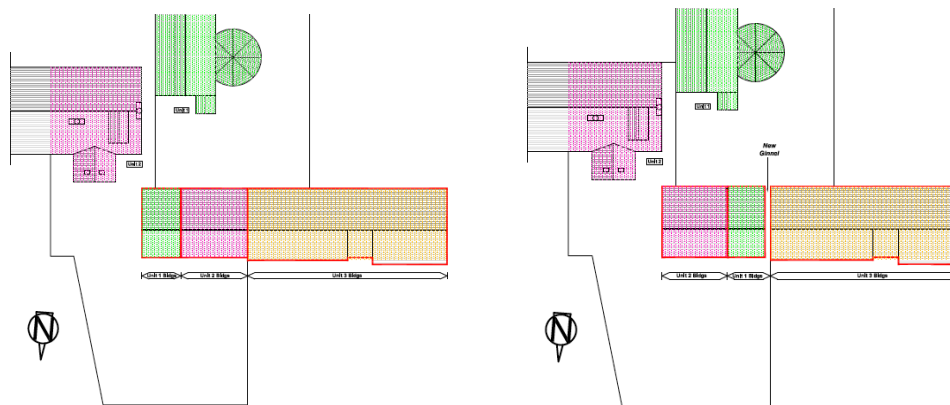
Date: **08 Sep 1975**

Status: **Application permitted**

*No details available.*

## Neighbouring Properties

Glebe House



Reorganisation of space proposed by previous planning application

Reference Number: **17/04464/FUL**

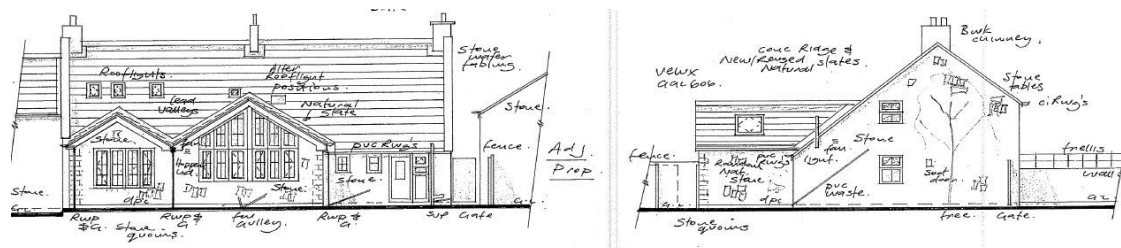
Description: **Alterations to existing shed and garage to form garden room, shed and garage and replacement roof covering to the east end of the barn/shed/garage**

Date: **Feb 2018**

Status: **Application permitted (Delegated Decision)**

Walton Parish Council had no objections to the application but drew attention to the fact that some of the submitted plans showed the proposals as extending into the Green Belt. This wasn't actually the case. The Case Officer also positively recognised that the application proposed to

reconfigure the existing large agricultural building to provide a garage within the curtilage of the Gin Gan; allow the collection of buildings to function better. The owners of the Gin Gan at the time agreeing to exchange ownership of agricultural units to facilitate this.



Reference Number: **CM/20110149**  
 Description: **Construction of single storey rear extension**  
 Date: **May 2011**  
 Status: **Permitted**

This application was granted consent with the only stipulation that any windows in the east elevation be prior approved by the LPA ahead of installation. This indicates that the views to the west (toward the Gin Gan) were not considered as significant by the LPA. The external materials used in the construction of the building were also condition so that they would match those of the existing building as closely as possible.

The principle of the residential extension within the open countryside was permitted under CMLP Policy H22 whilst the proposals were considered acceptable in design terms and seen to have limited implications upon residential amenity, therefore being in accordance with CMLP Policies H14 and H22.

### Summary of Planning History

- The site displays a history of agricultural building conversion;
- The site is considered appropriate for residential uses;
- Albeit its Green Belt, the wider site has been host to residential extensions which utilise similar building materials;
- Views to the west were not considered (and therefore not considered as significant) by the Local Planning Authority in their delegated decisions when assessing extensions to the neighbouring dwelling to the east (Glebe House);
- Walton Parish Council were comfortable with sensitive residential extensions in this locality.
- The Gin Gan building has been previously modified and adapted to suit the needs of its occupants; and
- None of these Applications have identified the Gin Gan as (and subsequently treated it as) a non-designated heritage asset.



## Proposals

- The planning application is for a Single Storey side extension.
- The new extension's external footprint area is 56m<sup>2</sup> (existing dwelling footprint - 128m<sup>2</sup>) with a Volume of 183.04m<sup>3</sup> (existing dwelling volume is 555.11m<sup>3</sup>). *Note - The calculated Volumes can be seen in Appendix B included at the back of this report.*
- The new building will accommodate two bedrooms, made up of one master bedroom with Ensuite and dressing area, and a further smaller bedroom and a family shower room.
- The extension comprises of pitched roofs, natural stone, timber windows & doors to match existing elevations and reflect the host dwelling and surrounding farm steadings;
- The existing dwelling will see some minor internal adjustments primarily to remove some internal walls and to allow better flow and movement through the proposed extension.

## Design Statement

### Use and Amount

The proposed residential extension is single storey in height and offering additional Bedroom and Bathroom space (2no Bedrooms and 1 family shower-room), bringing the total number of bedrooms to 4 (with the existing dwelling currently 2 bedroom). This sits alongside associated living and dining space. The residential use is firmly established on the site.

The footprint of the proposed extension stands at 56m<sup>2</sup>, adding to the original living space of 128m<sup>2</sup>. The total overall residential floor space would amount to 184m<sup>2</sup> within an overall site of 2290m<sup>2</sup> in size. This means the residential space constitutes approximately 8% of the overall Site and increase in floorspace of 43%.

The Volume of the proposed extension stands at 184.03m<sup>3</sup>, adding to the existing dwelling volume of 555.11m<sup>3</sup>, results in an overall Volume of 739.14m<sup>3</sup>. This would represent an overall increase of 33% in Volume. This figure sits well within the 50% volume increase advised at Pre-Planning stage. The calculations to substantiate this claim can be located in Appendix B at the end of this document.

### Scale and Massing

The design proposals have been sensitively produced to respect the scale and status of both the existing buildings on the plot and those of neighbouring buildings. The linearity of the building has been retained and the Gin Gan remains the prominent feature of the property.

The height of the building has deliberately been kept to single storey to remain subordinate to the host dwelling. The roof pitch matches that of the existing house, whilst the similar proportions ensure that the architectural additions read collectively with the existing massing.

By virtue of an increased stand-off distance from the neighbouring Glebe House (above that of the existing footprint) and courtesy of a sloping roof (which descends towards the neighbouring plot), the design also remains respectful of the Glebe House and ensures that the proposed massing does not

become overbearing upon the neighbouring house. The extension will sit approx. 1.5-2m away from the existing agricultural units to north (at its closest point).

The situation of the extension, attaching to the northern elevation also works to balance the overall residential massing, seeing a similar amount of development situated to both the north and south of the Gin Gan circular building. This ensures that this important and historic design feature remains central to the built mass and continues to feature as the center piece of the dwelling.

## **Design and Appearance**

As discussed above, the design approach has been centered around maintaining the circular Gin Gan building as the focal point, whilst extending the established roof lines of both the existing dwelling and neighbouring properties. The primary West elevation has been designed to be subordinate, not overly domestic and mirror existing window designs as present on the South elevation. Glazing to northern elevations of the extension echoes the format of the existing dwelling and allows for maximum natural light ingress into the space without creating issue or impact upon the neighboring amenity.

The design has been carefully considered as to not be overly bearing on the existing structure in terms of both mass and follow the linearity of existing roofline. The impact on existing landscape on the Green Belt has also been carefully thought, as demonstrated on the South Elevation where the roofline of the proposed ties into the plane of the existing and has minimal visual impact between existing structure and the conical Gin Gan structure. This minimal infill will have little to no visual impact from the roadside or looking in from a North, East, South or West direction.

This has been demonstrated in Appendix A (below), with several photos taken from various vantage points. This demonstrates no visual impact to the landscape whereby the South & West surrounding boundary is a mix of dense hedge and tree lines, with the North sheltered by 50m stretch of Barn, and the East covered with neighboring property and fence line, all subordinate in size to the Gin Gan Property. The proposed location of the extension is sensitivity located to infill an existing piece of land which is not detrimental to the green belt and sympathetic to the existing landscape, both in design, appearance, and material palette.

The materials proposed have been specified to reflect the appearance and character of the host Dwelling including duplication of the kneeler and coping details. The proposed stone and natural slate will match existing. The windows and doors will be timber to match existing, as shown on the elevations. The low-level windows to the Shower Room & Ensuite, as well as the roof light facing the adjacent property will be opaque to maintain privacy. Non protruding, flush fitted Velux conservation style roof lights will be used in the roof. Proposed rainwater goods will be specified in black colour, again to match existing. Internally, small adjustments will be made to the existing layout, which will include opening the Kitchen to provide a larger open plan Kitchen/ Dining area.

The new extension will be accessed from the current main access to the house. The main bedroom and shower area would be afforded plenty of natural light via strategically located roof lights. Full length windows to the north elevation will provide further light and interest to the space. In addition, small feature windows have been incorporated at elevated level, as shown on North & Inner North Elevations, which are in keeping with traditional barn buildings. In addition to helping add character to the building and help it blend in with its surroundings, it will also benefit from natural light, with the intent that King/ Queen post trusses will form internal roof space.

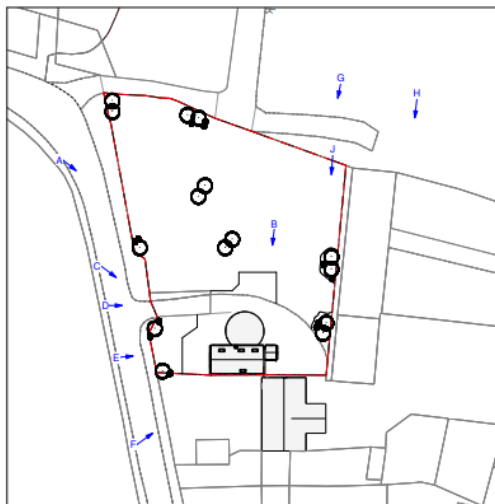
## **Access**

The extended house will be linked through the existing Main Entrance, which will now form an Entrance/ Hallway with living space and bedrooms being accessed to both the left and right side of the entrance. The Kitchen area will be opened up with the removal of internal walls to provide an open living/ dining space. The existing downstairs WC will be relocated in the new Shower Room and Master Bedroom Ensuite.

The existing external openings to both the circular Lounge, Kitchen and Utility Room will be maintained whilst the new Master Bedroom will benefit from an external opening onto a paved hard standing to the rear and side of the extension, accessed via a pedestrian gate.

Vehicle access from the road will remain unaffected. The existing gravel driveway will be extended to the left of the Septic and LPG Tank (as shown on the Proposed Site Block Plan) to create a new driveway accommodating 3 number car parking spaces. The existing graveled area, currently used for parking, will now provide additional patio/ hard standing area for the family to utilize in Summer. The proposed plans will provide plenty of room for safe vehicle maneuver and egress onto the highway. Its worth noting that there will be no increase in volume in number of vehicles.

APPENDIX A



Site Photo Plan  
1:500

## Planning Policy

### National Planning Policy

#### The National Planning Policy Framework (NPPF)

The NPPF sets out that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The pertinent parts of the NPPF include:

##### *Rural housing*

Para 77 - *“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs....*

*.... Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”*

##### *Achieving appropriate densities*

Para 122 - *“Planning policies and decisions should support development that makes efficient use of land, taking into account: ...*

*d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change;”*

##### *Achieving well-designed places*

Para 124 – *“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”*

*Green Belt - Proposals affecting the Green Belt*

Para 143 – “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

*...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; ...*

*...g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*

*not have a greater impact on the openness of the Green Belt than the existing development; or*

*not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

**In view of the above policy, it is considered that the proposals would accord with the NPPF in that they:**

- Reflect the local needs of a family wishing to remain in the area and continue to support local services.
- Make an efficient use of the land available, clustering-built form together, maintaining the overriding character of development and creating minimum detrimental impact upon its garden and setting;
- Propose modern and contemporary internals which will allow long term use and are accommodated in an attractive, sympathetic, and appropriate external design; and
- Are appropriate for situation in the Green Belt (albeit on Brownfield land) as the proposals do not represent over development in view of the original footprint and wider plot size (discussed later). They are also identified to infill a well screened plot which will mean that they have little or no impact upon the openness of the Green belt.

## Local Policy

### Castle Morpeth District Local Plan 2003

#### Policy C1 - Settlement Boundaries

*"Development in the open countryside beyond settlement boundaries will not be permitted unless the proposals can be justified as essential to the needs of agriculture or forestry or are permitted by policies H8, H16, E1, E4, E5, E10, E11, E12, E14, E15*

*Note: The provisions of the following policies also need to be considered:  
RE5, C19, H4, H6, H7, H10, H17, H18, H19, H20, H21, H22, H23, H24, E2, E6, E13, S6,  
S11, T1, T2, R1, R5, R6, R7, R12"*

#### Policy H14 - Improvements to Existing Housing

*"Proposals to alter, extend or improve dwellings will be permitted if all of the following criteria are met: -*

- i) there is no adverse impact on the appearance of the property, the street scene, or the amenity of nearby residents;*
- ii) materials used should match or closely complement those of the existing dwelling;*
- iii) in the case of detached or semi-detached dwellings, a terracing effect is not introduced to the street scene;*
- iv) sufficient space would remain within the curtilage of the dwelling for the parking of a vehicle."*

#### Policy H16 – New housing in the open countryside

*"New houses in the open countryside will only be permitted if: -  
a) be sited to form a natural extension to an existing group of buildings;..."*

#### Policy H22 - Guidance for alteration and extension of dwellings in the open countryside

*"Proposals to alter or extend residential properties in the open countryside will be permitted provided they meet all the following criteria:-*

- i) extensions should be subordinate to the mass of the original dwelling. two storey extensions to single storey dwellings will not be permitted;*
- ii) extensions should reflect the style and character of the existing dwelling. flat roofed extensions and the use of dormer windows will not be permitted where these would be visually damaging to the character of the building and the locality;*
- iii) materials should reflect and complement those of the existing house;*
- iv) in all cases the alteration or extension must, together with the existing dwelling, form a single indivisible dwelling unit;*
- v) buildings converted to residential use under policy h19 will not qualify for extension."*

## **Northumberland County and National Park Joint Structure Plan - Saved Policies**

The site is not within the Green Belt as defined within the Castle Morpeth District Local Plan 2003 (CMLP) therefore no weight can be afforded to Green Belt Policy under these plans. The site is located however, within Saved Policy S5 of the Northumberland County and National Park Joint Structure Plan First Alteration (2005) identifies the general extent of an extension to the Green Belt.

In acknowledging this designation, the NPPF recognises that there are a number of exceptions for developing new buildings within the Green Belt. To this accord, as the proposal will be attached to an existing structure, is identified to be situated in amongst existing buildings and be on a site which is well screened by established vegetation; it is the opinion that there would be no additional impact upon the openness of the Green Belt.

## **Northumberland Local Plan - March 2021**

As the NPPF states that Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given) the Northumberland Local Plan's pertinent and consistent policies have been considered. Following recent examination, the Inspector has confirmed that whilst the submitted Local Plan is not considered to be sound, it is likely that it can be made sound by modifications.

Policy HOU 9 - Residential development management

*"Householder proposals for the extension and/or external adaptation of existing dwellings will only be supported where the enhancement:*

*Is well-related and subordinate in size and massing to the existing dwelling, and in combination with the existing dwelling forms a visually indivisible single dwelling as a whole;*

*Does not have a significant adverse impact on the amenity of adjoining properties in terms of structural proximity and unacceptable loss of daylight/sunlight, privacy and visual outlook;*

*Respects and complements the style and character of the existing dwelling and its setting in terms of its design and use of materials; and*

*Retains reasonable garden/yard space and satisfactory off-road parking space for the dwelling."*



Policy QOP 1 - Design principles (Strategic Policy)

*“In determining planning applications, design will be assessed against the following design principles, in accordance with the Northumberland Design Guide.*

*Proposals will be supported where design:*

*Makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features, including landform and topography;*

*Creates or contributes to a strong sense of place and integrates the built form of the development with the site overall, and the wider local area;*

*Incorporates high quality aesthetics, materials and detailing;*

*Respects and enhances the natural and built environment, including heritage, environmental and ecological assets, and any significant views or landscape setting;*

*Ensures that buildings and spaces are functional and adaptable for future uses;”*

Policy QOP 2 - Good design and amenity

*“Development will be required to provide a high standard of amenity for existing and future users of the development itself and preserve the amenity of those living in, working in, or visiting the local area.*

*Development which would result in unacceptable adverse impacts on the amenity of neighbouring uses, in terms of both individual and cumulative impacts, will not be supported.*

*In order to provide a high standard of amenity and minimise any adverse impacts on amenity, development proposals will need to ensure that:*

*The physical presence and design of the development preserves the character of the area and does not have a visually obtrusive or overbearing impact on neighbouring uses;*

*Trees, other green and blue infrastructure, and soft landscaping of amenity value are retained and are introduced where they would enhance amenity of the development; The appropriate levels of privacy, according to the use of buildings and spaces, are incorporated into the design of the new development and are preserved in existing neighbouring development;*

*Outlook from the development or resulting from the development, particularly in relation to principle viewpoints in habitable rooms or spaces, is not oppressive and design of the development responds to opportunities to deliver the best outcomes for outlook;*

*Air, temperature, sound, and light conditions of habitable areas within the development, or resulting from the development, are of a good standard; and Neighbouring uses are compatible and that there are no unacceptable adverse impacts from noise, disturbances, odour, gases, other emissions and any other harmful effects, resulting from either the development or from neighbouring uses on the development.*

*Developments will be required to relate positively to their locality, having regard*

*to: Building heights;  
The form, scale, and massing, prevailing around the site;  
The framework of routes and spaces connecting locally and more widely;  
The pattern of any neighbouring or local regular plot and building widths, and where appropriate, follow existing building lines;  
the need to provide active frontages to the public realm; and  
distinctive local architectural styles, detailing and materials.”*

### **Local Planning Policy Analysis**

The site is located outside the village of Whalton and not within a settlement boundary, therefore is within the Open Countryside. Policy C1 thus dictates that the proposal will not be permitted unless justified / permitted by the criteria within other (retained) specific policies of the Plan. These policies are documented above and considered systematically below:

H14 – The proposals put forward will have an impact upon the host dwelling, yet through the considered design, will see a sensitive and contemporary addition to that of the Gin Gan. The proposed massing is reflective of the more common shape of the dwelling and is identified to be adjoined to the Gin Gan’s northern elevation. This will result in the circular massing of the Gin Gan advantageously becoming more central to the overall building and functioning as a single indivisible dwelling unit. Furthermore, owing to its location effectively behind the host dwelling, the extension will not be seen from the street.

The proposed dwelling will be visible from one window on the neighbouring Glebe House, yet this is a secondary bedroom window which functions primarily for light ingress. In this vein, the design of the proposed has incorporated a single storey pitched roof which slopes away from Glebe House (and this window) as not to be overbearing. Fenestration to the proposed east elevation is moderately sized to allow for natural light ingress, with the inclusion of obscure glazing in locations required for privacy (i.e. Shower Room & WC). The roof light proposed to the east facing roof pitch will also be obscured and allow light ingress into the master bedroom. The west facing roof light will compliment light coming in to the master bedroom from the west but will not be obscured. Owing to its nature and position no views will be afforded outward.

The materials proposed will reflect those witnessed on the host dwelling (for example Stone, Slate and Timber Windows & Doors all to match existing). A new driveway will be created to the left of

existing LPG Tank, this will facilitate safe vehicle parking away from the main dwelling and maintain safe egress onto the road.

H16 – Whilst the proposals do not constitute new housing, they are sited as to form a natural extension to the host dwelling and the wider development massing.



H22- Consistent with this policy, the proposals remain subordinate to the existing dwelling with ridge and eaves heights being lower. The materials proposed also closely reflect the style and character of the host dwelling.

Further to that discussed earlier, the extension will balance development to either side of the circular Gin Gan structure, making the circular massing more of a feature. With its proposed twin pitched roofs, straight elevational lines and facing gables the extension will present a dwelling which incorporates traditional stone building elements, read as one enlarged dwelling.

Whilst the policies set out in the impending Local Plan mostly mirror that set out in the District Plan, the Local Plan policy considers the amenity of the proposed and any adjoining properties in more detail.

Courtesy of its design, the proposal does not create a significant adverse impact on the amenity of the adjoining Glebe House. It is close (with Glebe House being 1.7m from the boundary fence, and the proposals being situated a further 1.5m away from the other side of the fence) but the dwellings are historically situated within proximity of one another, therefore this is not out of character. Furthermore, the limited fenestration to the western elevation of Glebe House is testament to the fact that views out are considered less important to those achieved north and south.

Nonetheless, through an appropriate and considerate design response, there will be no unacceptable resultant loss of daylight/sunlight, privacy, and primary visual outlook for Glebe House. The outlook achieved from habitable rooms within the proposed extension would also be

of an extremely high quality to the west.

In view of the above assessment, it is the opinion that the range of criteria presented via policies in both the Castle Morpeth District Local Plan and Local Plan are robustly met and the proposals therefore accord with the applicable local Planning Policy.

## Conclusion

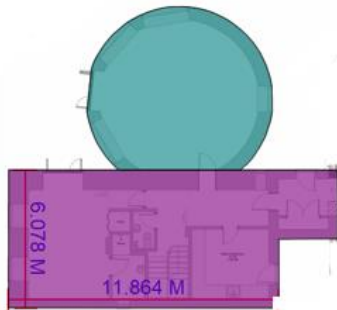
The plans put forward represent considered, sensitive and balanced design proposals for a residential extension at the Gin Gan which will allow the occupants to remain in the area as a growing family whilst extending the character and traditional design of a stone barn conversion in keeping with the rest of the surrounding steadings and original dwelling. The proposals:


- Accord strongly with both National and Local Planning policy;
- The principle of the residential extension within the open countryside in this location has been permitted (under CMLP Policy H22);
- Are identified for a suitable infill location which will not affect the nature or 'openness' of the Open Countryside or Green Belt;
- Are of a design which will extend, respect and compliment that of the existing built form; occupying a natural extension position and reading collectively as one impressive dwelling;
- Extend traditional stone barn details throughout which will better frame the important architectural merit of the Gin Gan;
- Will not create a significant detrimental impact upon the residential amenity of the neighbouring Glebe House;
- Will provide good levels of residential amenity for any occupants going forward;

In view of the above and in view of Northumberland County Council's statement which sets out that they do "not wish to impose strict guidelines or rules concerning extensions and improvements to houses," It is the opinion that the well-considered and sensitively designed proposals represent a robust and acceptable extension which should be recommended for planning approval.

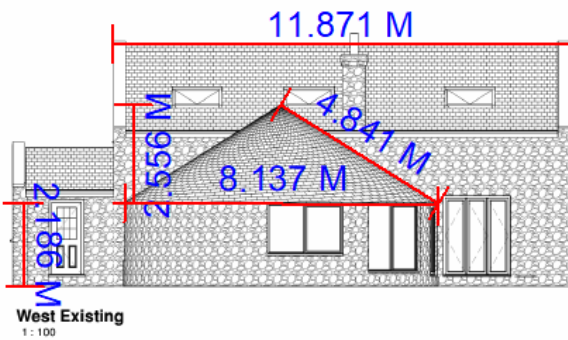
**Appendix B**

**The Gin Gan – Existing Volume Calcs**



	House Area	79.8 SQ M
	Gin Gan Area	48.7 SQ M

**Main House**



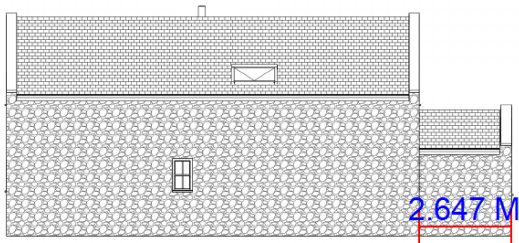
**House:-**

- A) Walls:  $4.164 \times 6.063 \times 11.871 = 299.00\text{m}^3$
- B) Roof:  $V = \frac{B \times H \times L}{2} = \frac{6.063 \times 2.211 \times 11.871}{2} = 159.13$
- Equals = **79.56m<sup>3</sup>**

**Total Volume =**

(A)299m<sup>3</sup> + (B) 79.56m<sup>3</sup> = **378.56m<sup>3</sup>**

### Porch



East Existing  
1: 100



North Existing  
1: 100

### Porch:-

C) Walls:  $3.024 \times 2.589 \times 2.647 = 20.72\text{m}^3$

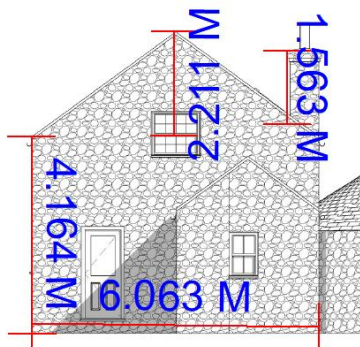
D) Roof:  $V = \frac{B \times H \times L}{2} = \frac{3.024 \times 1.129 \times 2.647}{2} = 9.03$

Equals = **4.51m<sup>3</sup>**

**Total Volume =**

(C)  $20.72\text{m}^3 +$  (D)  $4.51\text{m}^3 = \underline{25.23\text{m}^3}$

### Chimney



North Existing  
1: 100



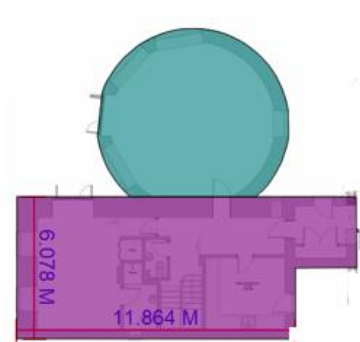
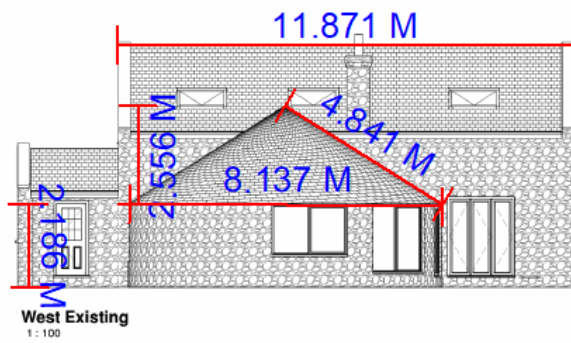
South Existing  
1: 100



### Chimney :-

E) Chimney:  $0.600 \times 0.600 \times 1.563 = 0.56\text{m}^3$

Equals = **0.56m<sup>3</sup>**

## The Gin Gan



	House Area	79.8 SQ M	
	Gin Gan Area	48.7 SQ M	

### The Gin Gan:-

F) Walls:  $48.70\text{m}^2 \times 2.186 = 106.45\text{m}^3$

G) Roof:

$$V \approx 44.31$$

$r$ Radius	<input type="text" value="4.0685"/>
$h$ Height	<input type="text" value="2.556"/>



Solution

$$V = \pi r^2 \frac{h}{3} = \pi \cdot 4.07^2 \cdot \frac{2.56}{3} \approx 44.30555$$

Equals = **44.31m<sup>3</sup>**

**Total Volume =**

(F)  $106.45\text{m}^3 + (G) 44.31\text{m}^3 = \underline{150.76\text{m}^3}$

**Total Volume of Existing Summarised: -**

Main House (A & B) = 378.56m<sup>3</sup>

Porch (C & D) = 25.23m<sup>3</sup>

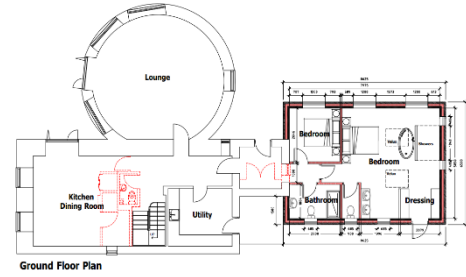
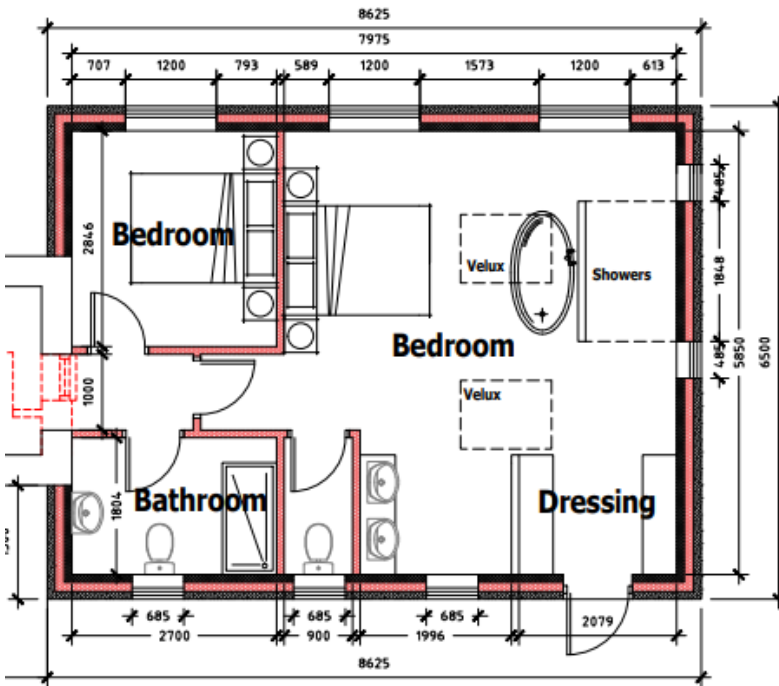
Chimney (E) = 0.56m<sup>3</sup>

Gin Gan (F & G) = 150.76m<sup>3</sup>

**Total Volume of Existing = 555.11m<sup>3</sup>**



## Proposed Extension Volume Calculation



**Floor Area = length x width**

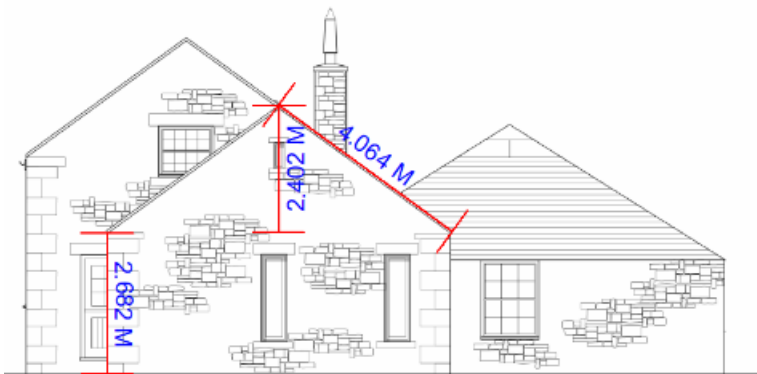
$$8.625 \times 6.500$$

$$= \underline{56.06m^2}$$

**Volume = length x width x height**

$$8.625 (l) \times 6.500 (w) \times 2.682 (h)$$

$$= \underline{150.36m^3}$$



North Elevation

### Roof Volume:-

$$A) \text{ Roof: } V = \frac{B \times H \times L}{2} = \frac{6.500 \times 2.402 \times 8.625}{2} = \underline{67.33}$$

Roof Volume Equals = **33.67m<sup>3</sup>**

**Total Proposed Extension Volume = 150.36m<sup>3</sup> + 33.67m<sup>3</sup>**

$$= \underline{\underline{184.03m^3}}$$

**Summary of Total Volumes: -**

Total Volume of Existing = 555.11m<sup>3</sup>

Total Volume of Proposed = 184.03m<sup>3</sup>

**Volume % increase = 33%**