

Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

Date: 4 May 2023
Our ref: 63982/01/MHE/26555488v1

Dear Sir/Madam,

Full Planning Application Submission - Demolition and Re-build of 3 Apperley Road, Stocksfield

We are pleased to submit, on behalf of our client Leela Homes, a full planning application for the demolition and re-build of the residential dwelling at The Whins, 3 Apperley Road, Stocksfield. The description of development comprises:

“Demolition of the existing dwelling and rebuild of a new dwelling with associated landscaping and infrastructure”

The application is accompanied by the following documents that have been submitted through the Planning Portal under reference PP- 12115551:

- Application Form;
- Covering Letter (this letter);
- Location Plan (2022105-700 (P2));
- Existing and Proposed Site Plan (2022105-701 (P2));
- Existing Plans and Elevations (2022105-001 (P3));
- Demolition Plans and Elevations (2022105-002 (P1));
- Proposed Elevations (2022105-300 (P1));
- Proposed Plans (2022105-200 (P1));
- Proposed Sections (2022105-400 (P2));
- Tree Constraints Plan (MWA TCP 01);
- Tree Location Plan (MWA TLP 01);
- Tree Survey and Schedule; and

Ecological Impact Assessment and Survey (Nov 2022).

Site and Surroundings

The site consists of 0.49 hectares and contains one house and its gardens at The Whins, 3 Apperley Road. Within the site is the 6 bedroom home, an adjacent outbuilding, and landscaped gardens. The site is bound on all sides by dense vegetation, and access is gained from a private drive which leads to Apperley Road to the south west of the home.

The relevant planning history at this site consists of the following:

T/77/E/10 | Erection of a detached dwelling house. | 'The Whins' Apperley Road Stocksfield | Approved Feb 1977

A planning application for the erection of a residential dwelling, with associated landscaping and infrastructure on land to the west of this property, formerly within curtilage, is currently pending consideration with Northumberland County Council (ref. 22/03680/FUL).

The plans submitted with this application were submitted to the Painshawfield Estate Committee in late 2022 and were approved by the committee in April 2023.

Proposed Development

The proposals are for the demolition of the existing house and the construction of a replacement house in the same location along with associated landscaping and garage provision.

The accompanying plans pack demonstrates a comparison between the existing and proposed house. The proposal is for a 5 bedroomed family home to replace the existing house. The replacement property will consist of a 2-storey property with habitable space within the loft space. The proposal has been carefully designed reflecting the local character to create a high-quality home. Proposals include the installation of solar panels on the roof to enable renewable energy generation to power the home.

The proposals ensure that the proposed replacement house will not be detrimental to the character and amenity of the estate, and will constitute an improvement when compared to the existing home in terms of design and providing significant benefits in energy efficiency and renewable energy technologies.

Planning Policy

The adopted development plan for the area comprises the Northumberland Local Plan which was adopted in March 2022. There are no Neighbourhood Plans which cover the site.

At a national level, the NPPF (2021) sets out the governing policies for development across the country.

The below sections will assess the proposals against local and national planning policy.

Principle of Development

The proposal is located within the village of Stocksfield. For the purposes of Policy STP1 it is identified as one of the third tier 'Service Villages' where a proportionate level of housing is supported to enable it to be the focus for investment in rural areas.

Policy STP2 sets out the Council’s policy in relation to the presumption in favour of sustainable development which reflects national policy set out within the NPPF. This policy states that, where “Planning applications that accord with the policies in the Northumberland Local Plan, and policies in ‘made’ Neighbourhood Plans, and those which have passed referendum, will be approved without delay, unless material considerations indicate otherwise”

This proposal is for the demolition and rebuild of an existing house at 3 Apperley Road to create a high-quality new home on the existing development site. As an established residential site, the principle of residential development at this site is established in accordance with the NPPF and Policies STP1 and STP2 of the Northumberland Local Plan.

Design and Amenity

The proposals have been designed in accordance with the good design principles set out in both the NPPF and the Northumberland Local Plan. Policies QOP1, QOP2, QOP5 and QOP6 set out the policy guidance relating to design for development in Northumberland. Policies HOU5 and HOU9 set out further specific guidance in relation to residential development.

Policy HOU9 sets out that residential developments “will be supported where they contribute to a sense of place, which supports community identity and pride and are constructed to a high quality of design and have regard to design guidance for new housing and extensions set out within the Northumberland Design Guide.”

The proposals have been designed to be in accordance with local and national planning policy. The detailed design criteria and guidance of the Painshawfield Estate Committee has been adhered to; the submitted plans demonstrate that the appropriate distances of separation for extensions and outbuildings to site boundaries, and requirements for materials to be used have been followed. During the approvals process with the Painshawfield Estate Committee, discussions with neighbours were undertaken to ensure there was no unacceptable impact on neighbours’ visual amenity or privacy.

The proposals ensure that the new home will enhance the character and amenity of the estate, providing significant benefits in terms of energy efficiency. The proposals allow for the development of a spacious new family home on the site of the existing dwelling which is not of any particular architectural or design value, without increasing ridge height of the property. The proposals are in-keeping with the character of surrounding homes within the Painshawfield estate. The proposals have been engineered to ensure the amenity of new and existing residents in accordance with the QOP Policies of the Local Plan.

The inclusion of solar panels within the development will ensure that renewable energy is prioritised for the new home in line with Policy QOP 5 ensuring sustainable design as well as the council’s wider climate change ambitions as set out in Policy STP4. Sustainable construction practices and materials will also be utilised within the redevelopment.

Safe access is achievable via the existing private access to the dwelling in line with Local Plan Policies TRA1 and TRA4.

Cognisant of the above, it is considered that the proposals constitute a well-designed new home that is in line with national and local design policies and principles.

Trees and Ecology

An Ecological Impact Assessment and Bat Survey has been undertaken by E3 Ecology Ltd and accompanies this application. The report sets out the baseline ecological conditions of the site and recommendations for mitigation for the proposals. The report concludes that, subject to the mitigation measures, no significant residual adverse impacts are envisaged and no further monitoring will be required. Ecological enhancement opportunities include landscaping focused on biodiversity, control of non-native invasive species and bat and bird nest box provision, contributing to local and national conservation targets.

Additionally, a Tree Constraints Plan, Tree Location Plan, and Tree Survey Schedule have been prepared by MWA which accompany this application. These reports show that there is only one tree onsite which is a Category U sycamore which has been assessed as containing a serious, irremediable, structural defect and should be removed under sound arboricultural management. The proposals have been designed in accordance with Local Plan policy ENV2 and the NPPF.

Conclusions

This Covering Letter has assessed the principle and detail of the proposals for 3 Apperley Road. It has considered the acceptability of the proposed development in the context of the local development framework, concluding the development accords with all relevant planning policies.

The application site is within the settlement of Stocksfield and constitutes the replacement of an existing house and the proposed design is sensitive to both the character of the area and the need to protect local amenity standards. The principle of development is therefore acceptable in accordance with both local and national planning policy. This letter has demonstrated that there are no technical issues which should preclude development and the proposals are compliant with relevant national and local planning policies.

We trust that there is sufficient detail in this submission to allow for the successful validation of the application and look forward to engagement and feedback with officers in due course. If you have any queries, please do not hesitate to contact myself or my colleague Emma Callaghan.

Yours faithfully,



Michael Hepburn
Senior Director