

# Galbraith

## PLANNING

### Design and Access Statement

Application for Operational Development to create Guest House Accommodation

Stublic Hill, Langley on Tyne, Northumberland, NE47 5LG

July 2023

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## **1. INTRODUCTION**

### **1.1. Introduction**

This statement is submitted as part of a full planning application for the operational development to create guest house accommodation at Stublic Hill, Langley on Tyne.

This Statement should be read in conjunction with the following submitted documents:

- Site Plan
- Location Plan
- Planning Application Form
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations

### **1.2. Planning History**

- 23/00133/CLASSR – Change of use from Agricultural to flexible Commercial – C1 guest house
- 22/02683/CLPROP – Certificate of Lawful Development – Proposed single storey rear extension
- 21/01882/FUL – Change of use of agricultural buildings to residential use and incorporation into existing dwelling; creation of one new dwelling

## **2. SITE DESCRIPTION & PROPOSED DEVELOPMENT**

### **2.1. Site Description**

The Site comprises of a Dutch Barn located to the north of the existing dwelling located south west of Hexham.

The Site is accessed via an existing access from the B6304.

The Site does not lie within any areas of statutory designations.

### **2.2. Operational Development for Guest House Accommodation**

The application seeks to convert the existing Dutch Barn following the approval of change of use into a C1 guest house.

### **3. ASSESSMENT OF PROPOSED DEVELOPMENT**

#### **3.1. Planning Policy & Material Considerations**

The local planning policy applicable to the proposals is outlined in the adopted Northumberland Local Plan 2016 – 2036 (March 2022).

The planning policies and associated statutory and non-statutory guidance considered most applicable to the submitted proposals are:

- Policy ECN15 – Tourism and Visitor Development

Other documents of relevance to the proposal are:

- National Planning Policy Framework (NPPF)
- General Permitted Development (England) Order

#### **3.2. Principle of Development**

The Notice by Letter (23/00133/CLASSR) for the change of use from agriculture to flexible commercial – C1 guest house consented the change of use under Class R Part 3 of the Town and Country Planning (General Permitted Development Order) Act. However, any operational development requires a full planning application to make the building function as a guest house.

Whilst the existing local plan policy, Northumberland County Council Local Plan supports Tourism and Visitor Development Policy ECN 15. The Class R for change of use has already permitted the principle of C1 guest house use on the site. Class R also allows for 'associated operational development' to allow for the change of use to be implemented.

## **4. DESIGN**

### **4.1 Use**

The Dutch Barn will be used as guest house accommodation under Class C1 Use.

### **4.2 Amount**

The proposal provides for a single guest house with two guest bedrooms.

### **4.3 Layout**

Please see the attached drawings regarding the proposed guest house rooms which are sited within the footprint of the existing building.

### **4.4 Scale**

The proposal utilises the existing footprint of the Dutch Barn that totals approximately 50 square metres, therefore with the provision of a first floor the total floor area is approximately 100 square metres.

### **4.5 Landscaping**

Please see accompanying drawings.

### **4.6 Appearance**

The overarching aim for the design of the proposed guest house has been to be sensitive to the rural setting and to provide a functional guest house.

The proposed materials are high quality and appropriate to the local area. The walls are proposed to be corrugated steel to match the existing appearance. The roof is proposed to be corrugated steel to match the existing with black UPVC gutters.

The windows, screens and doors are proposed to be either powder coated aluminium frames with double/triple glazing or timber frames with a paint finish.

It is considered the design has sought to meet with the core planning principles of the National Planning Policy Framework (NPPF) and the 4<sup>th</sup> planning principle (NPPF, adopted March 2012 pg 5.) which states that development should:

'Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings'.

In addition to the above, the proposal meets with the requirements of the local plan policies that aim to achieve high quality development whilst preserving the character and appearance of the district. The design is sensitive to the surrounding area and does not impact on the amenity of adjoining neighbours as the site is within a single ownership and due to separation distances to other properties.

#### **4.7 Ecology**

The application 21/01882/FUL included a preliminary ecological appraisal that confirmed the Dutch Barn/Building 4 does not require any further ecological survey effort as the report states its negligible risk for bats and birds. However, as part of the proposal we will include bird mitigation with two swift boxes on the northeast elevation.

#### **4.8 Contamination**

The application 21/01882/FUL included a Phase 1 report that identified no significant on site sources of contamination were identified and there have been no changes since this report was compiled.

The recommendations set out in the report will be followed.

Please see the Screening Assessment Form enclosed.

## **5. ACCESS**

The access to the guest house will be via the existing entrance to Stublic Hill located to the north of the site from the B6304.

Please see the accompanying plans.



## **6. CONCLUSIONS**

In conclusion, the proposed guest house utilises existing footprint of the Dutch Barn and is sensitive to the surrounding rural landscape. The principal of C1 use has been established under the previous Class R approval. Therefore, this application seeks permission for the operational development for the existing Dutch Barn to become a single guest house.