

BEADNELL PARISH COUNCIL

Clerk * Laurie Gray * 6 Castle Drive * Seahouses * Northumberland * NE68 7BB

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MINUTES OF PLANNING MEETING held on 20 September 2016 at 6.30pm in Beadnell W.I.Hall

Present: Councillors: J Hall (Acting Chair); D Baker; R Batten
L Gray (Clerk)

Apologies for Absence: G Martindale

Applicant Representative: Mr Freddie Holmes

Members of Public: 3

Proposal	Retrospective application for retention and remodelling of dormer roof extension to west elevation
Location	45 Harbour Road Beadnell Northumberland
Applicant	Mr Frank Holmes
Application No.	16/03021/FUL
Case Officer	Strategic and Urban Development Management Team

Applicant's Representative Comments

The applicant stated that they were originally advised by Officers of the Local Planning Authority on several occasions during the construction of the roof dormer extension, that planning permission was not required and that it was covered under the permitted development rights available for householders, under Class A of the General Permitted Development Order. This was later revoked. Since all appeals have been turned down the applicant has been in discussions with the planning authority to agree common ground and reach a solution to the dispute. The scheme now proposed utilises new window openings framed with untreated cedar timbers which will be of a paler silver/grey colour when allowed to weather, in order to reduce the visual mass of the dormer and lead to a design of genuine quality and interest.

Public Comments

One member of the public spoke against this application with concerns that the scale and mass of this construction has a negative impact on the property and this terrace of historic cottages. It is not in keeping with the historic character of the area. Its appearance is dominant making it highly visible, especially from Beadnell Bay which has a harmful effect on the visual landscape of the AONB and Heritage Coast and goes against the principles set out in the NPPF and protection of AONB. One member of the public supported the application.

Councillor's Comments

The Parish Council acknowledged the remodelling design of the dormer roof extension, however, it **objects** to this retrospective application on the grounds that this is a very intrusive extension, takes up virtually all the roof space and is not in keeping with the special character of the area.

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The NPPF places great weight on protecting the AONB and the overall construction of this extension is contrary to Saved Policy F2, which gives primary importance to conserving and enhancing the coastal areas and requires development to accord with its surroundings by virtue of scale, density, mass and layout and NPPF. In particular:

- Paragraph 58 – respond to local character and history and reflect the identity of local surroundings and is visually attractive as a result of good architecture.
- Paragraph 59 – should be of a design sympathetic to neighbouring buildings and the local area
- Paragraph 60 – emphasises the need for design to promote or reinforce local distinctiveness
- Paragraph 64 – permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area

In addition to being against the principles set out in the NPPF and to protect AONB, the Parish Council considers that allowing such development would represent an unfair and inequitable application of the rules and would set a dangerous precedent when compared to the neighbouring property.

Application No. 14/03347/FUL – 47 Harbour Road – creation of dormer windows in roof slope was refused planning permission in November 2014. The reason given was that:

the proposed roof dormers and replacement of the flat roof are considered to be an incongruous form of development within the Northumberland Coastal AONB. By virtue of the scale, mass and design they present as incompatible features upon the host property and within the street scene and are thereby contrary to policy F2 of the Berwick upon Tweed Local Plan and sections 64 and 115 of the NPPF

Revised plans were granted and a statement from the AONB welcomed the steps that the applicant had taken to address its concerns. It was pleased to see the reduction of the box dormer together with a sloping roof in the front elevation and the small pitched dormer in the rear elevation.

The AONB Design Guide to the Built Environment states on page 74:

The insertion of large flat roof box dormers will not be acceptable but a number of smaller types of dormer could be considered in certain positions. These should be small scale, closely related to the size and position of the existing windows.

The Planning application for No 45 should also be measured against the AONB criteria in order to be consistent with the decision for the adjoining property.