**17/02058/COU Change of use of disused garage to 1 bed holiday cottage**

A visit to the proposed development site confirmed it is in an area with stone cottages and houses with small gardens or outside areas. These are quaint, close to each other and accessed by a lane that I believe is or joins a public footpath. This lane, marked as “private property”, is also the access road to the proposed site and it is used for much of the year for parking for the surrounding properties and visitors. Parking in this area of the village is a major issue in the busier times of the year.

The proposed development from a disused garage built in 2010 to a one bedroom short-term holiday let involves the following –

* Carving out land from an adjoining property’s garden for the bedroom and bathroom extension
* Losing a parking space, the garage, and creating the need for further parking spaces in the vicinity
* There is no designated area for outdoor use – garden, decked area and so on. The full-length windows/ door (described as glazed screen and door) in the open-plan kitchen and living area look onto a small cobbled parking area – which is the parking space for this development.

With this lack of outdoor space/ facilities it is reasonable to suppose the parking area could be used to sit outside and the vehicle parked elsewhere

* This development does not seem suitable for use as a holiday or permanent accommodation in this location.
* There are a large number of holiday homes in Beadnell and no discernible shortage to justify building further tourist accommodation which would push the percentage of non-permanent residences even further above the current 80+% mark.
* If planning is approved, it will set a precedent for converting further garages (storage areas) in the immediate vicinity.

I do not support this development on the following grounds of –

1. Overdevelopment of the site and AONB Design Guide – The key to good integration must lie in careful consideration of siting, scale, form and massing as well as sensitive selection and use of materials.

Also Mass, scale, density Policy F2 of the Berwick Saved Policy (Berwick upon Tweed Local Plan 1999).

1. NPPF 53 that recognises that the sub-division of residential gardens can be harmful to the character of an area and states - Local Planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
2. Northumberland Coast AONB Management Plan policy
* CE5 Residential Development

The construction of housing for permanent occupation will be supported where it does not adversely impact the special qualities of the AONB and conforms with relevant policies within the emerging Northumberland Local Development Plan. The imposition of occupancy restrictions to ensure that such housing is used for permanent residential accommodation rather than tourist accommodation will be promoted.

1. Emerging Northumberland Local Plan **Core Strategy** (submitted to Secretary of State April 2017)

**Introduction 1.8** A number of Town and Parish Councils across the County are preparing Neighbourhood Plans. Provided they conform generally to the Core Strategy's strategic policies, pass independent examination and are agreed by the community following a referendum, these plans will become part of the Development Plan.

 **4.15** A well designed, inclusive building or place is valued because of the many qualities that contribute to how it is experienced by the user.

This includes, but is not limited to:

* Functionality and fitness for purpose;
* Layout, form, orientation, scale, materials and detailing in relation to context;

 Construction, operation and maintenance;

- Legibility of spaces and ease of movement;

**6.44C** Properties within the housing stock can generally move into and out of holiday use without planning consent. While the Core Strategy will not specifically restrict the use of new market housing in settlements with a high proportion of second or holiday homes**, the Council support local communities addressing this issue through Neighbourhood Plans.**

Neil Armstrong principal planning officer for our area recently confirmed that we could submit details of the emerging Neighbourhood Plan relevant to a planning application.

1. Emerging North Northumberland Coastal Area Neighbourhood Plan. The relevant Policies for sustainable growth and development are –

**POLICY 8: DEVELOPMENT WITHIN THE SETTLEMENTS**

Proposals for small scale development that incorporates the design principles in Policy 5 will be supported within the defined settlement boundaries for Seahouses and North Sunderland, Beadnell and Bamburgh. All proposals should:

c) incorporate at least one car parking space per bedroom in all new residential development to reduce the impact of on street parking on nearby streets;

d) ensure that where infill development or conversions are proposed, they do not result in substantial loss of amenity space or parking space resulting in an overdevelopment of the site;

Proposals resulting in the loss of existing car parking spaces will normally be refused unless equivalent alternative provision can be made in locations that are equally or more accessible than the parking spaces to be lost.

**POLICY 14: PRINCIPAL RESIDENCE HOUSING**

Proposals for all new housing, excluding replacement dwellings, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

Principal Residence housing is that which is occupied as the sole or main home of the occupants and

Where the occupants spend the majority of their time when not working away from home.

These restrictions will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act1990, or any subsequent successor legislation.

**POLICY 18: EXTENSIONS AND ANNEXES**

All proposals for extensions and annexes should comprise high quality design. Within the AONB, proposals should reflect guidance contained in the current Northumberland Coast AONB Design Guide.

All proposals should:

a) be clearly subservient to the host dwelling;

b) ensure that sufficient amenity space remains available for use by the occupiers of the dwelling;

c) not result in over development of the site; and

d) ensure there is sufficient car parking space retained in the curtilage of the dwelling to provide for one space per bedroom including any extension/annexe

Where a residential annexe is proposed, this will be secured as a Principal Residence in accordance with Policy14 of the Neighbourhood Plan.

**17/00968/FUL School House (Amended)**

This planning application will be heard before the Local Area Council in July 17.

I see no reason to object to the redevelopment of this site subject to the following -

* Height is reduced to the level of the neighbouring property, 19 Meadow Lane, max 1.5 to 2 storeys.
* The number of properties is reduced to two (4 bedroom)
* There is a garage/ parking space for each bedroom
* The village centre is currently being assessed and hopefully will attain conservation area status. The site is close to the proposed conservation area and the design not consistent with houses nearby including new builds. The design of the houses is more in keeping with a town than a small village with its grey metal roof and cladding.
* That the old stone wall is retained and provision is made for vehicles to turn within the curtilage as -
1. This stretch of old stone wall adds to the village character and
2. As there are no pavements along this stretch of road. With the proposed drive in/ reverse out driveways very close to the playground entrance this raises serious safety issues.
* The rear fencing/ greenery on the boundary to the playground is high enough to provide a screen to the playground and to provide the occupants protection from footballs, Frisbees and so on.
* An S106 Agreement is put into place to ensure permanent occupancy
* In the spirit of a Community infrastructure levy, a community benefit should be discussed by the Parish Council and planning officers. I would suggest a substantial monetary contribution to a fund for the adjoining playground for repairs and future replacement of equipment. The playground will be an item on the Agenda at the forthcoming meeting on 26th July.

The comments and objections in the Parish Council’s previous Consultee Comments are still valid (NPPF 14, 28, 109, 116 and F2 of the Berwick Saved Policy).

Further, it does not comply with AONB requirements for development - its Design Guide and Northumberland Coast AONB Management Plan policy CE5 Residential Development.

In the emerging Northumberland Local Plan **Core Strategy** (submitted to Secretary of State in April 2017)

**Introduction 1.8** A number of Town and Parish Councils across the County are preparing Neighbourhood Plans. Provided they conform generally to the Core Strategy's strategic policies, pass independent examination and are agreed by the community following a referendum, these plans will become part of the Development Plan.

**6.44C** Properties within the housing stock can generally move into and out of holiday use without planning consent. While the Core Strategy will not specifically restrict the use of new market housing in settlements with a high proportion of second or holiday homes**, the Council support local communities addressing this issue through Neighbourhood Plans.**

**6.44D** In areas where there are high concentrations of second and holiday homes, the Council will support the provision of new permanently occupied housing, and an appropriate mix of affordable housing, which considers the structure of the local housing market.

Neil Armstrong principal planning officer for our area recently confirmed that we could submit details of the emerging Neighbourhood Plan relevant to a planning application.

1. Emerging North Northumberland Coastal Area Neighbourhood Plan. The relevant Policies for sustainable growth and development are –

**POLICY 5: DESIGN IN NEW DEVELOPMENT**

All development in the Plan area, including extensions and conversions, should comprise high quality design and demonstrate how:

a) local context and character is respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access;

b) features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials;

c) appropriate landscaping and the use of indigenous species have been incorporated into the scheme;

d) sustainable design measures have been incorporated including Sustainable Urban Drainage Systems where possible; and

e) measures have been incorporated to reduce glare and intensity values of new lighting in accordance with the Northumberland Lighting Management Plan.

For areas within the Northumberland Coast AONB, this will include incorporating the principles contained in the most recent Northumberland Coast AONB Design Guide.

**POLICY 8: DEVELOPMENT WITHIN THE SETTLEMENTS**

Proposals for small scale development that incorporates the design principles in Policy 5 will be supported within the defined settlement boundaries for Seahouses and North Sunderland, Beadnell and Bamburgh. All proposals should:

a) where relevant, incorporate access for pedestrians from the proposed development into the centre of the settlement and, where relevant, the beaches;

b) preserve key coastal views into and out of the settlements;

c) incorporate at least one car parking space per bedroom in all new residential development to reduce the impact of on street parking on nearby streets;

d) ensure that where infill development or conversions are proposed, they do not result in substantial loss of amenity space or parking space resulting in an overdevelopment of the site;

e) seek to provide linkages between wildlife corridors for the benefit of biodiversity as shown on the Policies Map;

f) incorporate landscaping to reduce the impact of the development, and improve

biodiversity; and

g) incorporate Sustainable Urban Drainage Systems where necessary.

**POLICY 14: PRINCIPAL RESIDENCE HOUSING**

Proposals for all new housing, excluding replacement dwellings, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

Principal Residence housing is that which is occupied as the sole or main home of the occupants and

Where the occupants spend the majority of their time when not working away from home.

These restrictions will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act1990, or any subsequent successor legislation.