## Application

**Application No:** 15/00479/FUL

## Proposal

Refurbishment of existing dwelling including demolition of existing two storey side extension, demolition and replacement of existing garden room and rear extension and enlargement of existing rear dormer window; plus alterations to existing outbuilding and the demolition of existing detached garage and replacement with detached family annex

## Site Address

33 Front Street, Bamburgh, Northumberland, NE69 7BJ

## Applicant

Mr & Mrs Potier Godinho

c/o George F. White, United Kingdom

## Agent

Mr Craig Ross

4-6 Market Street, Alnwick, Northumberland, NE66 1TL

## Valid Date

12 February 2015

## Expiry Date

9 April 2015

## Case Officer Details

**Name:** Miss Ros Duncan

**Job Title:** Planning Officer

**Tel No:** 01670 622715

**Email:** ros.duncan@northumberland.gov.uk
1. **Introduction**

1.1 The application is recommended for approval. Bamburgh Parish Council object to the proposed development of a detached family annex at this location.

1.2 Under the provisions of the Council’s current Scheme of Delegation, in cases where applications are to be recommended for approval contrary to a valid objection from a Town or Parish Council, they are referred to the Head of Service and the Chair of the relevant Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. The matter was duly considered under these provisions on 30th June and 1st July 2015, at which time it was confirmed that the matter should be dealt with by Committee.

1.3 In addition to the above, the local County Council ward Councillor, Councillor John Woodman, requested that the application be considered by Planning Committee in the event that approval was being recommended. The request cited the following reasons for referral:

   - Scale of the development and impact on views relating to Bamburgh Castle and Conservation Area;
   - Non-compliance with the findings of the AONB landscape survey (Bayou report) which identifies areas unsuitable for new housing.

1.4 The request was received on 28th April 2015, beyond the period specified in the current Scheme of Delegation. The application falls to be determined by the Planning Committee in any event, for the reasons set out at paragraph 1.2, above.

2. **Description of the Proposals**

2.1 Rock Cottage stands in a prominent position opposite 'Castle Green', a public open space which lies at the foot of the iconic Castle. The existing cottage is constructed in local natural stone and has a decorative red tile roof, decorative barge-boards and gable fronted dormers on the principal elevation. This one and one-half storey dwelling is of late 19th or early 20th century construction and makes a positive contribution to the conservation area.

2.2 The existing house contains a kitchen-dining room, back kitchen, lounge and garden room with additional storage rooms on the ground floor. On the upper level, four bedrooms and bathroom. All areas of the property require upgrading and modernisation. There is no private space at the front of the property but the large rear garden contains small outbuildings, a tall stone wall which divides the site into a front and rear area, and a detached modern garage.

2.3 The current application includes refurbishment of the existing dwelling, including:

   - replacement of a flat-roofed dormer at rear with larger dormer in similar style;
• repair of original stonework and windows on side elevation following removal of a modern two-storey extension within the side access area;
• removal of garden room at rear and replacement with larger extension to provide family room;
• rebuild of small side and rear extensions to provide new play room;
• create bedroom 5 in existing kitchen area, and;
• replace existing bathroom with new on the first floor.

2.4 The application also seeks approval for the replacement of an existing detached garage with a new unit of residential annex accommodation. This would provide an additional two bedrooms, lounge and kitchen, for use by the applicant's wider family.

2.5 Bamburgh is an attractive Conservation Area which has an interesting mix of traditional buildings and with excellent public spaces. It is dominated by the iconic Bamburgh Castle which towers above the village on a natural stone promontory. The village is also within the Coastal Zone and the North Northumberland Coast Area of Outstanding Natural Beauty and is an area of archaeological interest. No part of the application site is listed.

3. Planning History
N/A

4. Consultee Responses

<table>
<thead>
<tr>
<th>Bamburgh Parish Council</th>
<th>Bamburgh Parish Council see the refurbishment and renovation of Rock Cottage itself as a positive benefit to the village that will enhance the overall look and appeal of that particular area.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Our main concern is centred on the proposal to convert the existing garage into a family annex. The proposals as they stand represent overdevelopment of the site in what is a sensitive conservation area surrounded by listed properties and is also contrary to the LT1 Community Vitality of the AONB Management Plan.</td>
</tr>
<tr>
<td></td>
<td>Although the proposal does fall within the setting of other properties the new construction will result in a significant impact on the existing vista from both the Southern approach to the village and the important view from Bamburgh castle.</td>
</tr>
<tr>
<td></td>
<td>There will be a significant increase in both the footprint and the ridge height of the new proposal... from just over 20m² to approximately 51m².</td>
</tr>
<tr>
<td></td>
<td>The ridge height of the new proposals, these will increase from 3.7m to over 6m, almost double the height of the garage.</td>
</tr>
<tr>
<td></td>
<td>Access to the property is via a small back lane servicing 2 other properties and opening onto a junction with a home</td>
</tr>
</tbody>
</table>
for the elderly; we have concerns for the safety of the residents and the possibility of congestion.

We would insist that planning approval is subject to the property not being sold separately from the main residence and that the property is not let out as holiday or residential accommodation.

**Highways**

No objection is raised, subject to one condition requiring a scheme of parking spaces.

**Building Conservation**

The proposed large rear elevation flat-roofed dormer window would appear to be much more visible from the main road, being taller and wider (the existing, much smaller dormer is just about visible). However, its significance is likely to be subject to the proposed material intended for its cheeks, which should be of a traditional appearance (rather than upvc). It is noted that the neighbouring property to the right has a very prominent flat-roofed dormer window on the front elevation.

The rear elevation changes are unlikely to have any significant impact on views within the Conservation Area, being almost completely enclosed, and we would not object to the proposed rear extensions.

Regarding the proposed Annex, it is noted that the orientation of the building is on a North/South axis and that the main entrance is in the East elevation of the property. This gives the property more than the usual degree of autonomy, which an annex should possess. If the annex is to be related in use to the main house, it might be reasonable to reorientate the building so that it faces the main house. It is also my understanding that annexes generally incorporate only one bedroom. In light of this, a radical redesign would seem required, reducing the mass of the building (by one bedroom) and its reorientation towards the house.

In terms of design and materials, the annex seems reasonable, adhering to recognised design elements and traditional materials.

The Building Conservation section is conscious of the unfortunate precedent that would be created by owners developing the rear gardens of properties along Front Street, the negative impact this would have on the character of the built form in this part of the Conservation Area, and the more important aspect of the views to/from the Grade I Listed Bamburgh Castle, upon which further development may be encouraged to encroach. The Building Conservation section would not support such a proposal in this location.

**Northumberland Coast AONB**

As the site is within the Area of Outstanding Natural Beauty boundary, the development has the potential to have an impact on the special features of the AONB.
Scale: the excessive scale of the rear flat roofed dormer is overly dominant and will be visible from the side elevation and Front Street as well as along the approach into Bamburgh from on the B1340. The extension of the dining room under the roof lantern element results in an overly high single storey element to the rear of the west elevation.

The application form states that ‘white uPVC windows’ are proposed ‘where necessary’. The introduction of non-sustainable impervious materials such as plastic windows would neither conserve nor enhance the special character of the building or the Conservation Area.

The Partnership is alarmed to note that the proposed drawing ‘5 - Right Elevation’ states "Natural slate roof to match existing" although the existing roof is red clay tiles.

Annex: The Partnership objects strongly to the annex proposal ‘the creation of holiday annexes is contrary to management plan policy LT1. The Partnership does not regard a new build two bedroom, two bathroom two storey dwelling as ‘extremely modest’. It is a substantial addition to the curtilage of the dwelling and constitutes overdevelopment of the site. In time it is likely to become a completely separate dwelling. In addition there is considerable potential for below ground archaeological deposits in this area.

In 2013 the Northumberland Coast AONB Partnership commissioned Bayou Bluenvironment and The Planning and Environment Studio to carry out a Landscape Sensitivity and Capacity Assessment for the Northumberland Coast AONB. The analysis contained in the Landscape Sensitivity and Capacity Assessment provides clear evidence that the annex proposal is contrary to paragraph 115 of the NPPF, which requires that great weight is given to conserving landscape and scenic beauty in AONB and Management Plan policy.

<table>
<thead>
<tr>
<th>Northumbrian Water Ltd</th>
<th>No comments to make at this stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic England</td>
<td>No comments. The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.</td>
</tr>
<tr>
<td>County Archaeologist</td>
<td>No objection subject to a condition requiring submission of, and agreement to, a written scheme of investigation for archaeological mitigation work.</td>
</tr>
</tbody>
</table>

5. Public Responses

Neighbour Notification

<table>
<thead>
<tr>
<th>Number of Neighbours Notified</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Objections</td>
<td>3</td>
</tr>
<tr>
<td>Number of Support</td>
<td>0</td>
</tr>
</tbody>
</table>
Notices
Site Notice- Affecting Conservation, 27th February 2015
Berwick Advertiser 5th March 2015

Summary of Responses:

Representations of objection have been received on the basis of:

- loss of views;
- disturbance during construction works;
- scale, height, density, mass, impact and privacy;
- over-development, the annex would increase accommodation to 8 bedrooms in total;
- applicants' land is 1m higher than our garden and the new annex would tower over our garden by a massive 7metres.

6. Planning Policy

6.1 National Planning Policy
NPPF part 3: Supporting a prosperous rural economy;
NPPF part 6: Delivering a wide choice of high quality homes;
NPPF part 7: Requiring good design;
NPPF Part 12: Conserving and enhancing the historic environment.

6.2 Development Plan Policy
F2 Coastal Zone - Berwick upon Tweed Local Plan

6.3 Other Documents/Strategies
AONB Design Guide

7. Appraisal

7.1 Material considerations

The principle of the development;
Heritage Assets;
Neighbour amenity;
Access;
Conservation;
AONB Objections;
Parish Council objections.

The principle of the development

7.2 This is an application to refurbish an existing dwelling and to erect a residential annex at the rear of the site within the established garden curtilage. The proposal for the refurbishment and extension of the existing dwelling with facilities brought up to modern standards would be acceptable in principle in a location such as Bamburgh.
7.3 Whilst objections have been received in respect of the proposed annex, the applicant has confirmed that the intention would be to retain this building for family use and possibly as a holiday let at other times. Current policies for buildings within the Area of Outstanding Natural Beauty seek to maintain a supply of full residential property rather than the provision of holiday accommodation. It may therefore seem appropriate, if approval is given, that the use of the annex be restricted to family accommodation only, with conditions attached to prevent holiday accommodation use, and to prevent resale as a separate dwelling.

Heritage Assets

7.4 The Local Planning Authority has a statutory duty towards listed buildings and conservation areas in the exercise of its planning functions, as set out by sections 66 and 72 respectively, of the Listed Buildings Act. These require Local Planning Authorities to pay special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest which it possesses and to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

7.5 The designated heritage assets in question at this location are many but the principle assets are: the Grade 1 Bamburgh Castle; the Conservation Area, and; potential below ground Archaeology. Objections have been received in respect of the potential visual impact of the proposed annex on views to the Castle, views from the Castle the main road and the car-park and, the introduction of a new dwelling in the Conservation Area. The site and its environment have been visited and the potential impact taken into consideration. There is a limited view of the Castle from the public road above the site, but the application site is on lower ground than this viewpoint and would not obscure or interfere with public views of the Castle.

7.6 There is a view of the application site from the road and public car-park, but the site stands within a walled boundary and the proposed annex would stand behind this wall. The site is contained within the established village boundary. Although reference has been made to the desirability of safeguarding open ground in this location this would be most relevant to the area of open ground situated next to the public car-park where any future development could have a considerable impact upon the approach to the village from Seahouses. In addition this area is considered to be 'sensitive' to development. This does not necessarily prevent development which would positive or neutral.

7.7 It is considered that the current application would not result in any harm to the village or to public views at this location and would preserve the special architectural interest of the area.

7.8 The Conservation Officer has raised no objection to the proposed works associated with the existing house and advises that: 'In terms of design and materials, the annex seems reasonable, adhering to recognised design elements and traditional materials'. However, he also questions the proposal, as follows: 'If the annex is to be related in use to the main house, it might be reasonable to re-orientate the building so that it faces the main house. It is also my understanding that annexes generally incorporate only one bedroom.
In light of this, a radical redesign would seem required, reducing the mass of the building (by one bedroom) and its reorientation towards the house.

7.9 Although comments have been made in respect of orientation, this appears to accept the location of the proposed annex, in principle, and there is no policy which requires that an annex has only one bedroom.

7.10 The Conservation Officer provides further comments that, 'The Building Conservation section is conscious of the unfortunate precedent that would be created by owners developing the rear gardens of properties along Front Street, the negative impact this would have on the character of the built form in this part of the Conservation Area, and the more important aspect of the views to/from the Grade I Listed Bamburgh Castle'. However, each application is considered on its individual merits and no planning 'precedent' exists. It is considered that the current site has the advantage of being contained within a stone-walled boundary and also has an existing access available.

7.11 The orientation, siting and scale of the proposed annex has been discussed with the applicant and agent. The relocation of the proposed annex would result in it being closer to the existing neighbouring dwellings and the current site proposed is on land occupied by a detached garage which is a poor state of repair. The proposed location is close to the boundary of open ground to the west side which is currently subject to an application for consent to build 3 new dwellings. The plan for the annex has been amended to take the proximity of existing neighbouring property and of potential new dwellings into account. Changes would include the removal of a group of 4 folding glazed doors and reduction of 7 rooflights to 2 rooflights.

7.12 The proposed style incorporates steeply pitched roof pitches and would have two bedrooms under the eaves with kitchen and lounge below. The proposed height of the building would be approx. 3.5m to eaves and 6m to ridge. Use of natural stone walling and slate or red tile roof materials would be controlled through conditions and would be chosen to compliment the existing characteristics of the building at this part of the Bamburgh Conservation Area.

7.13 The issue of potential 'precedent' is not a material consideration in planning decision making terms as each application is to be considered on its own merits, taking into account the constraints at each site.

7.14 The proposal is considered to accord with the requirements of the NPPF, and specifically the provisions of paragraphs 60, 61, 64, 129, 133, 134, 137, and 138, for the following reasons:

- The proposed annex would be of traditional style and materials in recognition of the existing styles and materials at this location;
- The site is a large rear garden which has an existing vehicular access. The proposed annex would be situated on a previously developed land and would readily integrate with its surroundings;
- The proposal is to remove an unsightly garage and to introduce a traditionally styled building in materials to suit the existing house and using an existing access. This is not a development of poor design and the result would be neutral or positive in this particular context.
Neighbour amenity

7.15 The adjoining neighbours object to the proposal on grounds of:

- loss of views;
- disturbance during construction works;
- scale, height, density, mass, impact and privacy;
- over-development, the annex would increase accommodation to 8 bedrooms in total;
- applicants land is 1m higher than our garden and the new annex would tower over our garden by a massive 7metres.

7.16 The potential impact on adjoining houses has been assessed. The new annex would be of a scale compatible with being secondary accommodation but would also be capable of being totally self-contained. There is potential for the annex to be used on a regular or permanent basis by members of the applicant's family but there would be no direct overlooking of private dwelling space and overshadowing would be restricted to a limited area of garden ground. The building would be contained within a residential garden which has established boundaries consisting of stone walls and fences. The annex would be orientated with its principal facade facing towards its access road and with its back to the Castle.

7.17 The impact of the development upon the adjacent properties is considered to be acceptable and does not give grounds for refusal.

Access

7.18 Sufficient space is available at the property for vehicles to be able to park and turn within the site. There is an existing shared driveway at the rear, which also gives access to two neighbouring properties. No objections have been received from the County Highways Officer, who has recommended one condition in order for a satisfactory parking and turning area to be created and maintained within the site.

AONB Objections

7.19 The following AONB Partnership policies have been sited in the objection from the AONB partnership and planning considerations have been inserted in response to each:

- CE1: Landscape. The special landscape and seascape qualities of the AONB will be conserved and enhanced.

It is considered that the special landscape and seascape characteristics of the area would not be adversely affected by the proposed development of house and annex as the development would be contained within an established garden site which has clear and established boundaries and within the confines of the built environment - the village.

- CE3: Historic Environment. Important heritage assets including designated and non-designated archaeological sites, and the character and
appearance of historic buildings, settlements and the built environment will be protected and conserved.

Bamburgh Conservation Area is a designated heritage asset and the site is visible from the castle, which is a Grade 1 listed building. However, the site is an existing building with an established garden and the proposed annex would replace a modern garage of poor quality materials and construction. The proposed annex would be visible from the approach road into the village but would be within the context of the built environment and in appropriate materials and scale. This new building would be seen only at a distance from the main road and car-park and would be behind an existing stone boundary wall and beyond the adjacent private gardens. Public views of the Castle would not be obscured as the proposed annex would at a lower level. Therefore the existing view from this angle would be unimpeded.

- CE5: Residential development. The construction of housing for permanent occupation will be supported where it will not adversely impact upon 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.

Occupancy conditions are recommended, in line with the request of the Parish Council.

- CE8: Design standards. High quality of design and landscaping in new buildings, conversions, alterations and maintenance work will be sought through advocacy of the AONB Design Guide for the Built Environment.

The repair and extension of the existing dwelling known as Rock Cottage would enhance the existing property and would be compatible with the character and appearance of the area. The development of the proposed annex would be in materials to match existing buildings and would be at a reasonable scale. the design also reflects, in a simplified way, the style of the existing cottage. The applicant has already undertaken the removal of Japanese knotweed within the rear garden area. The AONB design standards would not be compromised by the proposed development.

- CE13: Dark skies. The quality of the dark sky will be maintained and improved through advocacy and advice. All development proposals will be assessed concerning their impact on the dark skies of the AONB.

A glass lantern is proposed on the extension to Rock Cottage and this has not received objection. The proposed annex rooflights have been reduced from 7 to 2. It is permitted development even within the AONB for householders to be able to insert rooflights and it is considered that the currently proposed developments at 33 Front Street would be reserved in the number of windows proposed which would be likely to have a detrimental impact on dark skies.

- LT1: Community Vitality. The provision of affordable housing within the AONB will be supported where there is a demonstrable need and where its location and design will ensure that it will not adversely affect the special
qualities of AONB. Disproportionately large extensions to small properties will be resisted to ensure that there is a supply of affordable first time homes and smaller properties. The retention of permanent residential properties will be supported, and the subdivision of properties to create holiday home and holiday annexes will be resisted.

The use of the proposed annex can be restricted by condition.

Parish Council objections

7.20 Overall Bamburgh Parish Council see the refurbishment and renovation of Rock Cottage itself as a positive benefit to the village that will enhance the overall look and appeal of that particular area.

- Our main concern is the new construction of a large 2/3 bed, 3 bath property in what is a back garden, in a built up residential area set within an important conservation area. Although the proposal does fall within the setting of other properties the new construction will result in a significant impact on the existing vista from both the Southern approach to the village and the important view from Bamburgh castle.

The design would have 2 attic bedrooms with en-suite facilities.

- The 20 new windows covering all elevations will have a detrimental effect on light pollution levels in the vicinity.

Number of windows has been significantly reduced in the revised plans.

- There will be a significant increase in both the footprint and the ridge height of the new annex.

The scale is of a small 2 storey or 1.5 storey building with restricted rooms in the roof space.

- Access to the property is via a small back lane servicing 2 other properties and opening onto a junction with a home for the elderly; we have concerns for the safety of the residents and the possibility of congestion.

The existing property has rights of access over this drive which has simply been unused by the previous owner.

- We would insist that planning approval is subject to the property not being sold separately from the main residence and that the property is not let out as holiday or residential accommodation.

A condition is recommended in order to achieve this restriction.

8. Conclusion

8.1 Although objections have been received from Parish Council and AONB Partnership and neighbours, the proposed development would be at a scale compatible with ancillary accommodation and would be within a walled garden area which forms part of the envelope of development in Bamburgh and
would have neutral impact upon the character and appearance of the conservation Area and would not have a detrimental impact upon public views of the Castle and would not result in overlooking of private dwelling space. The development is considered acceptable subject to the recommended conditions which would restrict the use of the annex and would restrict further development at this site.

9. **Recommendation**

That this application be GRANTED permission subject to the following:

**Conditions/Reason**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. Unless where amended by other conditions, the development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority, which are:

   - Annex A101 00/00 as revised by plan received on 25/4/2015 - location and roof plan - rooflights and windows reduced;
   - Annex A305 00/00 as revised plan by received on 25/4/2015 - plans and elevations proposed;
   - Outbuilding A304 00/00 - proposed plans and elevations;
   - Main dwelling A103 00/00 - proposed plans and elevations.

   Reason: To ensure that the development is carried out in accordance with the approved details.

03. The external surfaces of the development hereby permitted shall be: natural stone, natural slate or clay tile, and timber fenestration for the annex, and; re-used or matching clay tiles, re-used or matching stone, and timber fenestration for the main dwelling. No other materials shall be used without the prior written consent of the Local Planning Authority.

   Reason: To safeguard the visual amenities of the conservation area.

04. A sample of the materials to be used on the cheeks of the dormer shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter be carried out in the approved materials.

   Reason: In the interests of visual amenity in the conservation area.

05. Prior to the commencement of the construction of external walls of the annex hereby approved, samples materials of natural stone for walls and natural slate or clay roof tiles shall first be submitted to the Local Planning Authority for written approval and the development shall not be carried out other than in the approved materials.
Reason: To safeguard the character and appearance of the Conservation Area from the outset of development.

06. Notwithstanding the details provided, no development shall be commenced unless a scheme of parking spaces, together with associated manoeuvring, within the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be provided in accordance with the approved details prior to the development being brought into use and shall be so retained.

Reason: To ensure that there is adequate space within the site for the parking and manoeuvring of vehicles clear of the highway from the outset of the development.

07. A programme of archaeological work is required in connection with this development. The approved scheme of archaeological work shall comprise three stages of work. Each stage should be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development shall take place until a Written Scheme of Investigation (WSI) for archaeological mitigation work has been submitted to and approved in writing by the LPA.

b) The archaeological recording scheme must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving, if required, must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest

08. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, dormer windows, roof lights or free standing buildings or structures shall be added to or constructed within the curtilage of the dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on the conservation area and on neighbouring properties can be properly addressed.

09. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in any elevation or roof slope of the annex unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy of adjacent properties.
10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any subsequent Order amending, revoking or re-enacting that Order with or without modification), there shall be no further building, structure or enclosure placed on the site unless an application for planning permission in that behalf has first been submitted to and approved in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers that any further development may have a harmful effect upon the amenity of the area and in accordance with Saved Policy F2.

11. No generators or external power tools shall be operated during construction of the annex hereby approved before 8:00 am on weekdays and 9:00 am on Saturdays, nor after 5:00 pm on weekdays and 12:00 pm on Saturdays (nor at any time on Sundays or bank holidays).

Reason: In the interests of neighbour amenity and in accordance with Saved policy F2.

12. The residential annex hereby approved shall not be used other than for residential purposes ancillary to the existing dwelling house and shall not be occupied, sold or let as a separate dwelling.

Reason: To protect the amenities of nearby residents and in accordance with Saved policy F2.

Date of Report: 01.07.2015
Background Papers: Planning application file(s) 15/00479/FUL

List and Comments of representations received:-

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Summary of Comments</th>
</tr>
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</table>
| Sasha York    | 32 Front Street Bamburgh Northumberland NE69 7BJ | Dear Ms Duncan

Further to our telephone conversation with regards to the proposed developments of Rock Cottage, 33 Front Street, Bamburgh I would like to comment that my husband and I are the owners of 32 Front Street, the house directly adjacent to the proposed development. We use 32 Front Street both on a personal and on a holiday let basis. When we are not able to enjoy the property we rent the house out for others to enjoy. The house is currently in a very peaceful quiet setting and we feel that the development of both the house and proposed Annexe would create enormous disruption on our holiday let business. The nature of holidays is that it is hoped to provide a peaceful environment to relax and recuperate and I fear my clients will not achieve this by holidaying next to a building site. Whilst we welcome the development of the house which we feel would improve the house we would ask you to please also give consideration to the view that we currently have from our house of the Castle. I fear that this
will be jeopardised by the extension of Rock Cottage itself.

I would also like to add that I feel the Family Annexe is most certainly too large. The existing garage is a single garage and the proposed Annexe is on a much larger scale. This would also block the view of the Castle for many.

With kind regards
Sasha York

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr And Mrs William And Barbara Brook</td>
<td>34 Front Street Bamburgh Northumberland NE69 7BJ</td>
<td>See attached</td>
</tr>
<tr>
<td>Amanda Brocklehurst</td>
<td>38 Sturdee Gardens Newcastle Upon Tyne NE2 3QT</td>
<td>See attached</td>
</tr>
</tbody>
</table>