

## **HDM Planning Application Consultation Response**

**HDM Case officer: Sarah-Jane Nicholl**

**Planning application number: 16NP0070**

**Description of development:** Removal of existing rear extension and construction of 2no. rear extensions, re-roofing of property and change of use of land to facilitate creation of access and driveway

**Location:** Harbringer House, Elsdon, Newcastle Upon Tyne, NE19 1AA

**Date:** 08/08/2016

### **RECOMMENDATION:**

**Imposition and implementation of condition (s):** Required to ensure acceptability

### **Assessment of proposal:**

- It is considered that the proposed developments are in accordance with policy and the principle of the developments is acceptable.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to car and cycle parking, the new access and the impacts during the construction phase will address any concerns with the development.

## **Assessment of Proposal Checklist**

- **Transport Statement or Assessment**

Not applicable for a development of this scale.

- **Pedestrian routes, Public Transport and Cycles**

The proposed development site is located on the U4069 in Elsdon, which has no existing footways, the nearest bus stop is 240 metres away providing links to Bellingham, Ponteland and Newcastle, and the National Cycle Route 68, Pennine Cycleway can be accessed 170 metres away.

- **Road Safety**

The proposed development site is located on the U4069 in Elsdon, which is an adopted section of highway with a 30mph speed limit and no current parking restrictions.

It is considered that the proposed development will not have an adverse impact on highway safety, and that the addition of off-street parking will be beneficial.

- **Travel Plan**

Not applicable for a development of this scale.

- **Car Parking**

Details of a total of an additional car parking space for the dwelling have been given as part of the application and shown on the submitted plan "Amended block plan", in addition to appropriate turning and manoeuvring space to allow for vehicles to enter the highway in a forward gear. The level of proposed car parking is considered appropriate to the scale and location of the developments, and it is therefore advised that it is implemented prior to the development being brought into first use.

- **Cycle Parking**

No details of cycle parking has been given as part of the application or shown on the submitted plans. Due to the nature of the proposed development and the close proximity to National Cycle Route 68 it is considered that a dedicated cycle storage provision is required as part of the development. This can be achieved through the installation of a Sheffield style cycle stand or a wall hoop, and can be secured through the imposition of a condition.

- **Highway Works**

As a result of this application, the applicant will need to enter into a s184 Agreement with the Highway Authority to create the site access as shown on the submitted plan "Amended block plan" and described in the submitted "Design and Access Statement June 2016". It is advised that the proposed extensions shall not be brought into first use until the access has been constructed.

- **Highway Land and Property issues**

There are no highway land or property issues as a result of this application.

- **Refuse Storage and Servicing**

It is considered that the proposed kitchen and garden room extensions, and new access driveway, will not have an impact on the existing refuse storage and servicing strategy. It is reminded that no refuse storage container is to be stored on the highway except for on the day of collection.

- **Lighting**

No details of external lighting have been given as part of the application or shown on the submitted plans. It is considered that any standard external residential lighting will not have an adverse impact on pedestrian or highway safety.

## Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

<b>S106 Heads of Terms</b>
<b>NA</b>
<b>S278/S38/S59/S184 Requirements</b>
S184 Agreement with regards to the creation of the new access from the U4069.
<b>Standard Conditions</b>
<b>HWD2 Implementation of car parking area</b>  The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.
<b>HWD5 Means of vehicular access to be constructed</b>  The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.
<b>HWD13 Details of cycle parking to be submitted</b>  The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times. Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.
<b>Informatives</b>
<b>INFO23 New vehicle crossing point – Type Access A (S184)</b>  You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact Highways

Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

**INFO33 Reminder to not store building material or equipment on the highway**

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

**INF040 Reminder to not deposit mud/ debris/rubbish on the highway**

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

## Consultation Checklist

<b>Street Lighting</b>	<b>NA</b>
<b>Highways Programmes, Traffic Management, Cycling</b>	<b>NA</b>
<b>Highway Area Inspector, Waste, Greenspaces, Traffic Signals</b>	<b>NA</b>
<b>Streetworks</b>	<b>NA</b>
<b>Parking</b>	<b>NA</b>
<b>Infrastructure &amp; Adoption Records</b>	<b>NA</b>
<b>Highway Design, Highway Structures &amp; Road Safety</b>	<b>NA</b>
<b>Travel Plans and Public Transport</b>	<b>NA</b>
<b>School Travel Plans</b>	<b>NA</b>
<b>School Transport/ Passenger Transport Services</b>	<b>NA</b>
<b>S278</b>	<b>NA</b>
<b>S38</b>	<b>NA</b>