

## **HDM Planning Application Consultation Response**

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

**Planning application number:** 17NP0073

**Description of development:** Proposed conversion of storage building into Bunkhouse and holiday let dwelling house

**Location:** Ilderton Dod Track To Ilderton Dod And Threestone Burn Ilderton NE66 4JL

**Date:** 27 July 2017

### **RECOMMENDATION:**

**No observations:** No issues arise from the proposal

### **Assessment of proposal:**

- When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.
- The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.
- It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.
- There are no recommended amendments to the scheme to set out.
- It is noted that the proposed development is located 2.5km away from the adopted highway, and it is therefore considered that the conversion of the storage building to a holiday let dwelling will not have a material impact on the highway.
- Provision has been made for car parking and refuse storage, and therefore there are no highways objections to the proposed development.
- It is advised that, as the proposed development is located within the vicinity of Public Rights of Way 223/001, 223/010 (Bridleway) and 223/011 (Footpath), the Rights of Way team are consulted with regards to this application.

**Planning Obligations and Conditions:**

Necessary planning obligations and conditions required for planning approval

<b>S106 Heads of Terms</b>
<b>None</b>
<b>S278/S38/S59/S184 Requirements</b>
<b>None</b>
<b>Standard Conditions</b>
<b>None</b>
<b>Informatives</b>
<b>None</b>

### Consultation Checklist

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