

HDM Planning Application Consultation Response

HDM Case officer: Michael Patrick

Planning application number: 17NP0112

Description of development: Raising the roof of property, incorporating a first floor rear extension and single storey extension

Location: Red Hall, C186 Raylees Junction to Elsdon Junction, Elsdon, NE19 1BH

Date: 19 October 2017

RECOMMENDATION:

No observations: No issues arise from the proposal

Assessment of proposal:

- The proposal is in accordance with policy and the principle of development is acceptable and the proposed development conforms to the principles of NPPF.
- In making our response the Highway Authority assess the impact of any proposed development on the highway network, both during construction, and once a development is completed. To ensure adequate manoeuvring/parking space is provided, safe access can be achieved, the highway remains free for the passage of all users of the highway, and so it does not have an adverse impact on the safety of all users of the highway.
- The proposed development has been checked against the context outlined above. It should be noted that the proposed manoeuvring and parking arrangements are considered satisfactory.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - A TS or TA is not required due to the size of development.
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety** - It is unlikely that any road safety issues will arise from this development.
- **Travel Plan** - A TP is not required due to the size of development.
- **Car Parking** - The existing car parking arrangements, which will not be altered, are considered adequate for the proposed development.
- **Cycle Parking** - N/A
- **Highway Works** - There are no highway works planned as part of this development.
- **Highway Land and Property issues** - No issues.
- **Refuse Storage and Servicing** - No changes.
- **Lighting** - N/A

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
N/A
Standard Conditions
N/A
Informatives
<p>Reminder to not store building material or equipment on the highway</p> <p>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.</p> <p>Reminder to not deposit mud/ debris/rubbish on the highway</p> <p>In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.</p>