

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 18NP0005

Description of development: Change of use from single dwelling house to dwelling house with first floor self-contained holiday let flat (retrospective) and retention of external staircase. Installation of timber cladding to front elevation of property. Creation of balcony area for proposed flat to northern end of property and installation of parapet wall to eastern side with glazed panels to north and west

Location: The Library, Tarsset, Hexham, Northumberland, NE48 1LY

Date: 30/01/2018

RECOMMENDATION:

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

Assessment of proposal:

The proposed development has been assessed in conjunction with the National Planning Policy Framework and is considered acceptable in regards to highway matters.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - N/A
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety** - No road safety issues.
- **Travel Plan** - N/A
- **Car Parking** - It has been noted that there are some concerns regarding parking provisions for the development however, the block plan shows 3 spaces with sufficient turning which is considered acceptable in highway terms.
- **Cycle Parking** - No details have been submitted in regards to cycle parking/storage.

- **Highway Works** - No proposed works.
- **Highway Land and Property issues** - The road leading to the property is private.
- **Refuse Storage and Servicing** - To remain as existing.
- **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
<p>Implementation of car parking area</p> <p>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 implemented in accordance with the approved plans. 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.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p>
<p>Details of cycle parking to be submitted</p> <p>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.</p> <p>Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework</p>
Informatives
None

Consultation Checklist

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