

HDM Planning Application Consultation Response

HDM Case officer: Scott English

Planning application number: 20NP0043

Description of development: Conversion and extension of outbuildings (The Bothy and The Kennels) into 2 holiday accommodation units and construction of two storey side and rear extensions to existing dwelling and change of use of field to parking and alterations to driveway

Location: Keepers Cottage High Green Tarsset Otterburn NE48 1RP

Date: 3rd July 2020

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.
- When assessing this application, the Highway Authority has checked 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 application is for the conversion of existing buildings (Kennel and Bothy) into 2 No. 1 bedroom holiday accommodations (C3 Use Class) and extension of the existing building; Keepers Cottage to a 3 No. bedroom dwelling.
- A previous application (19NP0110) was submitted in February 2020 for this development where Highways Development Management (HDM) had no objections in principle to the submissions, with conditions and informatives outlined. The principles of that assessment will be considered as part of this application.
- The information submitted has been checked against the context outlined above and it is considered that this application would not have a severe impact on highway safety, and there are no objections in principle to the proposal.

- The imposition of conditions and informatives as outlined will address any concerns with the development.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Due to the location and the scale of the proposed development, it is considered that a Transport Statement or Assessment is not required.

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

The site comprises an existing dwelling (Keepers Cottage) which shall be retained, with the external buildings to be converted into holiday accommodation on the northern side of the U5048 in Blackburn Common with an existing private access / driveway extending into the grounds.

There is no street lighting or footways along the U5048 or in the vicinity of the development with no bus services or key facilities within an accessible distance with poor levels of connectivity to sustainable travel modes.

Notwithstanding this matter, given the existing nature of Keepers Cottage and the intended uses of the converted buildings, this is considered to be accessible with no requirements to improve connectivity to sustainable travel modes.

- **Road Safety**

As outlined, the development will retain its existing access position from the U5048 as illustrated on the Existing Site Plan (Drawing 02 Revision C) and the Proposed Site Plan (Drawing 03 Revision D), with alterations to the internal layout / driveway area alongside a turning head and new car parking area for residents / holiday accommodation use comprising 4 No. parking spaces. Further comments in regards to car parking is outlined in that section of this response.

The U5048 is subject to a 60mph speed limit with no lighting or parking restrictions and is relatively narrow and insufficient in width for more than one vehicle to pass alongside. Although the access does not illustrate visibility splays, where 2.4m x 215m in both directions in the vertical and horizontal planes for a 60mph speed limit (under Design Manual for Roads and Bridges) would be required, given the nature of the surrounding highway which is rural in nature and would have subsequently low traffic flows and vehicle speeds,

this is not a cause for concern and the use of this access position is acceptable to facilitate this development.

The vehicular access will require reconstruction to accord with an NCC Type 'A' (Light Vehicle Use) construction specification with hard surfacing up to 6.0m from the edge of carriageway, with no loose or unbound materials permitted within this area to encompass the full turning / crossing point into the site with any gates to be set back at 6.0m from the edge of the carriageway.

With consideration of the proposals, the level of additional vehicle trips associated with the conversions of the buildings (The Bothy and The Kennels) and extension of the existing dwelling are unlikely to lead to a significant risk to road safety or capacity issues on the surrounding highway and are acceptable in principle.

A Construction Method Statement (Drawing 15 Revision A) has been submitted alongside the application. This includes details of the access works, loading / unloading areas, storage for materials, parking areas and wheel wash facilities. This submission is considered to be acceptable with a condition recommended to ensure that this is complied with at all times where failure to do so is considered to be an enforcement matter.

It is advised that, in the interests of highway safety and the amenity of the surrounding area, that no building materials or equipment shall be stored on the highway and no mud, debris or rubbish shall not be deposited on the highway as outlined in the conditions.

- **Travel Plan**

Due to the location and the scope of the proposed development it is considered that a full Travel Plan is not required.

- **Car Parking**

Appendix D of the Northumberland Local Plan Publication Draft Plan (Regulation 19) outlines the following parking requirements for C3 Residential Developments:

- 1 No. car parking space for 1 bedroom dwellings
- 2 No. car parking spaces for 2/3 bedroom dwellings;

The submitted floor plans illustrate that the Bothy and Kennels will comprise 1 No. bedroom each with the existing dwelling extended to increase to 3 No. bedrooms. This equates to a total of 4 No. parking spaces to accommodate

the requirements of the site, with the Proposed Site Plan (Drawing 03 Revision D) illustrating this requirement.

The 4 No. parking spaces are a perpendicular arrangement and are acceptable with sufficient room to manoeuvre in curtilage without reversing onto the highway or obstructing the development.

A condition is recommended to implement the car parking as submitted.

- **Cycle Parking**

Northumberland County Council is committed to encouraging the use of sustainable travel modes.

The Proposed Site Plan (Drawing 03 Revision D) includes “secure bicycle storage” in the field adjacent to the car parking areas with Section 5 of the submitted Design and Access Statement referring to these being a shed style container. Whilst the number of cycles has not been confirmed, a minimum of 1 No. bicycle per holiday accommodation is acceptable, of which this container can accommodate as shown on Figure 49 of that statement.

A condition is recommended to implement the cycle storage.

- **Highway Works**

As outlined in the road safety section, the alterations to the vehicular access will require reconstruction works to accord with NCC Type A (Light Vehicle Use) construction specification.

A condition is recommended to secure these works which are subject to a Section 184 Agreement pursuant to the Highways Act 1980.

- **Highway Land and Property issues**

There are no known highway land or property issues.

- **Refuse Storage and Servicing**

The Proposed Site Plan (Drawing 03 Revision D) includes bin storage areas at the Bothy and Kennels accommodation with a bin storage point at the site access for the existing dwelling (Keepers Cottage) intended for use as a temporary collection point and contained within private ground. This is acceptable to address requirements for waste storage and will not obstruct the means of access.

Section 5.0 The Design and Access Statement refers to refuse collection from the adopted highway as per the existing arrangement which is generally acceptable with the residents responsible for moving all waste storage to the

collection point on collection days. The storage areas must be retained at all other times.

A condition is recommended to secure these details.

- **Lighting**

The application is not expected to require existing street lighting beyond the existing provisions.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
Section 184 Agreement - Reconstruction of vehicular access to NCC Type A construction specification.
Standard Conditions
HWD2 - Implementation of car parking area The car parking area indicated on the approved plans shall be 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. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.
HWD5 - Means of vehicular access to be constructed (amended) Notwithstanding the details submitted, within 6 months of permission being granted the means of vehicular access shall be reconstructed in accordance with an NCC Type 'A' construction specification with no loose or unbound materials within 6.0m from the edge of carriageway in accordance with the approved details. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

HWD14 - Implementation of cycle parking

The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

HWG4 - Refuse - No external refuse outside of the premises

No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

HWG8 - Adherence to Submitted Construction Method Statement

The approved Construction Method Statement, shall be adhered to throughout the Construction period.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

Informatives**INFO24 - Alterations to vehicle crossing point – Type Access A (S184)**

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: westernareahighways@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.

INFO40 - 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

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