

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 19NP0014

Description of development: Demolition of existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings

Location: Evistones Cottage Rochester Newcastle Upon Tyne NE19 1RY

Date: 18th March 2019

RECOMMENDATION:

No observations: No issues arise from the proposal

Assessment of proposal:

The proposed development has been assessed in conjunction with the National Planning Policy Framework 2019 and Northumberland Local Plan (Incoming)

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - Not required.
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety** - The proposed development is located a considerable distance away from the adopted network. The existing access which serves the site is located along the A68. The proposed development see the demolition of existing dwelling and buildings which are then replaced by a new dwelling with associated buildings. This proposal will not see a substantial increase in traffic to and from the site.
- **Travel Plan** - Not required.
- **Car Parking** - The proposed site layout plan referenced 012 Rev C shows car parking arrangements clearly. There is substantial room to provide additional parking at any given time. Car parking numbers conform with Standards.

- **Cycle Parking** - There is space on site to provide an area for cycle parking/storage.
- **Highway Works** - No proposed works to the adopted network.
- **Highway Land and Property issues** - No issues overall.
- **Refuse Storage and Servicing** - To remain as existing in terms of collection arrangements.
- **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
None
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