

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 19NP0102

Description of development: Demolition of existing entrance porch and construction of a single storey side extension to form two bedrooms and main entrance

Location: Tweed House, Brown Rigg Caravan And Camping Park, Bellingham, Hexham, Northumberland, NE48 2JY

Date: 21/11/2019

RECOMMENDATION:

Amended plans and/or additional information required: Concerns could be overcome by submission and approval of amended plans or additional information before any permission is granted

Assessment of proposal:

The proposed development has been assessed in conjunction with the National Planning Policy Framework 2019, Manual for Streets guidance and Appendix D of the Northumberland Local Plan.

Further information/plans required:-

- Details on existing car parking for the dwelling
- Plan showing proposed car parking arrangements
- A 5 bed dwelling requires a minimum of 4 spaces.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - The proposed development does not fall within the threshold for requiring a Transport Statement/Assessment
- **Pedestrian routes, Public Transport and Cycles** - The proposed development is located within a rural part of the County mainly accessible by vehicle. No further connections would be requested for the scheme.

- **Road Safety** - The proposed development will utilise an existing access that serves the current caravan park off the Pennine Way. No alterations are required to this access point.
- **Travel Plan** - The proposed development does not fall within the threshold for requiring a Travel Plan.
- **Car Parking** - Further details are required with regards to car parking. See 'Assessment of Proposal' for the requirements.
- **Cycle Parking** - N/A
- **Highway Works** - No proposed works to the adopted network.
- **Highway Land and Property issues** - No land or property issues.
- **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
Conditions may be attached once further information/plans have been submitted and approved by the LPA.
Informatives
Informatives may be attached once further information/plans have been submitted and approved by the LPA.

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