

HDM Planning Application Consultation Response

HDM Case officer: Sonia Smith

Planning application number: 19NP0114

Description of development: Construction of glazed sunroom extension

Location: Twice Brewed Inn, Bardon Mill, Hexham NE47 7AN

Date: 24th December 2019

RECOMMENDATION:

No observations: No issues arise from the proposal

Assessment of proposal:

In making our response the Highway Authority assesses 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 and is considered to be generally in accordance with the National Planning Policy Framework in highways terms, and the principle of the development is acceptable.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - Not required for this scale of development.
- **Pedestrian routes, Public Transport and Cycles** - The pedestrian and transport links are in keeping with the rural setting.

The proposed development is located along the B6318 Military Road.

- **Road Safety** - The proposed glazed sunroom is to be constructed to the rear of the property and will not impact on the access.

There will be no loss to parking.

There are no highway safety concerns arising from the proposed development.

- **Travel Plan** - Not required for this scale of development.
- **Car Parking** - To remain as existing.
- **Cycle Parking** - To remain as existing.
- **Highway Works** - No works to the highway have been identified as part of this application.
- **Highway Land and Property issues** - No highway land and property issues have been identified as part of this application.
- **Refuse Storage and Servicing** - To remain as existing.
- **Lighting** - Not applicable in this instance

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
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