

HDM Planning Application Consultation Response

HDM Case officer: Sashi Bhatta

Planning application number: 20NP0013

Description of development: A revised scheme pursuant to LPA ref: 19NP0014 - Demolition of an existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings, including change of use from agricultural land to residential curtilage - granted on 15th May for two small extensions to the outbuildings, relocation of dog pen and insertion of bi-fold doors on replacement dwelling

Location: Evistones Cottage, Rochester, Northumberland, NE19 1RY

Date: 10/03/2020

RECOMMENDATION:

No observations: No issues arise from the proposal

Assessment of proposal:

- When assessing this application, the Highway Authority checks 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 information submitted has been checked against the context outlined above, it is considered that the development will not have severe impact on highway safety, and there are no objections in principle to the proposal .
- It is considered that the proposed development is in accordance with the National Planning Policy Framework (NPPF) in highways terms, and the principle of development is acceptable.
- It is noted that HDM was previously consulted in March 2019, where we had no objections.
- Subject to conditions and informatives, we have no objections.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Transport Statement or Assessment is not required for this development.

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

There are no pedestrian or public transport links in the vicinity of the site linking it to local amenities in Rochester, which is in keeping with the rural nature of the area.

- **Road Safety**

The proposed development is located miles away from the public highway A68. The existing access which serves the site is located along the A68. It is considered that the proposal will not create any road safety issues at this location.

- **Travel Plan**

Travel plan is not required for this development.

- **Car Parking**

Details of car parking and manoeuvring have been shown on the plan 040 Rev A submitted on 28/02/2020, which is considered to be acceptable. There is enough space within the red-line boundary for extra parking should it be required.

- **Cycle Parking**

There is enough space with the red-line boundary for cycle storage required for the proposed dwelling.

- **Highway Works**

There are no highway works associated with this proposal.

- **Highway Land and Property issues**

There are no highway land and property issues associated with this proposal.

- **Refuse Storage and Servicing**

The existing refuse collection can be extended to incorporate the proposed development.

- **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
N/A

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