

HDM Planning Application Consultation Response

HDM Case officer: Scott English

Planning application number: 20NP0016

Description of development: Demolition of existing summerhouse and construction of a one bedroom holiday cottage with annexe providing additional accommodation (for separate rental or combined)

Location: Land east of The White House Harbottle NE65 7DG

Date: 20th March 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 a demolition of the existing building and replacement with a 1No. bedroom holiday dwelling with vehicular access and an annex incorporating 1 No. bedroom. This incorporates a total of 2 No. bedrooms.
- Pre-application responses (19/0014/NP and 19/0074/NP) were provided by Highways Development Management for a demolition of the summerhouse and replacement with a 1 No. bedroom log cabin / holiday accommodation to which there were no objections in principle subject to a suitable vehicular access, car parking, cycle storage, refuse storage and submission of a Demolition and Construction Method Statement.
- The information submitted has been checked against the context outlined above and it is considered that this development would not have a severe impact on highway safety and there are no objections in principle to the development.

- The imposition of conditions and informatives as outlined will address any concerns with the proposed 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 proposed site is an area of land to the southern side of the C172 in Harbottle which houses an existing summerhouse, to be replaced as part of these proposals.

There are existing street lit footways on both sides of the C172 providing routes through Harbottle village with the levels of accessibility in keeping with those of surrounding dwellings.

- **Road Safety**

The Proposed Site Plan (Drawing M666/101) submitted alongside the application illustrates the dwelling will be accessed via a new vehicular access from the southern side of the C172 in the approximate centre of the site leading to in curtilage areas.

The C172 is subject to a 60mph speed limit with no parking restrictions although it is unlikely that speeds of this nature would be achieved through the village and as such speed surveys will not be required at application stage to establish 85th percentile speed limits. Residents of adjoining dwellings park on the road in the absence of off road parking which is the existing arrangement for the applicant at the site. The frontage of the site has a stone boundary wall which will be retained with a section removed to form the access, with an existing footway along the frontage.

Although no visibility splays have been illustrated, the access width accords with the minimum dimensions required for an NCC Type A (Light Vehicle Use) access specification required to serve a dwelling of this scale with no requirements to illustrate visibility splays at application scale given the arrangement of the adjoining highway and that of adjoining dwellings.

A Section 184 (S184) Agreement pursuant to the Highways Act 1980 would be required to form the new access.

The proposed site plan illustrates levels falling away from the adopted highway and as such this would be sufficient to omit requirements for surface water management and run off onto the highway.

A Proposed Landscape and Roof Plan (Drawing M66/102) has also been submitted which illustrates details of internal surfacing treatments. This plan refers to the use of gravel surfacing which is not permitted where loose or unbound materials could be dragged into the highway which is a road safety matter.

Notwithstanding this matter, the requirements for hard surfacing within 6.0m of the edge of the carriageway will be secured as part of the means of access condition.

A condition is recommended to secure the means of access.

The in curtilage areas are sufficient in size to accommodate parking off the highway with any overspill parking mitigated against, with further comments outlined in the car parking section of this response.

The level of trips generated by the dwelling is not expected to have a material impact upon the surrounding road network or lead to an increased risk to road safety beyond previous levels, therefore the principle of the development is acceptable.

The following will be required to discharge conditions with the below pre-commencement condition recommended:

- Submission of a Demolition and Construction Method Statement and accompanying plans (as required) will be required outlining details of any traffic management measures, accesses, suitable parking, storage and vehicle cleaning facilities.

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 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 that 1 No. bedroom dwellings require a minimum of 1 No. parking spaces and 2/3 bedroom dwellings require 2 No. parking spaces.

The Proposed Site Plan and Landscaping Plans (Drawings M66/101 and M66/102) illustrates the driveway area with 2No. perpendicular parking spaces illustrated which are generally in accordance with Appendix D parking dimensions although there may be difficulties accessing the southernmost parking space where the hardstanding area does not encompass the full extents of this space, with what appears to be flagged areas beyond the hardstanding which would entail a vehicle crossing over them to access.

This could lead to damage / deterioration of the flagstones which whilst not a highways concern should be addressed by the applicant to prevent future maintenance issues.

With consideration of the above, the proposals incorporate sufficient parking and a condition is recommended to implement the car parking / driveway area as submitted.

The applicant is advised that the dwellings shall not be brought into use until the car parking spaces have been constructed, and shall thereafter be retained for the parking of vehicles associated with the dwelling at all times.

- **Cycle Parking**

The proposals incorporate an outbuilding which is considered to be acceptable for cycle storage.

- **Highway Works**

To facilitate access to the dwelling a vehicular crossing to accord with an NCC Type A (Light Vehicle Use) construction specification will be required with drop kerbs to extend along the full crossing point plus one kerb either side. This will require removal of a section of the existing stone boundary wall to the rear of the adopted footways.

A Section 184 Agreement pursuant to the Highways Act 1980 will be required to form this access.

- **Highway Land and Property issues**

There are no known highway land or property issues.

- **Refuse Storage and Servicing**

The proposed plans illustrate refuse storage areas within the outbuildings which are acceptable, with the dwelling suitable for municipal collection arrangements.

The applicant will be responsible for moving waste storage to the roadside on collection days with the submitted locations to be retained at all other times.

- **Lighting**

It is considered that any external lighting will not have an impact upon the highway.

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 - Required for vehicular access to accord with an NCC Type A construction specification pursuant to the Highways Act 1980.
Standard Conditions
<p>HWD2 - Implementation of car parking area - The development shall not be occupied until the car parking area indicated on the approved plans, has been 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.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.</p> <p>HWD5 - Means of vehicular access to be constructed (amended) - Notwithstanding the details submitted, the development shall not be occupied until a vehicular access from the C172 to accord with Northumberland County Council Type 'A' construction specification and hard surfaced up to 6.0m from the edge of carriageway has been constructed in accordance with the approved plans . Thereafter, the vehicular access shall be maintained in accordance with the approved details.</p>

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

HWG1 - Demolition and Construction Method Statement

Development shall not commence until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition / construction period. The Demolition and Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, 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.

Informatives

INFO23 - New vehicle crossing point - Type Access A (S184)

You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (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 materials 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