

HDM Planning Application Consultation Response

Planning application number: 20NP0088

Description of development: Renovation of cottage with the addition of rear extension and new garage/store. Change of use of agricultural grounds immediately surrounding building to form landscaping areas and vehicle turning

Location: Longback Cottage, West Kirknewton Farm, Kirknewton, Wooler, Northumberland, NE71 6XF

Date: 10th December 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 2019, Manual for Streets guidance and Appendix D of the Northumberland Local Plan.

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 a considerable distance away from the highway and any other connectivity. Connectivity works would not be requested as part of this scheme.
- **Road Safety** - The proposed development will not have an adverse impact on the highway in terms of safety or cumulative impact.
- **Travel Plan** - The proposed development does not fall within the threshold for requiring a Travel Plan.
- **Car Parking** - The proposed 3-bed dwelling will have a total of 2 car parking spaces which is acceptable and in line with NCC Standards.

- **Cycle Parking** - Cycle parking has not been directly mentioned or related to on the submitted plans/documents. However, there will be space within the new garage/store to store any bicycles.
- **Highway Works** – No proposed works to the adopted highway.
- **Highway Land and Property issues** - The development site is located along a private road and is a considerable distance away from the highway.
- **Refuse Storage and Servicing** - Refuse will be stored within the garage.
- **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
<p>HWD2 Implementation of car parking area</p> <p>The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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>
Informatives
N/A

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

HDM Case Officer: DA
HDM Checked by: MP