Highways Development Management
Planning Application Consultation Response

Planning application number: 21NP0027

Description of development: Extension of property into attached stables and change of use of attached outbuilding to provide self-contained unit of ancillary residential accommodation. Rebuilding of existing porch.

Location: Threestoneburn Powburn Alnwick Northumberland NE66 4JN

Date: 11th May 2021

RECOMMENDATION:

Observations: No issues arise from the proposal

Note: The site is in an unsustainable location in transport terms

Planning Documents Reviewed:

Date Published	Description	Reference
26 April 2021	Location Plan	No reference
19 April 2021	Heritage Statement	Kw-108-RBC
26 April 2021	Site Plan	No reference

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 this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.

- The above documents have been reviewed and it is noted that proposed development is located at Threestoneburn, Powburn in Alnwick. The proposed development is to be accessed from a private road onto the U1087 which is located quite a long distance from the public highway.

- There are no immediate transport links in place, and as such the development is located in an unsustainable location in highways terms - there is no immediate access to facilities and amenities for residential benefit.

- It is considered that the proposal is in accordance with the NPPF and the principle of development acceptable.

- There are no recommended amendments to the scheme to set out and there is no objection to the proposal.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
None
Standard Conditions
None
Informatives
None

HDM Case Officer: SB
HDM Checked by: MP