

**Highways Development Management**  
**Planning Application Consultation Response**

**Planning application number:** 21NP0039

**Description of development:** Proposed change of use from eight bedroom private dwelling to four guest bedroom bed and breakfast with four bedroom owners accommodation

**Location:** Yearle House, Wooler, Northumberland, NE71 6RB

**Date:** 22<sup>nd</sup> June 2021

**RECOMMENDATION:**

**Imposition and implementation of condition (s):** Required to ensure acceptability

**Planning Documents Reviewed:**

<b>Date Published</b>	<b>Description</b>	<b>Reference</b>
21 May 2021	Application Form	N/A
21 May 2021	Proposed Site and Location Plan	404
21 May 2021	Existing site plan	403
21 May 2021	Existing floor plans	401
21 May 2021	Design and access statement	Not available
21 May 2021	Proposed floor plans	402

**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 proposal.

- The proposed development is located at Yearle House in Wooler. There are no existing footpaths and cyclists are able to utilise the existing highways carriageway.
- It is considered that the proposal is in accordance with the NPPF and the National Park Local Plan in highways terms, and the principle of development is acceptable.
- It is noted that the proposed development is to be accessed from the U1081 onto the private road and the proposal is located approximately 140 metres from the public highway.
- It is noted that a pre-application enquiry was submitted on 21NP0019 PREAPP was submitted in April 2021, where we requested for details for car parking, cycle parking, a revised red-line boundary were requested.
- The proposal is for change of use from eight-bedroom private dwelling to four guest bedroom bed and breakfast with four-bedroom owners accommodation, altogether there are 12 bedrooms proposed while the existing use class have 11 bedrooms. Hence this proposal sees increase of one bedroom to an existing level, which is not considered to have material impact on the existing highway network.
- The proposed site plan shows 13 parking spaces together with the adequate manoeuvring space, which is considered acceptable. The proposed owners accommodation will require 3 spaces under NCC standards and the 4 B&B rooms require 4 spaces in total meaning that the parking levels are above the minimum parking standards requirement set out in the National Park Local Plan
- This plan also shows cycle parking facilities for the development, all of which are considered acceptable.
- Refuse storage location has been identified on the plan and it is noted from the design and access statement that this area can accommodate 10 refuse bins which is acceptable. Details have been provided with regards to the refuse collection strategy.
- There are no recommended amendments to the scheme to set out.
- Subject to the imposition of conditions and informatives as listed below, we have no objection to the proposal.

## Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

<b>S106 Heads of Terms</b>
None
<b>S278/S38/S59/S184 Requirements</b>
None
<b>Standard Conditions</b>
<p><b>HWD2 Implementation of car parking area (amended)</b></p> <p>The car parking area indicated on the approved plan 404 prior to the B&amp;B rooms being brought into use, shall be retained in accordance with the approved plan and shall not be used for any purpose other than the parking of vehicles associated with the development.</p> <p><b>Reason:</b> In the interests of highway safety, in accordance with the National Planning Policy Framework.</p>
<p><b>HWD14 Implementation of cycle parking (amended)</b></p> <p>The cycle parking shown on the approved plan 404 shall be implemented prior to the B&amp;B rooms being brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.</p> <p><b>Reason:</b> In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.</p>
<p><b>HWG4 Refuse - No external refuse outside of the premises</b></p> <p>No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.</p> <p><b>Reason:</b> In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.</p>
<b>Informatives</b>
<p><b>INFO33 Reminder to not store building material or equipment on the highway</b> - 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.</p> <p><b>INFO40 Reminder to not deposit mud/ debris/rubbish on the highway</b> - In accordance with the Highways Act 1980 mud, debris or rubbish shall not be</p>

deposited on the highway.

**HDM Case Officer:** SB

**HDM Checked by:** MDP