

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0258/FL**

Proposed Development: demolition of outbuilding and construction of one and a half storey side extension

Location: Ranworth, Church Road, Ravenscar

Applicant: Mr Jordan Greathead

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/27/203 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 19 May 2020

FAO: Helen Webster **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

There are no highway objections to the construction of the one and a half storey extension and demolition of the an outbuilding on the understanding that the existing access across the verge is constructed to required specification.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-03 New and altered Private Access Verge Crossing at Ranworth Church Road Ravenscar

The **proposed new extension** must not be brought into use until the access to the site at **CHURCH ROAD** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

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Continuation sheet:

Application No: **NYM20/0258/FL**

The crossing of the highway verge must be constructed in accordance with the Standard Detail number **E6W** and the following requirements.

- Any gates or barriers must be erected a minimum distance of **6 metres** back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within **1 metre** of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C New and altered Private Access Verge Crossing – (MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From:
To: [Planning](#)
Subject: Bird and Bat informatives 4/05/2020-10/05/2020
Date: 14 May 2020 11:27:59

Hi,

If the following applications are approved please can a bat informative be included in the decision notice

NYM/2020/ 0309/LB
0258/FL
0193/FL

If the following applications are approved please can a bird informative be included in the decision notice

NYM/2020/ 0193/FL
0258/FL

Thanks, Victoria

Victoria Franklin
Graduate Conservation Trainee

North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0258/FL
Date: 15 May 2020 11:20:38

NYM/2020/0258/FL Ranworth, Church Road, Ravenscar Demolition of outbuilding and construction of one and a half storey side extension

In exercise of my delegated powers I would confirm Staintondale Parish Council strongly objects to the application as submitted.

Comments made by councillors include:-

- It is a 2 storey not 1.5 storey development.
- It will appear large, obvious and out of character.
- The size, design and location of the extension dominates the original Victorian House and will dominate the attached property.
- The wooden cladding is totally at odds with the main house and will look awful.
- The materials, including those for the windows, are not in keeping with the character of the current property or the area and will impact the character of the church.
- The outside stairs and balcony are out of keeping and make the extension a separate dwelling instead of an extension of the house.
- The design is one which suggests the future use of the property will be for holiday accommodation as permanent residents will not want to access bedrooms from outside.
- The lower end of the adjacent churchyard will be dominated by the proposed development thereby having a detrimental effect on the setting and environment of St. Hilda's Church.
- Any extension should be in matching stone.
- The recycling of materials for the project is very laudable but I find it hard to believe sufficient wood can be salvaged for the cladding.
- The extension will be very visible as one comes down the hill into Ravenscar

It should also be pointed out that the proposals are likely to result in yet more external lighting which will further raise the level of light pollution (external up & down lights and security flood lights have been installed at this property since its purchase by the applicant).

Aside from various inaccuracies (including the applicant wrongly stating he lives at the adjoining property), it is considered the application does not accord with emerging Local Plan Policy CO17 (Householder Development) or the Design Guide SPD for extensions & alterations to dwellings

Should officers be minded to approve the application, conditions are requested so as to ensure 1] the development cannot be used for holiday or residential letting purposes, 2]

the development cannot be sold off separately to the main house and 3] any external lighting is approved by the authority prior to commencement of the development so as to prevent further light pollution.

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J Marley (Mrs) CiLCA
Clerk to Staintondale Parish Council
Annan,
41 Scalby Road,
Burniston,
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