

From:
To: [Planning](#)
Subject: Re: NYM/2022/0007
Date: 09 March 2022 15:10:28

Good Afternoon

The Parish Council discussed this Planning Application at their meeting on 23 February and raised no objections.

Kind regards

Jude Wakefield
Parish Clerk and RFO
Fylingdales Parish Council

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No:	NYM22/007
Proposed Development:	alterations, raising of roof height and construction of extension to garage to form garden room together with construction of pitched roof over entrance porch
Location:	Fern Dene, Thorpe Lane, Robin Hoods Bay
Applicant:	Mr E Hamilton

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/29/713	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	8 March 2022
FAO:	Helen Stephenson	Copies to:	

This recommendation supersedes the Local Highway Authority recommendation dated 24/1/22

Note to the Planning Officer:

The Local Highway Authority (LHA) has received further information from the agent since the issue of the recommendation dated 24/1/22.

Due to the size of the existing garage been so narrow, the LHA agree that this should not be considered an appropriate parking area. Therefore, whilst the off street parking capacity falls short of the recommended standard for a dwelling of this size, it is agreed that this proposal is likely to have a neutral impact on the street parking arrangement.

It is also mentioned in the information that the gate posts are intended to be altered to widen and improve the access onto the highway. It has been noted that the dropped kerbs will not require any widening but this work does have the potential to disturb the adjacent footway surfacing.

It is thus recommended that the following informative is attached to any approval given.

INFORMATIVE

These works may include replacing part of the edges to the existing highway to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this informative.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/007

Reason

In accordance with policy **number** and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

Signed:

Ged Lyth

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: Planning 17/01/22 to 23/01/22
Date: 11 February 2022 09:46:03

Hello,

If the following are approved can a bat informative please be included:

NYM/2022/0006 - Chapel House, Cold Kirby
NYM/2021/1024 - Grosmont Farm, Grosmont
NYM/2022/0015 - Plum Tree Cottage, Runswick Bay
NYM/2022/0012 - Heatherlea, High Street, Glaisdale
NYM/2022/0011 - The Kings Head Inn, The Green, Newton under Roseberry
NYM/2022/0010 - 32 Castlegate, Helmsley
NYM/2022/0008 - 25 Goathland Grove, Guisborough
NYM/2022/0007 - Fern Dene, Thorpe Lane, Robin Hoods Bay
NYM/2021/1002 - Rosedale Cottage, 1 The Row, Iburndale
NYM/2021/0415 - Watson Scout Centre, Carlton in Cleveland

If the following are approved can a bird informative please be included:

NYM/2022/0006 - Chapel House, Cold Kirby
NYM/2021/1024 - Grosmont Farm, Grosmont
NYM/2022/0008 - 25 Goathland Grove, Guisborough
NYM/2022/0007 - Fern Dene, Thorpe Lane, Robin Hoods Bay
NYM/2021/0415 - Watson Scout Centre, Carlton in Cleveland

If the following are approved can a swift informative please be included:

NYM/2022/0006 - Chapel House, Cold Kirby
NYM/2021/1024 - Grosmont Farm, Grosmont
NYM/2022/0008 - 25 Goathland Grove, Guisborough
NYM/2022/0007 - Fern Dene, Thorpe Lane, Robin Hoods Bay
NYM/2021/0415 - Watson Scout Centre, Carlton in Cleveland

Thank you,

Ellie Davison
Conservation Trainee

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM22/007

Proposed Development: alterations, raising of roof height and construction of extension to garage to form garden room together with construction of pitched roof over entrance porch

Location: Fern Dene, Thorpe Lane, Robin Hoods Bay

Applicant: Mr E Hamilton

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/29/713 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 18 January 2022

FAO: Helen Stephenson **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:

The current arrangement is estimated to be a household of at least 4 bedrooms and two parking spaces. The number of bedrooms in the 3 storey building is not mentioned so this is estimated. The drive is longer than the standard length for one vehicle but does not meet the standard length for two vehicles. Therefore the current arrangement falls short of the typical arrangement of 3 vehicles for a 4 (or more) bedroom dwelling in a location like this.

The proposals are to lose the garage parking space and also lose the downstairs bedroom. This will result in one off street parking space being available. There will still be two storeys of the building to accommodate the bedrooms. It is estimated that there is still likely to be 4 bedrooms remaining. Therefore, the demand for parking is not anticipated to be reduced whilst the available off road spaces is being reduced.

Thorpe Lane occasionally gets congested with parked cars and the LHA regularly receive requests for additional restrictions to prohibit parking on this bus route in this area near the school and fire station. Some reports have been received of vehicles travelling over the footway to avoid oncoming vehicles passing the parked cars on the opposite side of the road. The proposals have a likelihood of increasing the on street parking by one additional vehicle. Usually the LHA would not deem one additional vehicle to have a significant impact on the highway. However, in this location, the LHA would anticipate that even one additional vehicle has the potential to exasperate the problems by parking in an inappropriate place such as across somebody's drive way or on double yellow lines.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM22/007

Application No:

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

R8 LACK OF PARKING

The Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.

<p>Signed:</p> <p style="text-align: center;">Ged Lyth</p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail _____</p>
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