

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0826/FL**

Proposed Development: alterations, construction of single storey rear extension, replacement sloping roof to existing garage and conservatory and creation of parking area

Location: Elmfold, Mount Pleasant South, Robin Hoods Bay

Applicant: Mr D Collinson

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

Area Ref: 4/29/719 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 14 December 2022

FAO: Emily Jackson **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 length of full height kerbs that are proposed to be dropped is currently sufficient to allow one standard sized car to park on the street. Lowering the kerbs to allow a vehicle to cross the footway will remove this ability for a vehicle to park on-street unless it was obstructing the access. The available on-street spaces on this road are frequently difficult to obtain, especially in the summer period. The proposals would increase the off-street parking capacity at this address from 3 spaces to 6. The LHA would anticipate that a 3 bedroomed dwelling would require a typical demand of 2 parking spaces. Although the proposals would provide off street parking facilities above the required expectations at the cost of losing one on-street parking facility, the LHA do not anticipate that this would have a significant impact on the highway network.

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

MHC-03 New and altered Private Access or Verge Crossing at Elmford, Mount Pleasant South, Robin Hood's Bay

The development must not be brought into use until the access to the site 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:

The crossing of the highway footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements.

- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing 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.

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: _____

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