

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM23/0424

Proposed Development: demolition of existing rear extension and construction of replacement single storey rear pitched roof extension together with construction of detached double garage with solar panels

Location: North Bungalow, North Moor, Wykeham

Applicant: Mr Stephen Wiles

CH Ref:

Case

Officer:

Kay Aitchison

Area Ref: 4/15/68

Tel:

County Road No:

E-mail:

To: North York Moors National Park Authority

Date: 30 August 2023

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 applicant proposes to construct a single storey extension to the existing dwelling providing more useable living space and to construct a new detached double garage which would gain access to the highway via an un-constructed vehicle crossing. The available visibility looking south towards Wykeham is partially obstructed by the property boundary hedge and could be improved if the hedge is trimmed back, which would reduce the risk of vehicle conflicts/collisions for the applicants and all highway users. The existing access should be improved and constructed to the LHA 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 NORTH BUNGALOW, NORTH MOOR WYKEHAM

The development must not be brought into use until the access to the site at **NORTH BUNGALOW** 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 verge must be constructed in accordance with Standard Detail number **E9A** and the following requirements.

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Continuation
sheet:

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- Any gates or barriers 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 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 Council as the Local Highway Authority, is available to download from the 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.

<p>Signed:</p> <p style="text-align: center;"><i>Kay Aitchison</i></p> <p><i>for Corporate Director of Environment</i></p>	<p>Issued by:</p> <p style="text-align: center;"><i>Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</i></p> <p>e-mail:</p>
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From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0424 North Bungalow, North Moor, Wykeham
Date: 25 August 2023 12:23:06

Hi Emily,

The proposed extension will introduce a substantial amount of new glazing and a roof light to the dwelling. This could lead to detrimental light spill affecting nocturnal wildlife and dark skies qualities. I would welcome some modifications by the applicant to reduce the potential for light spill into the local area, for example by a modest reduction in the proposed glazing or use of glazing films, black out blinds etc. although those measures relying on human behaviour will be likely to have the lowest effectiveness.

Best wishes,

Zara Hanshaw ACIEEM

Ecologist

[\(she/her\)](#)

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