

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM23/0569

Proposed Development: alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank

Location: Quarry Cottage, Raw

Applicant: Mr & Mrs Metters

CH Ref:

Case

Officer:

Ged Lyth

Area Ref: 4/29/35C

Tel:

County Road No:

E-mail:

To: North York Moors National Park Authority

Date: 26 September 2023

FAO: Jill Bastow

Copies to:

Note to the Planning Officer:

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

The application to increase the size of the property including constructing an additional bedroom, has the potential to slightly increase the amount of traffic going to and from the property. The LHA would expect that any additional parking can be accommodated off the highway and the existing access across the verge is adequate other than the gate opening outwards.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

MHC-03 Altered Private Access or Verge Crossing at Quarry Cottage, Raw

The development must not be brought into use until the access to the site from the public highway 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 the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.

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sheet:

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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 of Environment

Issued by:

*Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ*

e-mail:

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0569 - Case Officer Mrs Jill Bastow - Received from Mrs Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR
Date: 21 September 2023 14:28:27

Fylingdales Parish Council met last night and would like to object to this planning application as they do not feel the type of materials which are to be used are compatible with other properties in the area.

Comments made by Mrs Jude Wakefield of Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Preferred Method of Contact is Email

Comment Type is Object with comments

From:
To: [Planning](#)
Subject: Quarry Cottage, Raw
Date: 15 September 2023 14:53:55

Your ref: NYM/2023/0569
Proposal: Application for alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank
Address: Quarry Cottage, Raw

With reference to the above planning application, I confirm that we have no objections to the granting of planning consent on housing grounds.

Regards,

Stephanie Baines MCIEH
Technical Officer (Residential Regulation Team)
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

Web: www.northyorks.gov.uk