

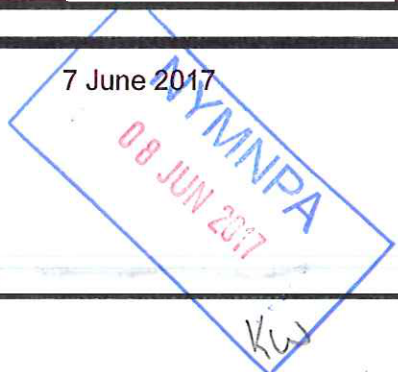
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**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

<b>Application No:</b>	<b>NYM17/242/FL</b>		
<b>Proposed Development:</b>	construction of 2.no storey annexe accommodation with workshop/studio following demolition of garage, along with construction of dormer to rear elevation and rooflight to side elevation of dwelling		
<b>Location:</b>	Atlantis, Thorpe Lane, Robin Hoods Bay		
<b>Applicant:</b>	Ms Ursula Bradwell		
<b>CH Ref:</b>		<b>Case Officer:</b>	Ged Lyth
<b>Area Ref:</b>	4/29/677	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	
<b>To:</b>	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	<b>Date:</b>	7 June 2017
<b>FAO:</b>	Jill Bastow	<b>Copies to:</b>	



**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 parking standard for the site is the "North Yorkshire County Council, Interim Guidance on Transport Issues including Parking Standards and advice on Transport Assessments and travel plans." The required parking requirements for the proposed 3 bedroomed house is 2 spaces and for the 4 bedroomed house is 3 spaces. The design meets the requirement for the 3 bedroomed house by providing 2 spaces but only shows one space for the 4 bedroomed house .  
If more than 1 vehicle is wanting to be parked at the property known as Atlantis, it is reasonable to expect the driver may park on the drive across the verge of Thorpe Lane as it would be off the road and not blocking the footway. However, it would be blocking the visibility for any driver wanting to exit Wesley Road. Thorpe Lane does have a no waiting at anytime restriction (double yellow lines) on it at this location and a car parked on the drive across the verge would be eligible for receiving a parking fine but if sufficient parking was provided within the curtilage of the site, this temptation would not exist.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:  
R8 LACK OF PARKING

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

**NYM17/242/FL**

Application No:

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.

<b>Signed:</b>	<b>Issued by:</b> Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ
<i>For Corporate Director for Business and Environmental Services</i>	<b>e-mail</b>

