

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0020/FL

Proposal: widening of existing vehicular access

Location: Meadowfields, 64 Iburndale Lane, Sleights

Decision Date: 08 March 2018

Consultations

Parish - No objection.

Highways - Recommend condition.

Site Notice Expiry Date - 16 February 2018.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. **Strict Accordance With the Plans/Specifications or Minor Variations**
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. **Private Access/Verge Crossings: Construction Requirements**
Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - i) The crossing of the highway verge shall be constructed in accordance with the approved details and/or standard detail number E6W.
 - ii) Any gates or barriers shall not be able to swing over the existing or proposed highway.
 - iii) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing 'Proposed extended entrance to drive at 64 Iburndale Lane, Sleights' and maintained thereafter to prevent such discharges.
 - iv) The final surfacing of any private access within 1 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Signature:



Date:

22/2/18

Application Number: NYM/2018/0020/FL

Informatives

1.	<p>Private Access/Verge Crossings: Construction Requirements</p> <p>In relation to condition 3 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 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>
2.	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com</p>

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Signature: 	Date: 22/12/18
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Background

64 Iburndale Lane is a relatively large stone under tile detached property located on the south side of Iburndale Lane, towards the most easterly end. The property is set a little way back from the road and has a slightly sloping drive/parking area which is bound by a traditional dry stone wall. Single width vehicular access is provided off Iburndale Lane.

This application proposes to widen the driveway by 1.5 metres to the front of the property to improve access and manoeuvring. It is proposed to surfaced part of the drive in block paving to match the main drive with the remaining section in tarmac to match existing arrangement.

Main Issues

The relevant policy contained within the NYM Core Strategy and Development Policy Document to consider with this application is Development Policy 19 (Householder Development).

DP19 states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

This part of Iburndale Lane is characterised by many sizes and styles of domestic properties most with driveways, again which vary in design and surface materials. The proposal is relatively small-scale, seeking permission to extend an existing driveway in order to improve vehicular access from the main road. The application outlines that the extended area will be surfaced to match the existing arrangement and therefore, Officers do not anticipate that the development would adversely affect the character or appearance of the host property or wider streetscene.

The Local Highway Authority has advised that the existing driveway has adequate levels of visibility and as shown on plan, the proposal would not conflict with the adjacent telegraph pole. No objections are offered but a condition is recommended. The Parish Council has confirmed no objection and no other representations have been received.

In view of the above, the proposal is considered to comply with Development Policy 19 and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

22/2/18