

**Substantive response of the Local Highway
Authority to a planning consultation received
under The Development Management Order.**

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/00576/CONDIT

Highway Reference Number: 2023/0576/04/H

Application Address: Land South East Of 47 Wykin Lane Stoke Golding Leicestershire

Application Type: Variation of Condition (s73)

Description of Application:

Variation of condition 1 (approved plans) and condition 2 (parking and turning facilities) of planning permission 22/01080/REM [Application for approval of Reserved Matters (relating to appearance, landscaping, layout and scale) of Outline Planning Permission 19/01324/OUT for the erection of 55 dwellings]

GENERAL DETAILS

Planning Case Officer: Laura Ashton

Applicant: Miss Katie Stanyard

County Councillor: Bertie Harrison-Rushton

Parish: Stoke Golding

Road Classification: Adopted Unclassified

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to the Variation of Conditions 1 & 2.

Advice to Local Planning Authority

Background

The Local Highway Authority have been consulted on the Variation of Conditions 1 & 2 of application reference 22/01080/REM.

Condition 1

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application drawings as detailed on the Drawing Submitted Schedule revision P05 received by the Local Planning Authority on 30 March 2023.

Highways Comments:

The Applicant has requested Condition 1 is varied to:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application drawings as detailed on the Drawing Submitted Schedule revision PO1 received by the Local Planning Authority on 2nd June 2023.

The drawings have been amended to reflect a change in house types and parking/ turning provision. The LHA have no objection to the Variation of Condition 1.

Condition 2

The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Davidsons Drawing No. 1189_100 Rev P05 received by the Local Planning Authority on 30 March 2023. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Highways Comments:

The Applicant has requested Condition 2 is varied to:

'The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Davidsons Drawing NO 1189_100 received by the Local Planning Authority on 2nd June 2023. Thereafter on-site parking provision shall be so maintained in perpetuity.'

The following garage types do not meet the minimum internal dimensions stated within Part 3, Paragraph 3.200 within the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>) and therefore could not be counted towards the overall number of usable parking spaces per plot:

- SG1-4 Single Garage (AS) Rev C01
- SG3-4 Single Garage (AS) Rev C01
- SG10-4 Double Garage (AS) Rev C01

The Local Highway Authority has reviewed Davidsons drawing number 1189_100 Rev P07 and advise notwithstanding the sub-standard garage provision for a number of plots, that the revised parking and turning arrangements are considered to be acceptable. This is due to each plot having an acceptable number of off-street parking spaces without the inclusion of the garage, where any of the above garages are proposed.

Given the above, the LHA have no objection to Condition 2 being varied to include Davidsons drawing number 1189_100 Rev P07.

Date Received
14 June 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
18 July 2023