

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: 23/01171/FUL

Highway Reference Number: 2023/1171/04/H

Application Address: 29 Riverside Close Sheepy Magna Atherstone Leicestershire CV9 3RU

Application Type: Full

Description of Application:

Dropped kerb and vehicular access to 29 Riverside Close.

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Rodney Horton

County Councillor: Bertie Harrison-Rushton

Parish: Sheepy

Road Classification: Class B

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

The Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority is in receipt of a full application for a dropped kerb and vehicular access at 29 Riverside Close, Sheepy Magna, Atherstone.

Site Access

The proposed new access measures approximately 5 metres wide and leads out onto a classified B road (B4116) subject to a 30mph speed limit.

Figure DG17 of Part 3 of the Leicestershire Highways Design Guide ([LHDG] available at

<https://resources.leicestershire.gov.uk/lhdg>) states that for an access serving a single dwelling - the access should be 2.75m wide and surfaced for at least the first 5 metres behind the highway boundary.

The minimum width of the access is in accordance with the aforementioned guidance, however, as the road is classified, a minimum of 7 dropped kerbs are required as per DG17 of the LHDG. The LHA therefore request that ReQuestaPlan drawing number TQRQM23356104836846 be amended accordingly to show that seven dropped kerbs will be provided.

There are no plans detailing vehicle or pedestrian visibility from the existing access point proposed by the applicant. The applicant should note that per table DG4 of the LHDG, for a 30mph road, visibility splays of 2.4 x 43m need to be provided at both sides of the access.

Furthrmore, 1.0 metre by 1.0 metre pedestrian visibility splays need to be provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway, as per Part 3, Figure DG17 of the LHDG.

Internal Layout

The internal layout of the car parking provision has been provided by the applicant in ReQuestaPlan drawing number TQRQM23356104836846. The application proposes to create 2 parking spaces.

The LHA advise that as to accord with Part 3, Paragraph 3.165 of the LHDG the parking spaces should have minimum dimensions of 2.4 metres x 5.5 metres, with 0.5 metres added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and one metre added if bounded on both sides. The Applicant has not detailed such space is available within the curtilage of the property, or the number of spaces which would be provided within the site. The Applicant would need to confirm that the surfacing behind the highway boundary would be hard bound for the first five metres and that surface water would not drain in to the highway.

The LHA notice that ReQuestaPlan drawing number TQRQM23356104836846 shows a slight retention of the grass verge between the back of the proposed parking provision and the existing footway. The applicant should note that the LPA would expect no element of the grass verge between the back of the parking provision and the footway is to be retained.

Date Received
22 January 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
9 February 2024