

**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: 23/00175/FUL

Highway Reference Number: 2023/0175/04/H

Application Address: The Cottage Barwell House Courtyard Hinckley Road Barwell Leicester
Leicestershire LE9 8DN

Application Type: Full

Description of Application:

Conversion of existing garage into an appointment only single treatment room (Class E- medical or health service) and alteration

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mrs Rosalind Beresford

County Councillor: Ross Hills

Parish: Barwell

Road Classification: Class C

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 (LHA) has been consulted on full application 23/00175/FUL, for the conversion of existing garage into an appointment only single treatment room (Class E- medical or health service) and alteration. The proposals are at The Cottage, Barwell House Courtyard, Hinckley Road, Barwell, Leicestershire, LE9 8DN.

Site Access/Trip Generation

The Applicant is proposing to utilise the existing residential access onto Hinckley Road. Hinckley Road at the access is an adopted classified C road, subject to a 40mph speed limit.

The LHA would normally request an access design in accordance with Figure DG20 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at:

<https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide>

This states a minimum access width of 6m should be provided.

It is noted that the Applicant is not proposing any access amendments. The LHA have scaled the access from the 'Block Plan', received by the Local Planning Authority (LPA) on 22 February 2023, this demonstrates an access width of 4.1m. The LHA note there is space within the site to increase this to 5.5m to the east of the access. It is noted that boundary treatment may be required to be removed in order to facilitate this.

Given the proposed small scale nature of the proposals, the LHA would find 5.5m acceptable in these site specific circumstances. As such, the Applicant should provide a revised, scaled drawing demonstrating this. This is required due to Hinckley Road being a highly trafficked classified C road, with over 5,000 2-way trips being undertaken on it. As such vehicles should not have to wait within the carriageway in order to access the site.

The Applicant has not submitted any detailed scaled drawings demonstrating the vehicular visibility splays, the LHA have undertaken its own assessment and find that 2.4m x 65m is achievable in both directions. Therefore the LHA do not require the Applicant to submit any drawings regarding vehicular visibility as this can be secured by way of planning condition.

The revised proposals would require the Applicant to remove a section of grassed highway verge. Whilst this may be acceptable there may be statutory undertaker apparatus located within the verge/footway fronting the site; the applicant will need to undertake surveys and potentially works to relocate these services. Any additional cost that arises as a result of this would be entirely at the Applicant's expense.

The Applicant should also be mindful of the lighting column within the verge as works should not interfere with this.

Highway Safety

There have been two Personal Injury Collisions (PIC's) recorded within 500m to the southeast, and approximately 127m to the northwest to the junction of Hinckley Road/Ashby Road. Both PIC's were classed as slight in severity.

Internal Layout

The Applicant has indicated that the dwelling has 4 or more bedrooms, as such this would require 3 off street car parking spaces as per Paragraph 3.151 of Part 3 of the LHDG.

The 'Parking Provision Details' document states there is space for 5 vehicles within the site. Given the small scale of the proposals of 17.3sqm with an appointment system in place, the LHA find 5 off street car parking spaces acceptable in these site specific circumstances.

Paragraph 3.195 of Part 3 of the LHDG states that where roads carry more than 300 vehicles at its peak, turning should be provided on site in order for vehicles to access and egress the site in a forward gear. The LHA have concerns that given the intensification of use of the access onto a highly trafficked classified C road, given the current layout this may not be possible.

As such, the LHA would request the Applicant provide a revised scaled drawing demonstrating parking for 5 vehicles, these should be in accordance with Paragraph 3.165 of Part 3 of the LHDG. This states that spaces should be a minimum size of 2.4m x 5.5m, add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side, 1m if bounded on both sides.

Turning should be provided in accordance with Figure DG13 of Part 3 of the LHDG. This states that there should be a minimum of a 6m aisle width.

The LHA would also request a condition be added to the ensure the change of use be of ancillary use to the main dwelling.

Date Received
14 March 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
03 April 2023