

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: 23/00185/FUL

Highway Reference Number: 2023/0185/04/H

Application Address: 12 The Common Barwell Leicester Leicestershire LE9 8BR

Application Type: Full

Description of Application:

Proposed single storey detached bungalow with associated parking, vehicle and pedestrian access

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: Mr John Marsh

County Councillor: Ross Hills

Parish: Barwell

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:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on full application 23/00185/FUL which is for a proposed single storey detached bungalow with associated parking, vehicle and pedestrian access. The proposals are at 12 The Common, Barwell, Leicestershire, LE9 8BR.

Site Access

The Applicant is proposing to utilise the existing access onto The Common. The Common is an adopted, unclassified road, subject to a 30mph speed limit.

The Applicant is not proposing any access arrangement amendments as part of this application.

Highway Safety

There has been one Personal Injury Collision (PIC) recorded along the entire length of The Commons in the last 5 years.

The PIC was recorded as 'slight' in severity and the conditions were damp. Given its isolated nature and the small scale of the proposals, the LHA do not consider that the development proposal would exacerbate the likelihood of further such incidents.

Internal Layout

It is the Applicants intention to erect a 2 x bedroom bungalow to the rear of the host dwelling. The 'Block Plan', drawing number 2022/MW/07/3 demonstrates the Applicant intends to provide 2 off street car parking spaces, this is in line with Paragraph 3.151 of Part 3 of the Leicestershire Highway Design Guide (LHDG). Whilst the off street car parking spaces are not demonstrated in accordance with Paragraph 3.165 of Part 3 of the LHDG in terms of dimensions, the LHA consider there to be adequate space within the courtyard to facilitate this.

If the Local Planning Authority (LPA) were minded to grant the proposals, this would have the consequences of leaving the host dwelling with no off street car parking provision. The LHA have taken into consideration the dwelling is in a highly sustainable location, with Traffic Regulation Orders in the vicinity to deter inconsiderate parking in the form of yellow lines. There is also evidence of on street car parking along The Common taking place.

Taking the above onto consideration, the LHA do not consider there to be adequate evidence to demonstrate the proposals would have a severe impact on the highway contrary to Paragraphs 110 and 111 of the National Planning Policy Framework (NPPF) 2021. As such, the LHA would not seek to resist the proposals in these site specific circumstances subject to the following condition.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking has been implemented in accordance with Block Plan, drawing number 2022/MW/07/3. Thereafter the onsite parking provision shall be kept available for such use in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Date Received
14 March 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
03 April 2023