

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: 24/00118/FUL

Highway Reference Number: 2024/0118/04/H

Application Address: Land Adj. 10 Wolsey Drive Ratby Leicestershire

Application Type: Full

Description of Application:

Erection of two dwellings

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr C. Whitehill

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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 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 the Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a planning application for the erection of two dwellings on land adjacent to 10 Wolsey Drive, Ratby, Leicestershire.

Site Access

The Applicant is proposing to create two new accesses onto Worsley Drive which is an unclassified road subject to a 30mph speed limit.

In order to accord with Part 3, Paragraph 3.192 of the Leicestershire Highway Design Guide (LHDG) an access serving one dwelling should be a minimum of 2.75 metres wide for a distance of at least 5 metres from the highway. In addition, a further 0.5 metres should be added to the access width if it is bounded by a wall, fence, hedge on either side of the access or 1 metre if bound on both sides.

The drawing titled 'Proposed Ground Floor Plan', drawing no. WD/2024 1/3, indicates an access for each dwelling with a width of 2.45m which is bound on both sides. Therefore, the LHA does not consider this to be in line with the guidance set out in Part 3, Paragraph 3.192 of the LHDG. The LHA request that the Applicant reconsiders these access proposals to demonstrate a width of 3.75m for each site access.

The Applicant has not submitted a drawing indicating vehicular visibility splays. Therefore, the LHA request that the Applicant submits a scaled drawing demonstrating vehicular visibility splays of 2.4m by 43m, in line with Table DG4 for the speed of the road and demonstrated in accordance with Figure DG2a of Part 3 of the LHDG. The Applicant is advised that any visibility splays must not cross any third- party land or have any obstructions above 0.6m in height

Highway Safety

The LHA note that one Personal Injury Collision (PIC) has been recorded in either direction of the site on Wolsey Drive in the last five years. This was classified as 'slight' in severity. After considering the circumstances of the PIC, the LHA is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

The acceptability of the proposals would, however, be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2023).

Internal Layout

The Applicant indicates two parking spaces for each property on the drawing titled 'Proposed Ground Floor Plan', drawing no. WD/2024 1/3. This is in accordance with Paragraph 3.151 of the LHDG which states that two spaces should be provided for a 3-bed dwelling.

However, in order to accord with Part 3, Paragraph 3.165 of the LHDG. Each parking space should measure at least 2.4 metres by 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. Whilst the Applicant has indicated parking space widths of 2.45m, the parking for both properties is bound on both sides. Therefore, the LHA request that the Applicant submits a revised drawing indicated parking space dimensions of 3.4m by 5.5m.

Date Received
19 February 2024

Case Officer
Harry McNicholas

Reviewer
DH

Date issued
18 March 2024