

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: 24/00469/FUL

Highway Reference Number: 2024/0469/04/H

Application Address: 64A Castle Street Hinckley Leicestershire LE10 1DD

Application Type: Full

Description of Application: First floor extension and change of use from storage unit (B8) to form two flats (C3)

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Roy Hartley

County Councillor: Cllr Stuart Bray

Parish:

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 115 of the National Planning Policy Framework (December 2023).

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), which seeks:

'First floor extension and change of use from storage unit (B8) to form two flats (C3).'

The proposals are at 64A Castle Street, Hinckley, Leicestershire, LE10 1DD.

Proposals

The site is currently a single storey building which is afforded B8 (Storage) use and is situated to the rear of 64 Castle Street. Castle Street is a pedestrian zone with restricted access for motorised vehicles. There is further access to the site from Stockwell Head.

The proposals seek a change of use of the ground floor storage area to C3 usage, and a first-floor extension also with proposed C3 usage. Both the ground and first floor would accommodate a single bedroom dwelling for a proposed total of two dwellings.

The Applicants are not proposing any off-street car parking provision. However, the proposals are situated in a town centre location with multiple public car parks in the area. There are also sustainable travel options to the site, and a package of Traffic Regulation Orders (TRO's) on the network in the vicinity of the site in the form of double yellow lines in and around the area. As such, the LHA consider it unlikely the proposals even with no provision for off street car parking would generate inappropriate parking on the highway network in the vicinity of the site.

The Applicant is proposing two cycle spaces which is welcomed by the LHA.

Given the above and the site-specific circumstances, the LHA would not seek to resist the proposals on highway grounds.

Date Received
21 May 2024

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
7 June 2024