REVISED OBSERVATIONS

Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0508/04
CE/EN Ref: Nil
Application Address: 5, NEWBOLD ROAD, DESFORD, LEICESTER, LE9 9GT
Parish: Desford
Applicant: Mr & Mrs G Creasey
District Planning Case Officer: David Kiernan
Brief Description of Development: CONVERSION OF EXISTING DWELLING TO FORM 2NO. DWELLINGS (NET GAIN OF ONE DWELLING).

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

22/68 Newbold Road - C5110
County Councillor David Anthony Sprason
SCHEME_REF : SSHB0910019 : Slurry Seal
SCHEME_REF : TM2143 : DESFORD, 14 NEWBOLD ROAD - DISABLED PARKING BAY
SCHEME_REF : SSHB0910018 : Slurry Seal
SCHEME_REF : SSHB0910014 : Slurry Seal
SCHEME_REF : SAHB08C07 : Carriageway Overlay

RECOMMENDATIONS

Note(s) to Planning Officer

The Highway Authority would normally seek to resist a proposal that could lead to a significant increase in turning traffic using an acccess that lacks appropriate visibility and width and would be an additional source of dangers to road users. However, if Hinckley and Bosworth Borough Council is minded to permit the development, the Highway Authority would recommend the following conditions:

Conditions

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.
Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

Before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.
Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

Before first use of the development hereby permitted, car parking provision for the benefit of the new and the existing dwellings shall be made within the development site on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before first use of the development hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.
Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

Any shared private drives serving no more than a total of 5 dwellings shall be a minimum of 4.25 metres wide for at least the first 5 metres behind the Highway boundary and have 4 metres control radii at its junction with the adopted road carriageway. The access drive once provided shall be so maintained at all times.
NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.
Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

Note(s) to Applicant
On the basis of the submitted plans, the details of access width and radii are not in accordance with the guidance contained in "Highways, transportation and development". Before development commences, an amended plan should be submitted to and approved by the Local Planning Authority.

All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager- (telephone 0116 3052202.)

The Highway boundary is the wall/hedge/fence etc fronting the premises and not the edge of the carriageway/road.

Date Received	Date Of Inspection	Inspector	Signed Off
01/09/2009	20/10/2009	Simon Hill	21/10/2009

REVISED OBSERVATIONS