

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: 25/01085/FUL

Highway Reference Number: 2025/1085/04/H

Application Address: Regent Court Regent Street Hinckley Leicestershire

Application Type: Full

Description of Application: Change of use from a garage (Sui Generis) to a Residential Flat (C3).

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr Chawda

County Councillor: St Marys ED - 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 116 of the National Planning Policy Framework (2024).

Advice to Local Planning Authority

Background

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

‘Change of use from a garage (Sui Generis) to a Residential Flat (C3).’

The proposals are at Regent Court, Regent Street, Hinckley, Leicestershire.

There has been one previous application at the site detailed below:

- 24/00028/FUL - Change of use from a garage (Sui Generis) to workshop (Class E). The LHA advised approval in matters relating to the highway on 31 January 2024. The LPA subsequently approved the proposals on 20 March 2024.

Proposals

The proposals are for a single bedroom apartment with no off-street parking provision associated with the proposals.

The LHA accept there is a car park available on Trinity Vicarage Road a short walk from site which visitors to the site could use.

In addition, there are Traffic Regulation Orders (TROs) in and around the area in the form of double and single yellow lines as well as time restricted on-street parking spaces which should prevent inappropriate parking.

Transport Sustainability

The site is in a town centre location and there a number bus stops within a 200m walk from the site which in the view of the LHA makes sustainable travel to the site an attractive option.

Public Rights of Way (PRoW) V16

The Applicant should note that PRoW V16 runs along Blockleys Yard for approximately the first 30m from Trinity Lane. However, the LHA do not consider the proposals would have a significant impact on the use and enjoyment of the public footpath

Informative

Where work is on or near public rights of way, the applicant needs to aware that:

- Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.
- Public Rights of Way must not be re-routed, encroached upon, or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- If there are any Public Rights of Way which the applicant considers impracticable to retain on their existing lines, a separate application for diversion is required. It should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of a Public Right of Way until a Diversion Order has been confirmed and become operative.
- If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- Public Rights of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

- No new gates, stiles, fences, or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way, and the County Council may be obliged to require its immediate removal.

Date Received **Case Officer**
24 November 2025 **Neal Chantrill**

Reviewer
BD

Date issued
15 December 2025