

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: 23/01064/FUL

Highway Reference Number: 2023/1064/04/H

Application Address: Land West Of 1 Convent Drive Stoke Golding Leicestershire

Application Type: Full

Description of Application:

Erection of a single dwelling (C3) and detached garage with new access and parking

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Paul Cheater

County Councillor: Bertie Harrison-Rushton

Parish: Stoke Golding

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 Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of outline application 23/01064/FUL for the erection of a single dwelling (C3) and detached garage with new access and parking at Land West of 1 Convent Drive, Stoke Golding.

Site Access

The proposed access is on to Convent Drive which is an adopted unclassified road subject to a 30mph speed limit.

The LHA advise that as to accord with Part 3, Paragraph 3.192 of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) the proposed

access should have a minimum width of 2.75 metres with 0.5 metres added to either side of the access if it is bounded by a wall, fence, hedge, line of trees or other similar obstruction.

The access should be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway.

The LHA note the fence proposed by applicant close to the access opposite the existing speed tables. The applicant has not provided pedestrian visibility splays at the proposed access. 1.0 x 1.0 metre by 1.0 x 1.0 metre pedestrian visibility splays need to be provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway, as per Part 3, Figure DG17 of the LHDG. The LHA would also advise the fence fronting the pedestrian footway is reduced to 0.6m along its length to enable vehicle visibility in this direction. These amendments should be shown on a revised drawing.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions on Covent Drive in the previous five years.

Internal Layout

The Applicant has advised a proposed parking provision of four parking spaces which includes a garage to serve the proposed three bedroom dwelling. The LHA confirm the proposed parking provision accords with Part 3, Paragraph 3.151 of the LHDG.

The LHA advise that as to accord with Part 3, Paragraph 3.165 of the LHDG the parking spaces should have minimum dimensions of 2.4 metres x 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.

Public Rights of Way (PROW)

The applicant should be aware that Public Bridleway T99 adjoins the northern boundary of the application site. The applicant should note that any changes to the existing boundary treatment currently separating the application site from the PROW must be approved by the LHA.

The applicant should also implement measures prior to construction to ensure that users of Public Bridleway T99 are not exposed to any elements of danger associated with construction works.

Date Received
21 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
14 December 2023