

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: 23/00361/HOU

Highway Reference Number: 2023/0361/04/H

Application Address: 11A Leicester Lane Desford Leicester Leicestershire LE9 9JJ

Application Type: Householder

Description of Application: Amendment of garage pitched roof to a flat roof and front boundary retaining wall (retrospective). Front boundary retaining wall over 1m, Retaining wall required due to amendment in levels when the home was built to comply with planning permission.

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Miss Megan Walsh

County Councillor: Cllr Peter Bedford

Parish: Desford

Road Classification: Class B

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 application 23/00361/HOU for the amendment of a garage roof and erection of a retaining wall above one metre in height at 11A, Leicester Lane, Desford.

The LHA understand that the aspect of the application pertaining to the retaining wall is retrospective.

Planning approval for the erection of 11A, Desford Road was obtained 1 April 2020 through application reference. 20/00167/FUL.

Site Access

The site is located on Leicester Lane which is a busy, adopted, 'B' classified road that links the A47 and A447 and is subject to a 30 mph speed limit.

Drawing Site Location/ Block Plan (submitted to the Local Planning Authority 2 June 2023) shows an access measuring 2.75 metres wide that is bound to the west by a 1.8 metre high closed board fence. Although the drawing does not contain a key to the east the access appears to be bound by a hedge/ planting or something similar.

As to be in accordance with Part 3, Paragraph 3.192 of the Leicestershire Highway Design Guide (LHDG) an access to serve a single dwelling that is bounded on both sides should measure a minimum of 3.75 metres in width for the first five metres from the public highway.

The LHA request that the Applicant submits a further scaled drawing that shows the proposed boundary wall. The drawing should also show the provision of two metre by two metre pedestrian visibility splays on either side of the access that are contained within the Applicant's land so that vehicles have advanced visibility of pedestrians on the footway before vehicles leave the site.

The full extent of vehicular visibility splays should also be demonstrated and visibility distance should be measured from a setback of 2.4 metres to one metre out from the kerb line.

The LHA advise that it is imperative that nothing above 0.6 metres in height interferes with either pedestrian or vehicular visibility splays. Based on the information submitted to date the LHA are of the view that amendments to the fence to the west and the wall to the east may be required for the splays to be achieved. The LHA would be unable to support a proposal that does not provide adequate visibility splays.

Given the height of the proposed wall it should also be demonstrated that the wall does not encroach within 0.5 metres of the footway and that the foundations of the wall do not extend under the footway.

Highway Safety

In the previous five years there has been three recorded Personal Injury Collisions (PIC) within 500 metres in all directions of the access. One PIC was recorded as being 'slight' in severity, another was recorded as being 'serious' in severity and regrettably the third PIC resulted in a fatality.

None of the above PIC's occurred within the immediate vicinity of the access and the LHA are satisfied that there are no pre-existing highway safety concerns at this location.

Nevertheless, the acceptability of the proposals would be contingent on the proposals themselves being acceptable in highway safety terms. As per the 'access' section above, the LHA does not yet consider that a safe and suitable access has been satisfactorily demonstrated.

Date Received
13 June 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
4 July 2023