

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: 23/01246/FUL

Highway Reference Number: 2023/1246/04/H

Application Address: 7 Coventry Road Burbage Hinckley Leicestershire LE10 2HL

Application Type: Full

Description of Application:

Single storey front extension, two storey rear extension and change of use of a single dwelling into 4 self-contained office units.

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr David Sperry

County Councillor: Cllr Amanda Wright

Parish: Burbage

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 is in receipt of a full application for a single storey front extension, two storey rear extension and change of use of a single dwelling into four self-contained office units at 7 Coventry Road, Burbage, Hinckley, Leicestershire.

Site Access

The applicant has indicated in the Design and Access statement that they propose to access the site via the existing Fairway Centre, however this does not fall within the red line boundary of the Applicants site indicating land under the Applicants control.

The LHA would expect an access width of 4.25 metres to allow for two vehicles to safely pass. The LHA therefore request clarity from the applicant regarding how the site will currently be accessed because CMA Architecture Drawing number 04 does not make this clear.

The applicant should also note the existing vehicular access which would become redundant as a result of this proposal would need to be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority. The LHA are unable to require the closure of the existing access however if no other access arrangements have been detailed within the Applicants red line.

Internal Layout

Highway Requirements for Development Part Four of the Leicestershire Highway Design Guide states there should be one car space per 25 square metres and a minimum of two spaces provided. After assessing CMA Architecture Drawing number 04, the LHA can confirm the proposed provision is in accordance with the aforementioned standards.

Per paragraph 3.165 of the LHDG the dimensions of the parking spaces should be a minimum of 5.5 x 2.4 metres. 0.5 metres should be added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side and 1 metre added if bounded on both sides. The applicant should note that the dimensions proposed on CMA Architecture Drawing number 04 are not in accordance with the aforementioned guidance.

Date Received
11 January 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
24 January 2024