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:	2009/0732/04
CE/EN Ref:	Nil
Application Address:	123, WESTFIELD ROAD, HINCKLEY, LE10 0LT
Parish:	Hinckley
Applicant:	Mr M Mapletoft
District Planning Case Officer:	David Kiernan
Brief Description of Development:	Extensions & alterations to dwelling

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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:

Plotting sheet 29/62. Unclassified road - traffic sensitive.

Scheme:

2989.00 : Complete: Safer Routes to School.

County Councillors : Mr D Bill & Mr D Wright (Hinckley)

RECOMMENDATIONS

Note(s) to Planning Officer

I refer to the amended plan received by Hinckley and Bosworth Borough Council on 16/11/09.

Conditions

Any garage doors shall be set back from the Highway boundary a minimum distance of 5 metres for sliding or roller/shutter doors, 5.6 metres for up-and-over doors or 6 metres for doors opening outwards and thereafter shall be so maintained.

Reason: To enable a vehicle to stand clear of the highway whilst the garage doors are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

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 the development hereby permitted is first used, car parking provision shall be made within the curtilage of the dwelling 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.)

Before first use of the development hereby permitted, satisfactory pedestrian visibility splays in accordance with the details shown on the amended plan shall be provided on the Highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above ground level, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.
Reason: In the interests of pedestrian safety.

Note(s) to Applicant
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
15/10/2009	04/11/2009	Simon Hill	24/11/2009