

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: 25/00755/HOU

Highway Reference Number: 2025/0755/04/H

Application Address: 1 Lindridge Court Desford Leicester Leicestershire LE9 9QN

Application Type: Householder

Description of Application: Conversion of existing garage and erection of a detached double garage

GENERAL DETAILS

Planning Case Officer: Gwion Russell

Applicant: Mr Craig Brooker

County Councillor: Markfield, Desford & Thornton ED - Charles Whitford CC

Parish: Desford

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), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on an application for the '*conversion of existing garage and erection of a detached double garage*' at 1 Lindridge Court, Desford, Leicester, Leicestershire, LE9 9QN.

Site Access

The Applicant proposes no changes to the existing access arrangements at the site which connects to the highway on Newbold Road which is an adopted unclassified road subject to a 30mph speed limit. Given the quantum of development, this is acceptable to the LHA.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs within 250m of the site access within the last five years for which data is available.

Internal Layout

Parking provision should generally be provided as two parking spaces for a dwelling with up to three bedrooms and three parking spaces for a dwelling with four or more bedrooms with spaces measuring a minimum of 2.4 x 5.5m with an additional 0.5 metre strip where bound by a wall/hedge/fence or other similar obstruction. Garage dimensions should also be in accordance with Leicestershire Highway Design Guide (LHDG)

<https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and/design/parking-and-making-provision-service-vehicles/street-residential-car>

If garages are to be counted as part of any parking provision, they should have the minimum internal dimensions detailed within the LHDG, shown below.

- Standard single = 6m x 3m, with minimum door width of 2.3m.
- Additional accessibility requirements = 6m x 3.3m with minimum door width of 2.8m.
- Double = 6m x 6m, with minimum door width of 4.2m.

The LHA is satisfied parking is in line with standards in the LHDG.

Public Rights of Way (PRoW)

The LHA note that Public Footpath (R75) runs adjacent to the proposed development.

The western red line site boundary adjoins public right of way Footpath R75 which runs between houses 36 and 38 Newbold Road and then heads to Merry Lees and Newbold Verdon. The plans do not clarify what is happening to that site boundary. To ensure this is addressed appropriately, the LHA requests inclusion of the following condition:

Conditions

1. Prior to construction, any changes to the existing boundary treatment currently separating the application site from the Public Right of Way, must be approved by the Local Planning Authority in accordance with the principles set out in the Leicestershire Highway Design Guide annex on Development and public rights of way at: <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/public-rights-way>

REASON: in the interests of protecting and enhancing Public Rights of Way and access in accordance with Paragraph 105 of the National Planning Policy Framework 2024.

Informative

The following notes should be drawn to the applicant's attention:

- a) Prior to construction, measures should be taken to ensure that users of the public Right(s) of way are not exposed to any elements of danger associated with construction works.
- b) The public right(s) 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.
- c) The public right(s) of way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
- d) If the developer requires a public 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.
- e) 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.
- f) 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
15 August 2025

Case Officer
Emma Lennon

Reviewer
BD

Date issued
2 September 2025