

**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: 24/00371/CONDIT

Highway Reference Number: 2024/0371/04/H

Application Address: Land To The South Of 50 Brascote Lane Newbold Verdon Leicester
Leicestershire LE9 9LF

Application Type: Variation of Condition (s73)

Description of Application: Variation of condition 2 (Plans and Elevation) of planning permission 19/00600/FUL. To provide an alternative footprint for the dwelling, improving its buildability and to move plots further into the site to improve access. To reference an alternative set of drawings, submitted as part of this application, enabling alterations to the footprint of the dwellings (7971_250A & 7971_251A) and to move the plots further into the site (7971_150).

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Butterworth

County Councillor: Ross Hills

Parish: Newbold Verdon

Road Classification: Class C

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to the Variation of Condition 2 (Plans and Elevation) attached to 19/00600/FUL.

Advice to Local Planning Authority

Background

The LHA are in receipt of application 24/00371/CONDIT submitted in order to vary condition 2 (Plans and Elevation) attached to planning permission 19/00600/FUL.

19/00600/FUL granted permission for the erection of two detached dwellings and associated access.

Condition 2 (Plans and Elevation)

Condition 2 is replicated below for clarity.

'The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. 100, Topographical Survey Drawing No. 105, Plot 1 Proposed Floor Plans and Elevations Drawing No. 250A and Plot 2 Proposed Floor Plans and Elevations Drawing No. 251 received by the local

planning authority on 5 September 2019 and Proposed Site Plan and Street Scene Drawing No. 450 received by the local planning authority on 5 December 2019.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).'

Highways Comments:

As per the application description the Applicant is seeking the variation of condition 2 (Plans and Elevation) of planning permission 19/00600/FUL. This seeks to provide alternative footprints for the dwellings, improving their buildability and to move plots further into the site to improve access.

The Application seeks to replace approved drawings:

- Plot 1 Proposed Floor Plans and Elevations Drawing No. 250A;
- Plot 2 Proposed Floor Plans and Elevations Drawing No. 251; and
- Proposed Site Plan and Street Scene Drawing No. 450.

And to replace with:

- Proposed Floor Plans and Elevations [Plot 1] Drawing No. 7971_250A;
- Proposed Floor Plans and Elevations [Plot 2] Drawing No. 7971_251A; and
- Proposed Site Plan Drawing No. 7971_150.

The LHA have reviewed the submitted documentation and note the garages on both plots one and two no longer comply with Paragraph 3.200 of Part 3 of the Leicestershire Highway Design Guide, a copy of which can be found at <https://resources.leicestershire.gov.uk/lhdg>. This states that in order to be counted towards off-street car parking provision, the internal dimensions for a single garage should be 6m (Length) by 3m (width). Proposed Floor Plans and Elevations [Plot 1] Drawing No 7971_250A and Proposed Floor Plans and Elevations [Plot 2] Drawing No 7971_251A both demonstrate the internal garage dimensions as 5.8m (Length) by 3m (width) and as such cannot be counted towards the off-street car parking provision.

However, the LHA are satisfied there is adequate space to the front of the garages for both plots one and two for the parking of three vehicles in accordance with Paragraph 3.151 (quantum of off-street car parking spaces) and 3.165 (Car parking space dimensions) of Part 3 of the LHDG, and as such no revisions are requested relating to this matter

Taking the above into consideration, the LHA would not object to the variation of condition 2 (Plans and Elevation) attached to 19/00600/FUL.

Date Received
22 April 2024

Case Officer
Neal Chantrill

Reviewer
DP

Date Issued
13 May 2024