

**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: 23/00761/FUL

Highway Reference Number: 2023/0761/04/H

Application Address: Little India 7 Main Street Peckleton Leicester Leicestershire LE9 7RE

Application Type: Full

Description of Application:

Partial demolition and conversion of existing building to form a new dwelling and construction of 3 new dwellings

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Brooker

County Councillor: Ross Hills

Parish: Peckleton

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:

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) understands the applicant is seeking full planning permission for the partial demolition and conversion of an existing building on the site to form a new dwelling and construction of three new dwellings. The proposed development is located at Little India, 7 Main Street, Peckleton.

The LHA is aware of a previous application at the site for a similar scale of development in 2021 under LPA ref: 21/00364/FUL. The LHA advised approval of that application subject to conditions and the LPA granted planning permission in April 2022.

In support of this application the following highway related documents have been submitted:

- Planning Application form;
- Mair Land & Planning Consultants Ltd, document ref: MLP-23-J010, 'Planning Statement - Little India, Peckleton', July 2023;
- Utopia Architectural Design Studio drawing number: 1310.SS.23.001, 'Location Plans', Issue A, dated January 2023
- Utopia Architectural Design Studio drawing number: 1310.SS.23.002, 'Proposed Site Plan', Issue B, dated January 2023;
- Utopia Architectural Design Studio drawing number: 1310.SS.23.003, 'Proposed Ground Floor S Plan', dated January 2023;
- Utopia Architectural Design Studio drawing number: 1310.SS.23.004, 'Proposed First Floor S Plan', dated January 2023;
- Utopia Architectural Design Studio drawing number: 1310.SS.23.005, 'Proposed House Type A', Issue A, dated May 2023;
- Utopia Architectural Design Studio drawing number: 1310.SS.23.006, 'Proposed House Type B', Issue A, dated May 2023; and
- Utopia Architectural Design Studio drawing number: 1310.SS.23.007, 'Existing Public House', dated May 2023.

The LHA has now had the opportunity to review the evidence in support of the planning application and offers further observations below.

Site Access

It is noted that Main Street is a 'C' classified route and therefore the LHA would expect to see a dropped crossing provision for the vehicular access to the site of eight kerbs, measuring 7.3m. Surfacing should be comprised of a bound material, for example, bituminous or block paving for at least the first 5m with suitable drainage facilities to ensure water does not run into the public highway. Any gates should be set back an equivalent distance and should open inwards or horizontally only.

The LHA note that the site currently maintains two access points onto the highway. As part of the proposals, the eastern access becomes redundant and should therefore be closed with the footway, verge and kerbing reinstated in accordance with the existing provision along Kirkby Lane and Main Street. A condition is included below.

The proposed vehicular access arrangements are consistent with the 2021 application which were acceptable to the LHA. Nevertheless the applicant will need to apply for a Section 184 licence to undertake any site access works if the Local Planning Authority grants planning permission.

Highway Safety

The LHA has reviewed its own Personal Injury Collision (PIC) database and there have been no PICs within close proximity of the site during the last five years. As such, it is not considered that there are any known highway safety issues that will be exacerbated by the proposed development.

Internal Layout

The LHA require three parking spaces for any dwelling with four or more bedrooms. Section 8 of the Planning Statement indicates the applicant will provide a total of 15 parking spaces to serve the proposed development.

Any parking spaces should measure a minimum of 2.4 x 5.5 metres with an additional 0.5 metre strip where bound by an obstruction (wall/ hedge/ fence etc.). In accordance with Figure DG13 of the Leicestershire Highway Design Guide (LHDG), an aisle space of 6m should be provided between rows of parking.

For a garage to count as a parking space, internal dimensions should measure 3 x 6 metres for a single garage or 6 x 6 metres for a double, in accordance with Part 3, Section 3.200 of the LHDG.

Overall, the LHA consider that the proposed parking and turning is acceptable.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Utopia Architectural Design Studio drawing number: 1310.SS.23.002, 'Proposed Site Plan', Issue B have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Utopia Architectural Design Studio drawing number: 1310.SS.23.002, 'Proposed Site Plan', Issue B. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

3. The western vehicular access hereby permitted shall not be used for a period of more than one month from being first brought into use unless the existing eastern vehicular access on Kirkby Lane / Main Street that becomes redundant as a result of this proposal have been closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2021).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
8 August 2023

Case Officer
David Hunt

Reviewer
RD

Date issued
25 August 2023