

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: 24/00030/OUT

Highway Reference Number: 2024/0030/04/H

Application Address: 130 Stamford Street Ratby Leicester Leicestershire LE6 0JU

Application Type: Outline

Description of Application:

Outline planning application for new residential dwelling (all matters reserved)

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Max North

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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 115 of the National Planning Policy Framework (December 2023).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 24/00030/OUT for the outline planning permission for one new residential dwelling (all matters reserved). The proposed development is located at 130 Stamford Street, Ratby, Leicestershire, LE6 0JU.

Site Access

Whilst the access is not for consideration at this stage, the Applicant has submitted 'Design three Sixty', drawing number 107-001 which shows access would be taken from Stamford Street.

The Applicant is proposing to utilise an existing wide access that currently provides not only access to 128 Stamford Street, but it appears also private off street car parking.

An access width of 4.25m for a minimum of 5m behind the highway boundary should also be demonstrated, this should take into consideration the private off street car parking to the east of the access. This is to ensure vehicles can pass each other within the access. The Applicant should ensure there is adequate dropped kerb provision to facilitate this. Given this, the Applicant is advised that notwithstanding any planning consent, a separate application may be required to be made to the LHA. Further information can be found at:

<https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>.

Vehicular visibility to the southwest of the access is approximately 2.4m x 28m as opposed to 2.4m x 43m as per Table DG4 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at <https://resources.leicestershire.gov.uk/lhdg>. However given the highway terminates at this point, and given speeds are likely to be slower than the posted speed of the road (30mph), this is unlikely to be of concern to the LHA.

Overall, the LHA considers at this stage the principle of a safe and suitable access to the site could be achieved.

Internal Layout

The Applicant has demonstrated on 'Design three Sixty', drawing number 107-001 that two off street car parking spaces would be provided. It should be pointed out that there is a contradiction in the 'Application Form' which states within the 'Proposed Units' section there is to be a two bed dwelling and a four bed dwelling. However, it is noted within the 'Design & Access Statement (DAS)' that the proposals are for a single two bed dwelling. Taking this into account, the LHA will consider the proposals are for a single two bed dwelling. As such, two off-street car parking spaces would be in accordance with Paragraph 3.151 of Part 3 of the LHDG.

When the layout of the development is applied for, the Applicant will need to ensure that both spaces are designed in accordance with Paragraph 3.165 of Part 3 of the LHDG. The LHA consider at this stage there is inadequate space within the courtyard to fit design compliant parking spaces within the site.

Date Received
15 January 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
31 January 2024