

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: 22/00066/FUL

Highway Reference Number: 2022/0066/04/H

Application Address: The Moorings Ibstock Road Odstone Hinckley Leicestershire LE10 0QG

Application Type: Full

Description of Application:

Conversion of existing garage and outbuilding into self-contained family dwelling

GENERAL DETAILS

Planning Case Officer: Tersia Venter

Applicant: Mr And Mrs R Burnham

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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 (LHA) 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 LHA are in receipt of application 22/00066/FUL for the conversion of a redundant garage and redundant outbuilding to form a four bedroom dwelling at The Moorings, Ibstock Road, Odstone.

Site Access

The Applicant proposes no changes to the existing access serving the Moorings which is on to Ibstock Road, a 'C' classified road (C6105) that is subject to a 30mph speed limit.

Drawing 'Location Plan' created by Housemartin Designs shows an access width in excess of eight metres which the LHA are satisfied is safe and suitable for the proposed development and accords with Part 3, Paragraph 3.192 of the Leicestershire Highways Design Guide (LHDG).

Highway Safety

There have been no reported Personal Injury Collisions within 500 metres in all directions of the proposed development in the previous five years. The LHA are satisfied that there are no patterns in the data which could be exacerbated by the proposals.

Internal Layout

The Applicant proposes a parking provision of three spaces to serve a four bedroom dwelling which the LHA confirm accords with Part 3, Paragraph 3.151 of the LHDG . Although a drawing displaying the specific parking proposal has not been submitted the LHA are satisfied that there is sufficient space within the proposed site for three parking spaces to be provided and also sufficient space is available to enable vehicles to turn so that the public highway is approached in a forward gear.

The LHA advise that each parking space should be a minimum size of 2.4m x 5.5m, with 0.5m added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and 1m added if bounded on both sides as to be in accordance with Part 3, Paragraph 3.165 of the LHDG .

The LHA are further satisfied that there is sufficient space within the Applicants ownership to re-allocate the parking spaces that are proposed to be displaced through the conversion of the existing garage.

Conditions

1. The development hereby permitted shall not be first used until such time as the three designated parking spaces have been implemented. Thereafter the onsite parking provision shall be so maintained 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Date Received
28 March 2022

Case Officer
Simon Herbert

Reviewer
BD

Date issued
14 April 2022