

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: 23/00210/FUL

Highway Reference Number: 2023/0210/04/H

Application Address: 22 Wood Street Earl Shilton Leicester Leicestershire LE9 7ND

Application Type: Full

Description of Application: Proposed conversion of a bank to a retail shop and HMO, including alterations to the property.

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: C/O Agent

County Councillor: Richard Allen

Parish: Earl Shilton

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

The Local Highway Authority (LHA) are in receipt of application 23/00210/FUL for the conversion of an existing bank to form a retail shop and a two bedroom House of Multiple Occupancy (HMO) at 22, Wood Street, Earl Shilton.

The LHA note that the site is also the subject of application reference 23/00537/FUL which seeks permission for the conversion of an existing bank to form a retail shop and a three bedroom HMO. The LHA will provide a response to application reference. 23/00537/FUL in due course.

Site Access/ Internal Layout

The site is located on Wood Street, an adopted, 'C' classified road subject to a 20 mph speed limit. In the vicinity of the site on are double yellow lines and time restricted parking bays.

Kunstler Architects, Design, Access and Planning Statement, March 2023 states; *The existing access will be utilised and parking can be accommodated within the scheme to meet the necessary requirements for the host and proposed dwelling* (Page 5, Paragraph 1).

Kunstler Designs drawing No. 3891/03 (Site Location and Block Plan) does not show a vehicular access or any area to accommodate parking. The LHA request that the redline boundary for the proposal is amended to include the access and parking area and that drawings are submitted showing the access and parking provision.

The LHA advise that the drawings should demonstrate that the access has been designed in accordance with Part 3, Figure DG17 of the Leicestershire Highway Design Guide (LHDG) and that the parking provision should be in accordance with Part 3, Paragraph 3.151 and Paragraph 3.165 of the LHDG.

The LHA also request that the Applicant considers the inclusion of secure and undercover cycle parking to promote the use of sustainable transport modes.

The LHDG can be accessed via <https://resources.leicestershire.gov.uk/lhdg>.

Date Received
23 May 2023

Case Officer
Simon Herbert

Reviewer
BD

Date issued
14 June 2023