

**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: 24/01010/CONDIT

Highway Reference Number: 2024/1010/04/H

Application Address: 236 Ashby Road, Hinckley, Leicestershire, LE10 1SW

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 2 of 23/00567/CONDIT. Changes to design of the proposed dwellings and position on site.

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Dale Higgott

County Councillor: Cllr Michael Mullaney

Parish: Hinckley

Road Classification: Class A

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

Objection

Objection to Variation of Condition 2.

Advice to the Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on application 24/0101/CONDIT for the Variation of Condition 2 attached to 23/00567/CONDIT. The LHA was previously consulted on the Variations of Conditions 2,10 and 11 attached to 21/00130/FUL (Planning Appeal Ref - APP/K2420/W/21/3288892).

The LHA understands that the Applicant is seeking to relocate the proposed parking spaces to the front of the dwellings such that they form two pairs of adjacent spaces for each proposed dwelling rather than the previous tandem arrangement. Additionally, the Applicant is proposing to relocate the proposed dwellings 5 metres to the north-east to accommodate the relocation of the proposed parking spaces. The Applicant also proposes to move the single garage 20 metres to the north - east and for it to become a double garage.

Condition 2

For the avoidance of doubt, Condition 2 attached to 23/00567/CONDIT is repeated below:

“The development hereby permitted shall be carried out in accordance with the following approved plans: 1882-LP-003; 1882-SP-002D; 1882-EV-006; 1882-SK-004A; 1882-SK-005A; 1882-SP-007C; Arboricultural Impact Assessment, reference 210210 1121 AIA V1 dated 22nd February 2021; Ecology Impact Statement, reference C2506-1 dated 30th September 2020.”

The applicant is proposing to vary some of the above plans to instead carry out the development in accordance with the following plans 1659-1, 1659-2, 1659-3, 1659-SP, 1659-BP, 1659 SL.

Highways Comments:

The LHA has reviewed the amended drawings and highlight that the proposed garage measures 5.3 metres across in total, and each of the two internal sections measure 2.5 metres across, which is below the minimum requirements set out within the Leicestershire Highway Design guide Section DG17, Paragraph 3.200 which requires a single garage to measure 6 metres x 3 metres, with a minimum door width of 2.3 metres (LHDG, which can be found at <https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide>). Furthermore, the manoeuvring space provided for the proposed garage appears problematic. Therefore, the Applicant would need to provide tracking drawings to demonstrate that the garage can be accessed and egressed safely.

Furthermore, the parking spaces for plots 1 and 2 have been relocated to the front of the dwellings. Whilst the LHA confirm that the parking spaces are in accordance with the minimum dimensions set out within Figure DG13 of the LHDG. The parking spaces have only been afforded 4.25 metres manoeuvring space and not the minimum requirement of 6 metres. This raises concerns that the spaces will not be usable in practice. Therefore, the Applicant would need to provide tracking drawings to demonstrate that the proposed parking arrangements would be usable, or alternatively increase the amount of manoeuvring space available for the parking spaces as per the LHDG guidance.

Given the above the LHA object to the Variation of condition 2 of 23/00567/CONDIT.

Date Received
5 November 2024

Case Officer
Harry Smith

Reviewer
BD

Date issued
22 November 2024