

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: 25/01179/FUL

Highway Reference Number: 2025/1179/04/H

Application Address: Houghton House Sheepy Road Sibson Nuneaton Leicestershire CV13 6LE

Application Type: Full

Description of Application: Conversion of existing dwelling into 2 dwellings, demolition of outbuildings and construction of 3 new dwellings and associated works

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Tom Smith

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Sheepy

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 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

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

‘Conversion of existing dwelling into 2 dwellings, demolition of outbuildings and construction of 3 new dwellings and associated works.’

The proposals are at Houghton House, Sheepy Road, Sibson, Leicestershire, CV13 6LE.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](#)) within this report. These are identified in bold, underlined and in blue text.

There have been several previous applications at the site, relevant applications are detailed below:

21/01501/FUL - Demolition of existing outbuildings, refurbishment of a Grade II listed residential property, erection of four dwellings and associated external landscape works. The LHA advised

approval in matters relating to the highway on 7 September 2022. The LPA subsequently refused the proposals on 13 October 2022 on non-highway matters.

22/01233/FUL - Demolition of existing outbuildings, refurbishment of a Grade II listed residential property, erection of three dwellings and associated external landscape works. The LHA advised approval in matters relating to the highway on 24 April 2023. The LPA subsequently refused the proposals on 11 May 2023 on non-highway matters. However, the Applicant appealed the decision, and the proposals were subsequently allowed.

The LHA have reviewed the following documents as part of these observations:

- Application Form
- Site Location Plan
- Design and Access Statement dated July 2025
- Proposed Site Plan & Site Section, drawing number 150C and
- Proposed Plans & Elevations Unit 3 -Flat Over Garage (Garage Dimensions), drawing number 253A.

A site visit undertaken on 20 April 2026.

Site Access

The Applicants are proposing to utilise the existing access onto Sheepy Road. Sheepy Road at the location of the access is an adopted, unclassified road subject to a 30mph speed limit.

[Table 13](#) of the LHDG states that for developments of two to five dwellings an access width of 4.25m for a minimum of 5m behind the highway boundary should be provided. However, in all cases add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar. The drawing titled 'Proposed Site Plan & Site Section', drawing number 150C demonstrates an access width of approximately 4.25m, however, given the site access is demonstrated as being between two dwellings, the Applicant will need to provide a revised scaled drawing demonstrating an access width of 5.25m for a minimum distance of 5m behind the highway boundary.

Whilst the Applicant has not provided any visibility splay drawings, the LHA are satisfied that visibility splays in accordance with [Table 6](#) of the LHDG can be provided, this is due to the site access having been previously assessed and via a site visit undertaken on 20 April 2026.

Highway Safety

The LHA have reviewed their Personal Injury Collision (PIC) database and found no PICs within 500m in any direction of the access within the last five-year period.

However, the acceptability of the proposals would be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework to ensure that new highway safety issues would not be introduced to the vicinity.

Internal Layout

The LHA have reviewed the submitted information and find that the Applicants are proposing the following:

- One x one-bedroom dwelling
- Two x two-bedroom dwellings and
- One x three-bedroom dwellings.

The drawing titled 'Proposed Site Plan & Site Section', drawing number 150C LHA demonstrates two off-street parking spaces per dwelling, this accords with [Table 28](#) of the LHDG.

Whilst all the off-street parking spaces have not been demonstrated as being in accordance with [Figure 44](#) of the LHDG in terms of dimensions, having reviewed the drawing titled 'Proposed Site Plan & Site Section', drawing number 150C the LHA are satisfied that there is adequate space within the site to facilitate the off-street parking spaces and on-site turning.

The LHA have reviewed the drawing titled 'Proposed Plans & Elevations Unit 3 -Flat Over Garage (Garage Dimensions)', drawing number 253A and are satisfied the proposed car ports accord with the section of the LHDG titled ['Garages and gated accesses'](#).

The Applicant will be required to provide drainage at the site access to prevent water running onto the public highway. This can be secured via condition.

Date Received
13 April 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
30 April 2026