

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: 24/00247/FUL

Highway Reference Number: 2024/0247/04/H

Application Address: 114 Teign Bank Road Hinckley Leicestershire LE10 0EE

Application Type: Full

Description of Application:

Change of Use from dwelling [C3(a)] to C4 House in Multiple Occupation and associated access, landscaping and parking

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Simon Merry

County Councillor: Cllr Michael Mullaney

Parish:

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) have been consulted on an application for the 'change of use from C3 to C4 (House in Multiple Occupation)' at 114 Teign Bank Road, Hinckley. Reviewing the submitted information, the LHA understand the existing 6 bedroom dwelling HMO is proposed to become an 8 bedroom HMO.

Site Access

The site is located on Teign Road, which is an unclassified road subject to a 30mph speed limit. There are two existing accesses serving the site, and the applicant intends to extend the existing access drive of the eastern access point to the rear of the property to create 4 new parking spaces on site.

LHA officers undertook a site visit on 15th April 2024 to assess the access arrangements. The LHA note that the eastern access is approximately 3 metres wide and does not allow for two way traffic

at the access. This could lead to a vehicle reversing and waiting on Teign Bank Road whilst a vehicle exits the access site, potentially creating a highway safety issue.

Furthermore, the applicant should note that per table DG4 of the Leicestershire Highway Design Guide (LHDG) available at <https://resources.leicestershire.gov.uk/lhdg>, for a 30mph road, visibility splays of 2.4 x 43m need to be provided at both sides of the access.

The LHA have concerns regarding whether vehicular visibility from the access point is achievable due to third party land and the close proximity of a highway tree in the eastern direction of the access point. Therefore the LHA would prefer for the proposals to be amended to remove the additional parking so as not to intensify use of a substandard access.

Highway Safety

There has been one Personal Injury Collision (PIC) that has been recorded on Teign Bank Road within the most recent five-year period. The PIC was recorded as serious in severity and occurred approximately 350 metres away from the site. The LHA has given consideration to the circumstances of the PIC and does not consider that the development proposal would exacerbate the likelihood of further such incidents occurring.

Internal Layout

The LHA acknowledge that HMO's do not have specific parking standards as detailed within the LHDG, however, as per Section 3.151 of Part 3 of the LHDG, when assessing the proposals compared to a residential dwelling, the LHA would normally require three spaces for a dwelling with four or more bedrooms.

The LHA note there are three existing spaces on site. The proposed development would provide three more parking spaces meaning a total of six spaces would be available on site.

The LHA note that the extension of the access drive and increased parking provision is not necessary as the applicant has already demonstrated sufficient parking provision. The LHA request the applicant revise P W Peacock Drawing Number 1680/7 accordingly.

The parking spaces should measure a minimum of 2.4 x 5.5 metres with an additional 0.5 metre strip where bound by a wall/ hedge/ fence etc.

Date Received
26 March 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
16 April 2024