

**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.

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**APPLICATION DETAILS**

Planning Application Number: 24/00591/FUL

Highway Reference Number: 2024/0591/04/H/R1

Application Type: Full

Application Address: Unit 4 122 High Street Earl Shilton Leicester Leicestershire LE9 7LQ

Description of Application: Re-consultation. Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). New accessible ramps, installation of signage, parking and alteration to the property.

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**GENERAL DETAILS**

Planning Case Officer: Matt Jedruch

Applicant: Tim Haq

County Councillor: Cllr Richard Allen

Parish: Earl Shilton

Road Classification: Classified C

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**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 re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

*'Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). New accessible ramps, installation of signage, parking and alteration to the property.'*

The proposals are at Unit 4 122 High Street, Earl Shilton, Leicestershire, LE9 7LQ.

The LHA previously responded to the LPA on 3 July 2024 requesting further information which included:

- Off-street car parking spaces in accordance with Leicestershire Highway Design Guide (LHDG) standards; and
- Aisle widths in accordance with LHDG standards to ensure off-street car parking spaces can be accessed and egressed.

In response to the LHA's request the Applicant has provided the following document:

- Parking Plan, drawing number 329-(A)-GA-014 Rev A.

### **Internal Layout**

The LHA have reviewed 'Parking Plan', drawing number 329-(A)-GA-014 Rev A and make the following comments.

The Applicant has demonstrated on 'Parking Plan', drawing number 329-(A)-GA-014 Rev A, off-street car parking space dimensions in accordance with Paragraph 3.165 of Part 3 of the LHDG, this is welcomed by the LHA.

However, the LHA noted the following within their previous observations provided to the LPA on 3 July 2024:

*'Figure DG13 goes onto state that there should be a minimum aisle width of 6m to ensure vehicles can access and egress the spaces, the LHA currently have concerns regarding the usability of the spaces in their current form.'*

However, the above does not seem to have been addressed as demonstrated within Figure 1 below.

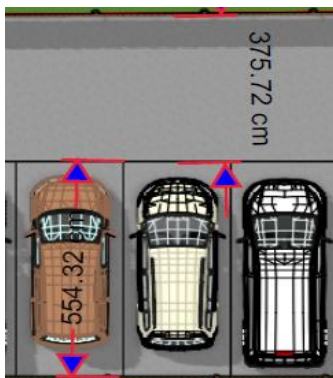


Figure 1

As demonstrated above, Figure 1 shows an aisle width of 3.75m. As such, the LHA have concerns relating to the useability of the off-street car parking spaces in their current form.

The LHA notes the over provision of off-street car parking spaces at the site when compared to Paragraph 3.151 of Part 3 of the LHDG and would again request the Applicant re-assesses the off-street car parking at the site.

The Applicant could provide a scaled, vehicle swept path analysis drawing demonstrating vehicles can access and egress the spaces in order to mitigate the LHA's concerns. This should preferably

demonstrate three spaces with the left and right spaces occupied, with a large family vehicle accessing and egressing the middle space.

**Date Received**  
**6 August 2024**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**9 August 2024**