

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: 23/00857/FUL

Highway Reference Number: 2023/0857/04/H

Application Address: 7 Stapleton Lane Kirkby Mallory Leicester Leicestershire LE9 7QJ

Application Type: Full

Description of Application:

Demolition of existing bungalow and erection of two new bungalows

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Titan Properties

County Councillor: Ross Hills

Parish: Peckleton

Road Classification: Unadopted / Private

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 on a planning application at 7 Stapleton Lane, Kirkby Mallory for the demolition of existing bungalow and erection of two new bungalows.

The LHA acknowledges the relevant planning history at the site which is noted below:

- 23/00858/FUL | Demolition of existing bungalow and erection of new bungalow | 7 Stapleton Lane Kirkby Mallory Leicester Leicestershire LE9 7QJ - awaiting decision

Site Access

The applicant has suggested that the site access is via an existing access onto the private access road south of the junction of Stapleton Lane. The private access road links onto Stapleton Lane. Stapleton Lane is an unclassified road subject to a 30mph speed limit.

The applicant forms suggests that there no alterations are proposed to the existing access arrangement.

On the basis of the plans at our disposal, it would appear that the site does not have a common boundary with the adopted highway on Stapleton Lane providing vehicular access to the site. A revised red line boundary drawing should therefore be submitted.. Information on the public highway extents can be obtained by contacting hre@leics.gov.uk .

There is an existing brick boundary wall on the northern side of the site adjacent to Stapleton Lane. This boundary wall may impact the visibility splays for vehicles exiting the northern plot of vehicles approaching from the west along Stapleton Lane. Approximately 400m west of the site along Stapleton Lane there is a highway sign in accordance with the Traffic Signs Regulation and General Directions (TSRGD) which states, "Unsuitable for motor vehicles". Therefore the likelihood of vehicles travelling east along Stapleton Lane and turning right into the private access road is low. Therefore the LHA have no concerns with the access arrangements proposed.

Highway Safety

Two Personal Injury Collisions (PICs) have been recorded in the locality in the last five years that occurred within 500 metres in either direction of the proposed access. One was classified as "slight" and the other classified as "serious" in severity. The LHA has considered the circumstances of the above PICs and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

The acceptability of the proposals would, however, be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2023).

Trip Generation

Due to the quantum of development proposed, no trip generation assessment is required.

Internal Layout

The size and layout of parking spaces should be in accordance with Figure DG13 of Part 3 of the LHDG. Parking spaces should measure 2.4 metres by 5.5 metres, with 0.5 metres added to each side bound by a wall, fence, hedge, line of trees, etc.

Each property has 2 bedrooms and therefore requires a minimum of 2 car parking spaces in accordance with Section DG13 of the LHDG.

No turning facilities are proposed on site. Nevertheless, due to the private access road, Stapleton Lane's unclassified nature and road safety record (see 'Highway Safety' section) the LHA does not consider the provision of such facilities to be necessary.

Date Received
9 October 2023

Case Officer
Robyn Green

Reviewer
RD

Date issued
27 October 2023