

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: 23/00625/FUL

Highway Reference Number: 2023/0625/04/H/R1

Application Address: The Limes Derby Road Hinckley Leicestershire LE10 1QF

Application Type: Full

Description of Application:

Re-consultation. Increase the number of occupants from 23-bed HMO (sui generis) to 40-bed HMO (sui generis) with associated works

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Dr Davie Kananda

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class C

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 advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) previously requested within its observations dated 19 July 2023 information on how parking provision would be allocated within the site between residents/ staff and managed in the event that an additional 17 bedrooms were going to be provided. The LHA also sought clarification why additional parking provision was not considered necessary by the Applicant.

Internal Layout

The Applicant has advised that the HMO would be used exclusively by company care staff, all of whom rely on public transport for their daily commute. As a result, there will be no increase in the number of cars associated with the property, and the usage of car parking spaces will remain unchanged.

The LHA advise that while it could not advise a condition for occupiers of the HMO to exclusively used public transport, generally there is a lower demand for car parking at HMO's. In addition, the LHA would consider the site to be in a transport sustainable location and is approximately a 265m walk from bus stops with frequent services between Leicester and Nuneaton and approximately 650m walk from the town centre. Traffic Regulation Orders are also in force in the area to prevent inappropriate parking.

Nevertheless, the LHA would advise that the parking provision shown on drawing number BLL-GA-EX is conditioned to remain in perpetuity, given there is also potential for visitors to the site, or for some future occupiers of the proposed development to own a car.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with drawing number BLL-GA-EX. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Date Received
29 August 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
30 August 2023