

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: 24/00387/FUL

Highway Reference Number: 2024/0387/04/H/R1

Application Address: 84 Leicester Road Hinckley Leicestershire LE10 1LT

Application Type: Full

Description of Application: Re-consultation. Erection of four detached bungalows and associated works.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Paul Morris

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class B

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 115 of the National Planning Policy Framework (December 2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been re-consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the erection of four detached bungalows and associated works at 84 Leicester Road, Hinckley.

The LHA previously advised within its observations dated 1st May 2024 that the access to Plot 3 would be preferable via the shared private drive in order to avoid the likelihood of vehicles reversing in to or out of Leicester Road and to reduce the number of access points along the road. The LHA considered the proposals would then be consistent with the other planning applications for six/ seven dwellings at the site, whereby all plots were accessed off the shared private drive. In addition, it was questioned whether the car turntable for Plot 3 would become redundant given the layout of the parking area.

The Applicant has subsequently submitted dci architecture ltd drawing number 11 Rev A (Planning Drawing 1 of 3) with a view to resolving the LHA's previous comments.

Site Access

dcf architecture ltd drawing number 11 Rev A details that Plot 3 will now be accessed via the shared private drive which would serve the other three proposed dwellings on the development. This is considered acceptable to the LHA. It is advised that the existing dropped kerbs on Leicester Road fronting the site (the garden area to Plot 30) which would become redundant as a result of the proposals will require removal and re-instatement of full height kerbs. The LHA advise this could be secured by means of a suitably worded condition as suggested further below.

Highway Safety

The LHA previously advised that there had been two recorded Personal Injury Collisions within 500m either side of the site access. The LHA advise it considers the proposals are unlikely to exacerbate the existing situation and welcomes the removal of the direct access to Plot 3 from Leicester Road in order to keep the number of access points to a minimum.

Internal Layout

dcf architecture ltd drawing number 11 Rev A provides details of the internal layout of the site. The LHA advise that it considers the parking and turning provision for all plots to be acceptable.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with dcf architecture ltd drawing number 11 Rev A. 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 (December 2023).

2. Prior to the occupation of Plot 3 hereby permitted, the existing vehicular access Leicester Road that becomes redundant as a result of this proposal (fronting the garden to Plot 3) shall be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (December 2023).

3. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of five metres of the highway boundary, nor shall any be erected within a distance of five metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2023).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
- To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

Date Received
21 May 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
22 May 2024