

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: 24/00476/FUL

Highway Reference Number: 2024/0476/04/H

Application Address: 87B And 87C High Street Barwell Leicester Leicestershire LE9 8DS

Description of Application: Change of use from two dwellinghouses Class C3 to Childrens Care Home Class C2

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Hussein Essajee

County Councillor: Ross Hills

Parish: Barwell

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 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) is in receipt of a full application for the change of use from two dwelling houses (Class C3) to a Childrens Care Home (Class C2) at 87B and 87C High Street, Barwell.

Site Access

The site is served by an existing dropped kerb access that leads onto High Street, a classified C road subject to a 30mph speed limit.

Figure DG17 of Part 3 of the Leicestershire Highways Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) states that for an access serving 2-5 dwellings – the access should be 4.25m wide for a minimum distance of 5m behind the highway boundary.

The existing access is in accordance with DG17 and suitable to serve the proposed change of use development.

Highway Safety

There have been three Personal Injury Collision (PIC's) that has been recorded on High Street within the most recent five-year period. Two PIC's were recorded as slight and one was recorded as serious in severity. The LHA has given consideration to the circumstances of the PIC's and does not consider that the development proposal would exacerbate the likelihood of further such incidents occurring.

Internal Layout

The internal layout of the proposals are detailed on Design Three Sixty Drawing Number 141-003. The LHA have assessed this plan alongside the submitted application form and note the applicant intends to retain provision of two parking spaces for the site.

Highway Requirements Part 4 of the LHDG states that the parking provision for a C2 dwelling should consist of one car space per three bedrooms plus one car space for each staff member on site. Information on the submitted planning statement shows there will be a minimum of two employees on site during the day at any time. The parking provision proposed is therefore short by one space.

Having regard to the nature of the development proposed, the extant use of the site, and the existing parking restrictions on High Street, the LHA consider that a shortage of one parking space is unlikely to lead to an increase in indiscriminate parking in the vicinity of the site.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with Design Three Sixty Drawing Number 141-003. Thereafter the onsite parking provision shall be kept available for such uses 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).

Date Received
21 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
11 June 2024