

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 24/00770/FUL

Highway Reference Number: 2024/0770/04/H

Application Address: Land West Of 1 Convent Drive Stoke Golding Leicestershire

Application Type: Full

Description of Application: Erection of a single self-build dwelling (C3) and detached garage with new access and parking (Revised scheme 23/01064/FUL)

GENERAL DETAILS

Planning Case Officer: Sullevan Archer

Applicant: Paul Cheater

County Councillor: Bertie Harrison-Rushton

Parish: Stoke Golding

Road Classification: Adopted Unclassified

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 consulted on full application 24/00770/FUL, for the erection of a single self-build dwelling and detached garage with new access and parking. The proposals are located at land West Of 1 Convent Drive Stoke Golding Leicestershire.

The LHA acknowledge the previous relevant planning application history at the site, submitted under 23/01064/FUL. The LHA previously advised approval subject to conditions and due to there being no amendments to the proposed access or parking arrangements the LHA continue to advise approval of the proposal subject to the conditions below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643. 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

3. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

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

Informative

Public Rights of Way (PROW)

The applicant should be aware that Public Bridleway T99 adjoins the northern boundary of the application site. The applicant should note that any changes to the existing boundary treatment currently separating the application site from the PROW must be approved by the LHA. The applicant should also implement measures prior to construction to ensure that users of Public Bridleway T99 are not exposed to any elements of danger associated with construction works.

Date Received
5 September 2024

Case Officer
Amy Stone

Reviewer
BD

Date issued
24 September 2024