

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: 23/01246/FUL

Highway Reference Number: 2023/1246/04/H/R1

Application Address: 7 Coventry Road Burbage Hinckley Leicestershire LE10 2HL

Application Type: Full

Description of Application:

Re-consultation. Single storey front extension, two storey rear extension and change of use of a single dwelling into 4 self-contained office units.

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr David Sperry

County Councillor: Cllr Amanda Wright

Parish: Burbage

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 is in receipt of a full application for a single storey front extension, two storey rear extension and change of use of a single dwelling into four self-contained office units at 7 Coventry Road, Burbage, Hinckley, Leicestershire.

Site Access

The applicant has indicated in the Design and Access statement that they propose to access the site via the existing Fairway Centre, which CMA Architecture Drawing Number 09 shows the access falls within the blue line boundary of land under the applicants control.

The LHA noted in the 24th January consultation response that an access width of 4.25 metres would be expected for this development to allow for two vehicles to safely pass in line with figure

DG17 of the Leicestershire Highways Design Guide Part 3 (LHDG). The access width is therefore in accordance with the LHDG.

The applicant should also note the existing vehicular access which would become redundant as a result of this proposal would need to be closed permanently and reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority.

Internal Layout

Highway Requirements for Development Part Four of the Leicestershire Highway Design Guide states there should be one car space per 25 square metres and a minimum of two spaces provided. After assessing CMA Architecture Drawing number 10, the LHA can confirm the proposed provision is in accordance with the aforementioned standards.

Per paragraph 3.165 of the LHDG the dimensions of the parking spaces should be a minimum of 5.5 x 2.4 metres. 0.5 metres should be added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side and 1 metre added if bounded on both sides. The LHA can confirm that the dimensions proposed on CMA Architecture Drawing number 10 are in accordance with the aforementioned guidance.

Conditions

1. No part of the development hereby permitted shall be first used until such time as the access arrangements shown on CMA Architecture Drawing number 09 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 first used until such time as the parking and turning facilities have been implemented in accordance with CMA Architecture Drawing Number 10. Thereafter the onsite parking and turning 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).

3. The new vehicular access hereby permitted shall not be used for a period of more than one month from first occupation of the development hereby permitted unless the existing vehicular access on Coventry Road that becomes redundant as a result of this proposal have been 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).

Date Received
12 February 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
16 February 2024