

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: 24/00293/FUL

Highway Reference Number: 2024/0293/04/H

Application Address: CeX 46 Castle Street Hinckley Leicestershire LE10 1DB

Application Type: Full

Description of Application: Change of use from Class E to mixed use (Class E & C3) and first floor rear extension

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr A Jahromi

County Councillor: Cllr Stuart Bray

Parish:

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), which seeks:

‘Change of use from Class E to mixed use (Class E & C3) and first floor rear extension.’

The proposals are at CeX 46 Castle Street, Hinckley, Leicestershire, LE10 1DB.

Proposals

The site affronts Castle Street which is a pedestrian zone with restricted access for motorised vehicles. The existing site comprises of a shop with storage areas to the rear and first floor (Class E use). The proposals would see a change of use to the first floor storage area to C3 usage, and a rear first floor extension. The first floor would then be C3 usage incorporating three x one bedroom flats (C3).

The Applicant is not proposing any off-street car parking. However, given the proposals are in a town centre location with multiple public car parks in the area, sustainable travel options to the site and a package of Traffic Regulation Orders on the network in the vicinity of the site in the form of double yellow lines in and around the area, the LHA does not consider the proposals even with no provision for off street car parking would generate inappropriate parking on the highway network in the vicinity of the site.

Given the above and the site specific circumstances, the LHA would not seek to resist the proposals on highway grounds.

Date Received
4 April 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
18 April 2024