

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: 24/00421/REM

Highway Reference Number: 2024/0421/04/H

Application Address: 130 Stamford Street Ratby Leicester Leicestershire LE6 0JU

Application Type: Reserved Matters

Description of Application: Approval of reserved matters (relating to appearance, landscaping, layout, scale, access, levels, waste and recycling) of outline planning permission (ref: 24/00030/OUT) for new residential dwelling.

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Max North

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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) are in receipt of application 24/00421/REM for the approval of reserved matters (relating to appearance, landscaping, layout, scale, access, levels, waste and recycling) of outline planning permission (ref: 24/00030/OUT) for a new residential dwelling at 130 Stamford Street, Ratby, Leicester.

The LHA acknowledges the relevant planning history at the site which is noted below:

24/00030/OUT - Outline planning permission for one new residential dwelling (all matters reserved)
– Approved January 2024.

Site Access

The site will be accessed from Stamford Street, an unclassified road subject to a 30 mph speed limit. The Applicant is proposing to utilise an existing wide access that currently provides not only access to 128 Stamford Street, but it appears also private off street car parking.

The LHA noted previously in response to 24/00030/OUT that the applicant should provide an access width of 4.25m for a minimum of 5m behind the highway boundary. The LHA have assessed Design Three Sixty Drawing Number 107-01 and note the applicant's proposal of a 5m wide access for a minimum of 5m behind the highway boundary.

Vehicular visibility to the southwest of the access is approximately 2.4m x 28m as opposed to 2.4m x 43m as per Table DG4 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at <https://resources.leicestershire.gov.uk/lhdg>. However given the highway terminates at this point, and given speeds are likely to be slower than the posted 30mph speed limit of the road, this is not of concern to the LHA.

Overall, the LHA consider the access proposal to be safe and suitable for the proposed development.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded along Stamford Street within the last five years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Internal Layout

The LHA have assessed Design Three Sixty Floor Plans and Elevations Drawing Number 107-01 and have noted that two bedrooms are proposed for the new residential dwelling. As such, two off-street car parking spaces would be in accordance with Paragraph 3.151 of Part 3 of the LHDG.

The Applicant has demonstrated on 'Design Three Sixty Floor Plans and Elevations Drawing 107-01 that two off street car parking spaces would be provided. The LHA deem the provision acceptable for the proposed development.

The parking spaces appear to measure a minimum of 4.8m in length, which is below the guidance within Paragraph 3.165 of Part 3 of the LHDG. Nevertheless, the LHA advises given the parking spaces are set back some distance from the highway boundary and an absolute minimum of 4.8m in length, it would not seek for additional length to be provided under the site specific circumstances.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Design Three Sixty Floor Plans and Elevations Drawing Number 107-01 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 Design Three Sixty Floor Plans and Elevations Drawing Number 107-01 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
9 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
16 May 2024