

**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: 24/00430/CONDIT

Highway Reference Number: 2024/0430/04/H

Application Address: Land West Of 24 Orton Lane Twycross Leicestershire

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 2 and 11 on planning application 21/00203/FUL. Amendments to plot 2, 8, 10 and 11.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Andrew Cartwright

County Councillor: Bertie Harrison-Rushton

Parish: Twycross

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:

No objection

No objection to Variation of Condition 2

No comments

Condition 11 was not advised by the Local Highway Authority (LHA) who therefore have no comments to make on these details.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application to vary conditions 2 and 11 attached to planning 21/00203/FUL.

The above granted approval of for a residential development of 16 dwellings including surface water attenuation basin at Land West Of 24 Orton Lane, Twycross, Leicestershire.

Condition 2

For the avoidance of doubt - Condition 2 states:

2. 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Plot 4 Floor Plans and Elevations Drawing No. 25e
- Plot 5 Floor Plans and Elevations Drawing No. 34d
- Plot 6 Floor Plans and Elevations Drawing No. 33d
- Plot 7 Floor Plans and Elevations Drawing No. 35d
- Plot 8 Floor Plans and Elevations Drawing No. 26f
- Plot 9 Floor Plans and Elevations Drawing No. 29f
- Plots 15 and 16 Floor Plans and Elevations Drawing No. 38b
- Plot 10 Floor Plans and Elevations Drawing No. 36d
- Plot 1 Floor Plans and Elevations Drawing No. 30d
- Plots 2 & 11 Floor Plans and Elevations Drawing No. 31d
- Plot 3 Floor Plans and Elevations Drawing No. 32e
- Site Location Plan Drawing No. 00b

received by the local planning authority on 12 February 2021

- Plot 14 Floor Plans and Elevations Drawing No. 37d
- Street scene Drawing No. 39e
- Materials and Boundary Treatments Drawing No. 43

received by the local planning authority on 2 March 2021.

- Drainage Layout Drawing No. 1836-SCE-00-00-DR-C-0001
- Plot 7 Floor Plans and Elevations Drawing No. 35e
- Plot 9 Floor Plans and Elevations Drawing No. 29g

received by the local planning authority on 19 April 2021;

- Proposed Site Plan Drawing No. 024k
- Block Plan Drawing No. 42b

received by the local planning authority on 26 June 2021;

- Double Garages Drawing No. 22a
- Single garages Drawing No. 15c
- Double Garage gable Drawing No. 16c

received by the local planning authority on 2 December 2021.

- Plots 12 & 13 Floor Plans and Elevations Drawing No. 44a

received by the local planning authority on 7 December 2021

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Highways Comments:

The LHA have assessed the following plans in conjunction with plans previously approved under 21/00203/FUL

Plot 2 & 11 Planning Drawing Rev. 31F
Plot 8 Planning Drawing Rev. 26G
Plot 10 Planning Drawing Rev. 36G

After assessing the plans, the LHA understand the main changes proposed include different window sizes, lighting and glazing.

The LHA note there is a no change in the parking layout, and there is still enough space for vehicles to park clear of the highway which ensures parking provision for the development is still in accordance with paragraph 3.151 of the Leicestershire Highway Design Guide (LHDG).

The LHA note that changes do not increase the amount of bedrooms proposed and therefore do not increase the need for increased parking provision.

Overall, the amended proposals still meet access and parking requirements the LHA requires for the proposed dwelling. The LHA therefore have no objection to the application to vary condition 2.

Date Received
9 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
22 May 2024