

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00729/FUL

Highway Reference Number: 2026/0729/04/H

Application Address: 11 Danehill Ratby Leicester Leicestershire LE6 0N

Application Type: Full

Description of Application: Erection of a single storey dwelling and associated alterations to existing dwelling (re-submission of 25/00201/FUL)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr D Lovegrove

County Councillor: Groby & Ratby ED - 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 Policy TR6(4) of the National Planning Policy Framework (2026), 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 re-consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Erection of a single storey dwelling and associated alterations to existing dwelling (re-submission of 25/00201/FUL).'

The proposals are at 11 Danehill, Ratby, Leicestershire, LE6 0NG.

The LHA have reviewed the following documents as part of these observations:

- Application Form
- Proposed Site Plan and Floor Plan, drawing number 24-63.02 Rev F
- Covering Letter dated 10 August 2026.

These proposals are a re-submission of 25/00201/FUL which was for a proposed self-build and custom-build bungalow and associated infrastructure and alterations and partial demolition to existing property. The LHA advised approval in matters relating to the highway on 2 March 2026. The LPA subsequently refused the application on non-highway grounds. However, the Applicant appealed the proposals and they were subsequently allowed by the Planning Inspectorate on 16 July 2026.

The Applicant has stated with the covering letter that the only difference is the removal of the self-build requirement of the development, as this will offer greater flexibility to the current owners. Whilst the submitted plan has a different revision number, all matters relating to the highway remain the identical.

Given the above, the LHA are satisfied that their previous observations still apply and are valid. As such, the LHA would not seek to resist the development subject to the following condition.

Condition

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements and onsite parking have been provided as shown on Proposed Site Plan and Floor Plan, drawing number 24-63.02 Rev G have been implemented in full. Thereafter the access and onsite parking provision shall be kept available for such use in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may do so in a slow and controlled manner and 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 general highway safety and in accordance with the National Planning Policy Framework (2026).

Informative

- Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
1 September 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
11 September 2026