

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: 23/00521/FUL

Highway Reference Number: 2023/0521/04/H

Application Address: Cottage Farm Barr Lane Higham On The Hill Nuneaton Leicestershire CV13
6AW

Application Type: Full

Description of Application:

Proposed conversion and extension of existing garage to new dwelling, new pergola and boundary with associated access, parking, landscaping and solar panel

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Bill Angus

County Councillor: Bertie Harrison-Rushton

Parish: Higham on the Hill

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on an application for the 'proposed conversion and extension of existing garage to new dwelling, new pergola and boundary with associated access, parking, landscaping and solar panel' at Cottage Farm, Barr Lane, Higham On The Hill, Nuneaton, Leicestershire.

Site Access

The Applicant proposes no changes to the existing access on Barr Lane which is an adopted unclassified road subject to a 30mph speed limit.

The LHA deem the access suitable for the proposed development.

Highway Safety

No Personal Injury Collisions (PICs) have been recorded within 500m of the site within the most recent five-year period. The LHA therefore have no existing highway safety concerns regarding this location.

Internal Layout

Internally, the LHA would require two parking spaces for a dwelling with up to three bedrooms and three spaces for a dwelling with four or more.

Parking spaces should measure a minimum of 2.4 x 5.5 metres with an additional 0.5 metre strip where bound by a wall/ hedge/ fence etc.

The LHA have reviewed the Proposed Site Layout (drawing number 22-05-PL05) which shows sufficient parking and turning facilities for three vehicles. The LHA deem the parking arrangement acceptable and have advised a suitable condition below.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with the 'Proposed Site Layout' drawing number '22-05-PL05'. Thereafter the onsite parking (and turning) provision shall be kept available for such use 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 (2021).

Date Received
12 June 2023

Case Officer
Irfan Patel

Reviewer
BD

Date issued
29 June 2023