

**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: 24/00645/CONDIT

Highway Reference Number: 2024/0645/04/H

Application Address: Land South Of Markfield Road Ratby Leicestershire

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 2 (approved plans) to planning permission 20/00462/FUL. Addition of single garage to plots 89 and 90

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr D. Walgate

County Councillor: Cllr Ozzy O'Shea

Parish: Ratby

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 (approved plans)

Background

The Local Highway Authority (LHA) has been consulted on a planning application to vary condition 2 (approved plans) to planning permission 20/00462/FUL to provide single garages to plots 89 and 90, of planning permission 20/00462/FUL at Land South Of Markfield Road, Ratby, Leicestershire.

Planning application 20/00462/FUL was granted full permission on 04 May 2021.

The Applicant has submitted the following documents in support of this application:

Advice to Local Planning Authority

- Application Form, dated 25 June 2024.
- BRP Architects drawing titled 'Location Plan' drawing no. C170-BRP-00-00-DR-A-0199-P04.
- BRP Architects drawing titled 'Proposed Site Plan' drawing no. C170-BRP-00-00-DR-A-0150-P01.
- BRP Architects drawing titled 'Garage Single' drawing no. C170-BRP-00-XX-DR-A-0280-P04.

Condition 2

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

Drgs No: C170 0198-P02 (Existing site plan) and House Types contained in the following Drgs No: C170 0200-P02; 0210-P02; 0220-P02; 0221-P02; 0222-P02; 0223-P02; 0230-P02; 0231-P02; 0232- P02; 0233-P02; 0234-P02; 0235-P02; 0236-P02; 0240-P02; 0241-P02; 0242-P02; 0250-P02; 0251- P02; 0252-P02; 0260-P02; 0261-P02; 0263-P02; 0280-P02; and 0281-P02 all received by the local planning authority on 15 May 2020.

House Types contained in the following Drgs No: C170-BRP-00-XX-DR-A-0262-P04; 0270-P04; 0271- P04 and 0282-P04 all received by the local planning authority on 4 June 2020.

Proposed Drainage Strategy Drg No: MRRD-BSP-ZZ-XX-DR-C-240 Rev P03 received on 3 August 2020.

Proposed Site Access Drg No: MRRL-D-0001-P05; Location Plan Drg No: C170-0199-P03; Green Infrastructure Area Drg No: C170-01030P06 and House Types in Drg No: C170-0230-P03; 0232-P03 and 0236-P03 all received on 31 August 2020.

Soft Landscaping Plan Drg No: DNS 01.3E; Proposed Site Plan Drg No: 0100-P16 Rev 16; Proposed Tenure Mix Drg No: C170-0104-P07 Rev 07; Proposed Refuse Strategy Drg No: C170-0105-P05 Rev 05; Boundary Treatment Plan Drg No: C170-0106-P05 Rev 05 and Proposed Tree Planting Drg No: C170-0107-P04 Rev 04 received on 21 October 2020.

REASON: To ensure a satisfactory appearance and impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Highways Comments:

The LHA has reviewed the drawing titled 'Garage Single' drawing no. C170-BRP-00-XX-DR-A-0280-P04 which demonstrates the proposed garage dimensions as 6m by 3m, which is in line with the guidance set out in Part 3, paragraph 3.200 of the Leicestershire Highway Design Guide (LHDG).

Therefore, the LHA have no objection to the variation of condition 2.

Date Received
18 July 2024

Case Officer
Harry McNicholas

Reviewer
DH

Date issued
8 August 2024