

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: 23/01047/FUL

Highway Reference Number: 2023/1047/04/H

Application Address: 5A Dragon Lane Newbold Verdon Leicester Leicestershire LE9 9NG

Application Type: Full

Description of Application:

Change of use from residential dwelling (C3) to a 10 bedroom HMO (Sui-Generis)

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Scott Wheatley

County Councillor: Ross Hills

Parish: Newbold Verdon

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:

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

The Local highway Authority (LHA) have been consulted on an application for the change of use from a residential dwelling (C3) to a 10-bedroom House in Multiple Occupation (HMO) (Sui-Generis) at 5A Dragon Lane Newbold Verdon Leicester Leicestershire LE9 9NG.

The LHA are aware of a previous application at the site (22/00429/COU) for the change of use from a residential care home to a single dwelling which was permitted by the Local Planning Authority (LPA) on 5th May 2022.

The site is accessed off Dragon Lane, with is a 'C' classified road subject to a 30mph speed limit. The Applicant proposes to utilise the existing dropped kerb access to the existing residential dwelling.

The Applicant states within the submitted 'Parking Provision Details', dated 1st November 2023, that they plan to retain the existing four off-road parking spaces which were in use when the

property was formerly a care home. This will accommodate staff on site, including during shift changeover and a visitor vehicle. This was in line with the guidance set out in the Highway Requirements for Development (HRfD) (available at: <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/22/Highway-requirements-for-development-part-4-parking-standards.pdf>) which states that residential care homes should have a parking provision of one car space per four bedrooms, plus one car space for each staff member on site. The Applicant states in the Application Form, submitted 3rd November 2023, that there will be an equivalent of five full-time employed at the site. In email communications to the LHA dated 30th November 2023 the Applicant stated that there will be two members of staff working on site at any one time with a third at each end of shift handover during standard office hours and two members of staff on site, at any one time outside of standard office hours.

The LHA acknowledge that HMO's do not have specific parking standards as detailed within the LHDG however, as per Section 3.151 of Part 3 of the LHDG, when assessing the proposals compared to a residential dwelling, the LHA would normally require 3 spaces for a dwelling with four or more bedrooms. This would therefore be in accordance with the guidance set out in the LHDG.

The LHA do note however that the proposed parking space dimensions indicated within the submitted 'Parking Provision Details Plan', of 2.4m by 4.8m, are not in accordance with the guidance set out in the LHDG which states that parking dimensions should measure a minimum of 2.4m by 5.5m. However, it is in accordance with the minimum requirements set out in the Manual for Streets. Therefore, the LHA are satisfied with the information provided by the Applicant.

The Applicant also proposes the provision of some secure cycle parking, which is welcomed in order to promote sustainable transport choices for residents.

Conditions

1. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2021).

2. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with the parking Provision Details Plan received by the Local Planning Authority on 2 November 2023. Thereafter the onsite parking 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Date Received
8 November 2023

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
6 December 2023