

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: 23/00733/FUL

Highway Reference Number: 2023/0733/04/H

Application Address: 2 Paddock Lane Burbage Hinckley Leicestershire LE10 2JD

Application Type: Full

Description of Application:

Construction of two detached bungalows with associated parking, garage, amenity space, EV charging point and other works

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr P Collis

County Councillor: Cllr Amanda Wright

Parish: Burbage

Road Classification: Unadopted / Private

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on full application 23/00733/FUL which is for the construction of two detached bungalows with associated parking, garage, amenity space, EV charging point and other works. The proposals are at 2 Paddock Lane, Burbage, Hinckley, Leicestershire, LE10 2JD.

The LHA note the Applicant refers to an extant permission under 12/00952/FUL for one dwelling which is within the red line for this proposed scheme which was permitted on 7 January 2013.

Site Access

The LHA note the site is approximately 53m away from the public highway at the end of Paddock Lane. It is also noted the site accesses the public highway onto Coventry Road, approximately 27m to the northeast of the junction of Coventry Road/Victoria Road. Coventry Road is an adopted, unclassified road subject to a 30mph speed limit.

It would appear that as part of the 12/00952/FUL scheme, access arrangement amendments at Coventry Road/Paddock Lane were submitted and approved. No such amendments have been submitted as part of this scheme and do not yet appear to have been implemented as of April 2023.

The LHA believe the submitted scheme would take the amount of dwellings accessing the public highway via Paddock Lane to six. As such, the Applicant should provide a detailed, scaled access drawing for the junction of Coventry Road/Paddock Lane in accordance with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at:

<https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2022/3/18/Part-3-design-guidance-interim.pdf>

As with the previously permitted scheme 2m by 2m pedestrian visibility splays should also be provided at the access of Coventry Road/Paddock Lane.

Access surfacing should be hard-bound for a minimum of 5m behind the highway boundary to prevent the potential depositing of loose materials in the interest of highway safety.

The Applicant should provide adequate drainage at the site entrance. This is to ensure surface water does not drain into the Public Highway in the interest of high safety. This can be achieved by way of condition.

Highway Safety

There has been one Personal Injury Collisions (PIC's) recorded within 500m in either direction of the site access in the last five years.

A single PIC in five years could be considered to be an isolated incident, therefore the LHA considers that the development proposal would not exacerbate the likelihood of further such incidents occurring. However, the acceptability of the proposals would, however, be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2021).

Internal Layout

The Applicant is proposing two x three bedroom dwellings. The LHA have reviewed 'Proposed Site Plan', drawing number PL-10 and find the proposals to be in accordance with Paragraphs 3.151 (Quantum of Parking Spaces), 3.165 (Park Space Dimensions) and Figure DG13 (On-Site Turning) of Part 3 of the LHDG.

The LHA note that whilst the garages do not conform to Paragraph 3.200 of Part 3 of the LHDG in terms of length, given there is adequate provision to the front of the garages, and the distance from the public highway, the LHA would seek no amendments in these site specific circumstances.

Date Received
8 August 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
29 August 2023