

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: 24/01067/FUL

Highway Reference Number: 2024/1067/04/H

Application Address: Land Rear Of 42-44 Main Street Carlton Leicestershire

Application Type: Full

Description of Application: Erection of detached bungalow and garage

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr D Bream

County Councillor: Bertie Harrison-Rushton

Parish: Carlton

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 116 of the National Planning Policy Framework (2024), 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 detached bungalow and garage.’

The proposals are at land rear of 42-44 Main Street, Carlton, Leicestershire.

There have been several previous applications at the site detailed below:

- 17/01003/FUL - Rebuilding of existing garage and erection of new bungalow – The LHA referred the LPA to previous observation provided under 13/00837/OUT on 9 October 2017. The LPA approved the proposals on 1 December 2017.

- 13/00837/OUT - Erection of two dwellings (outline - access and layout) – The LHA advised approval with conditions on 19 December 2013. However, the LPA refused the scheme on non-highway grounds on 27 December 2013.

The LHA have reviewed the following documents as part of this application:

- Application Form;
- Site Location Plan;
- Existing and Proposed Site Plans; drawing number DPM936/01
- Block Plan, drawing number DPM936/001;
- Proposed Detached Bungalow, drawing number DPM936/02;
- Design and Access Statement; and
- Planning Statement.

The 'Planning Statement' indicates this is the re-submission of the 17/01003/FUL application given this application is no longer extant. The LHA have reviewed the documents for both 24/01067/FUL and 17/01003/FUL and finds this to be the case.

Given the above, the LHA finds it unreasonable to request any further information. The LHA would request the same conditions relating to the highway be imposed as per the 17/01003/FUL application which are listed and updated below.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access, parking and turning arrangements as shown on Existing and Proposed Site Plans, drawing number DPM936/01 and have been implemented in full and kept available for such use in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway. Also to enable vehicles to enter and leave the site in a forward direction 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, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2024).

2. The development hereby permitted shall not be occupied until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024)

3. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (2024).

Date Received
1 April 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
24 April 2025