

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: 24/00591/FUL

Highway Reference Number: 2024/0591/04/H

Application Address: Unit 4 122 High Street Earl Shilton Leicester Leicestershire LE9 7LQ

Application Type: Full

Description of Application: Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). External insulation and render to property, new accessible ramps, installation of signage, parking and alteration to the property.

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Tim Haq

County Councillor: Richard Allen

Parish: Earl Shilton

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 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) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Change of use and conversion of commercial/offices property (Class E) to short term let serviced apartments (Class C1). External insulation and render to property, new accessible ramps, installation of signage, parking and alteration to the property.'

The proposals are at Unit 4, 122 High Street, Earl Shilton, Leicestershire, LE9 7LQ.

There has been one previous application at the site detailed below:

22/00967/FUL - Proposed change of use from office to 4 x flats, reposition of entrance door, provision of new windows and rendering to the front elevation, internal alterations and associated alterations to the rear garden. The LHA advised approval with conditions on 7 November 2022. The Local Planning Authority (LPA) subsequently granted the proposals on 27 March 2023.

The LHA have reviewed the submitted documents as provided on the LPA's website, these include:

- Application Form;
- Parking Plan, drawing number 329-(A)-GA-014;
- Proposed Ground Floor Plan;
- Proposed First Floor Plan;
- Proposed Second Floor Plan; and
- Block Plan, drawing number 329-(A)-GA-002.

Site Access

Vehicular access to the site is proposed from Mary's Street, which is a private road connecting to the adopted highway at High Street, which is a C classified road subject to a 30mph speed limit.

No amendments are proposed to the existing access arrangements which is accepted by the LHA as it is considered the change of use is unlikely to significantly intensify the level of traffic to / from the site when considered against the extant use of the site which is commercial / offices property (use class E).

Highway Safety

Based on the latest available data to the LHA, there have been two recorded Personal Injury Collision's (PIC's) within 250m either side of the junction of Mary's Street with High Street. These occurred to the north of the site in April 2021 and October 2022, these both involved vehicles losing control and resulted in serious injuries.

The LHA have investigated the above PIC's and cannot find any patterns or trends within the data. As such, the LHA would conclude the proposals are unlikely to exacerbate the current highway situation.

Internal Layout

The Applicant is proposing to convert and change the use of the building to nine short term let serviced apartments. From the information provided, there appears to be eight x one-bedroom apartments and one x two bed apartments.

The LHA have reviewed drawing 'Parking Plan', drawing number 329-(A)-GA-014, and make the following comments.

Drawing 'Parking Plan', drawing number 329-(A)-GA-014 demonstrates it is the Applicants intention to provide 11 off-street car parking spaces including two disabled spaces. Whilst this would accord with Paragraph 3.151 of Part 3 of the Leicestershire Highway Design Guide (LHDG) in terms of the quantum of spaces, they do not however accord with Paragraph 3.165 (car parking space dimensions) or Figure DG13 (on-site turning) of Part 3 of the LHDG.

Paragraph 3.165 of Part 3 of the LHDG states that car parking spaces should be a minimum of 2.4m x 5.5m, 0.5m should be added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, 1m if bounded on both sides. Figure DG13 goes onto state that there should be a minimum aisle width of 6m to ensure vehicles can access and egress the spaces, the LHA currently have concerns regarding the usability of the spaces in their current form.

As such, the LHA would ask the Applicant to reconsider the off-street car parking arrangements, and provide a revised scaled drawing demonstrating off-street car parking in accordance with LHDG standards.

Links

LHDG - <https://resources.leicestershire.gov.uk/lhdg>

Date Received
21 June 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
3 July 2024