

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: 25/01059/FUL

Highway Reference Number: 2025/1059/04/H

Application Address: Moorbeck 7 Butt Lane Close Hinckley Leicestershire LE10 1LF

Application Type: Full

Description of Application: Erection of 2 semi-detached dwellings (re-submission 22/00612/FUL)

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Scott Halborg

County Councillor: Cllr Michael Mullaney

Parish:

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 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 consulted by Hinckley & Bosworth as the Local Planning Authority (LPA) on a full application for the extension and alterations to an existing dwelling and the erection of two semi-detached dwellings at Moorbeck, 7 Butt Lane Close, Hinckley, LE10 1LF. The LHA understand the application is a resubmission of application reference 22/00612/FUL, which was for the same proposals.

The LHA advised approval subject to conditions to application reference 22/00612/FUL and the LPA granted planning permission on 3 November 2022. The LHA note that the submitted Planning Statement details the proposals are identical to those granted planning permission by the LPA in 2022.

The LHA has reviewed the following documents submitted by the Applicant in support of the proposals:

- Application Form;
- Location Plan, drawing number 00-101;
- Site Layout, drawing number 00-102 Rev A;
- Street Scene Elevations, drawing number 02-101 Rev A;
- Planning Statement;
- Parking Provision Statement;
- Proposed Layout, drawing number 00-102 Rev A;
- House Type 3 – Ground Floor Plan, dated October 2022;
- House Type 3 – First Floor Plan (revised), dated October 2022;
- House Type 3 – Second Floor Plan (revised), dated October 2022;
- Design & Access Statement, dated 16 April 2007;
- Proposed Plans and Elevations – House Type 2, drawing number 01-303; and
- Proposed Plans and Elevations – House Type 3, drawing number 01-101.

Note – The LHA have included hyperlinks to relevant sections of the [Leicestershire Highway Design Guide](#) (LHDG) within this report. These are identified in bold, underlined and in blue text.

Site Access

Butt Lane Close is an unadopted road which joins the public highway at the junction with Butt Lane which is an adopted unclassified road subject to a 20mph speed limit. The LHA observe that Butt Lane Close is approximately 7.5 metres wide at the junction with Butt Lane.

The LHA are satisfied that the access from Butt Lane Close onto Butt Lane is safe and suitable for the proposed development and that the proposal will not lead to an unacceptable intensification during the AM and PM highway peak hours.

Highway Safety

There have been no recorded personal injury collisions on Butt Lane Close or within the vicinity of the access on Butt Lane in the previous five years. Therefore, the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

The Applicant proposes two semi-detached dwellings consisting of one three-storey, four-bed dwelling and one two-storey, three-bed dwelling. The LHA will refer to the four-bed dwelling as House A and the three-bed dwelling as House B.

The Applicant proposes the provision of one garage and one off-road parking space to serve House A. The LHA advise that the parking provision is substandard and does not accord with [Table 28](#) of the LHDG which states that a four-bedroom dwelling should be served by at least three off-street parking spaces. The LHA can confirm that the proposed garage for House A accords with Part 3, Paragraph 3.200 of the LHDG and the proposed parking space accords with [Figure 44](#) of the LHDG.

To serve House B, the Applicant proposes the provision of one garage located at the rear of the site which the LHA confirm accords with the [LHDG](#) whereby a standard single garage should measure 6m x 3m, with a minimum door width of 2.3m. The parking space at the front of House B appears to be only 4.3 metres long and therefore cannot be classed as a parking space. [Figure 44](#) of the LHDG states that parking spaces should be at least 5.5m in length.

Therefore, there is a parking shortfall of one space for House A and one space for House B.

Notwithstanding the above the LHA acknowledge that the proposed development is located over 80 metres from the public highway and therefore it is unlikely that the proposal will lead to vehicles parking on the public highway. The LHA also recognise that the proposed development is located close to Hinckley Town centre and offers good access to services that can be accessed via sustainable travel methods.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with 'Site Layout, drawing number 00-102 Rev A'. 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 (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Date Received
17 December 2025

Case Officer
Emma Peacock

Reviewer
BD

Date issued
15 January 2026