

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: 24/00387/FUL

Highway Reference Number: 2024/0387/04/H

Application Address: 84 Leicester Road Hinckley Leicestershire LE10 1LT

Application Type: Full

Description of Application: Erection of four detached bungalows and associated works.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Paul Morris

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Class B

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 Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a full application for the erection of four detached bungalows and associated works at 84 Leicester Road, Hinckley.

The LHA are aware of a number of planning applications at the site including:

- 14/00908/FUL – Two dwellings (completed);
- 17/00096/FUL – Seven dwellings (withdrawn);
- 17/01294/FUL – One dwelling (refused);
- 17/01297/FUL – Seven dwellings (resubmission of 17/00096/FUL) (refused); and
- 21/00981/FUL – Six dwellings (refused)

Where the applications were refused by the LPA, the refusal reasons were on matters not relating to highways. The Applicant appealed application references 17/01297/FUL and 21/00981/FUL, the appeals were dismissed.

Site Access

DCI Architecture Ltd. drawing number 11 provides details of the site access arrangements as well as the site layout. Access to all plots is proposed off Leicester Road, a B classified road (B4668) subject to a 30mph speed limit.

Plots 1, 2 and 4 would be accessed via an existing point of access, which is the same arrangement accepted by the LHA as part of applications 17/01297/FUL and 21/00981/FUL. Plot 3 would be accessed via the same access point proposed as part of application 17/01294/FUL.

However, the LHA note that a car turntable is now part of the latest proposals to enable vehicles to access and egress the site in a forward gear. Given the layout of Plot 3 requires vehicles to park in a tandem arrangement in order for the turntable to operate effectively, the LHA consider that should the vehicle parked in the garage be required whilst a vehicle is parked in front of the garage, that vehicle would have to park on the highway in order for the turntable to be operated. The LHA consider that occupiers may simply park two cars over the turntable and reverse in to or out of the parking spaces, which could result in the turntable becoming redundant and vehicles reversing on to or off Leicester Road.

Furthermore, the LHA advise that Part 1, Paragraph 1.30 of the Leicestershire Highway Design Guide (LHDG) states in respect of access to A- and B-class roads that:

'If access to a development can be gained off a minor or side road, you should normally consider this option as preferable (with improvements to the junction of the minor side road with the main road as necessary)'.

The LHA advise that access to Plot 3 would therefore be preferable via the shared private drive in order to avoid the likelihood of vehicles reversing in to or out of Leicester Road and to reduce the number of access points along the road. The proposals would then be consistent with the other applications for six/ seven dwellings at the site, whereby all plots were accessed off the shared private drive.

Highway Safety

Based on available records to the LHA, there have been two Personal Injury Collisions occur within 500m either side of the site access points within the last five years. Both were recorded as slight and occurred in 2020. The first occurred close to the junction of Eastwoods road and involved two vehicles travelling in opposite directions along Leicester Road. The second occurred close to the access to Plot 3, however no report has been received from the Police which outlines the details.

Internal Layout

DCI Architecture Ltd. drawing number 11 provides details of the site layout.

Three bedrooms are proposed for each plot, therefore two car parking spaces are required in accordance with Part 3, Para. 3.151 of the LHDG. The LHA advise Plots 1 and 2 have a sufficient level of parking without the need to use the proposed garage. Plots 3 and 4 would require the use of a garage. The LHA can confirm garage dimensions for all plots meet the dimensions stated within Part 3, Para. 3.200 of the LHDG. Overall, the LHA is therefore satisfied that there is sufficient parking provision in respect of all plots. The LHA is also satisfied that there is sufficient turning provision within the site serving Plots 1, 2 and 4.

Whilst the Applicant has stated that the access road serving Plots 1, 2 and 4 would remain in private ownership, for the avoidance of doubt, this would not be considered for adoption by the LHA.

Date Received
30 April 2024

Case Officer
Ben Dutton

Reviewer
DH

Date issued
1 May 2024