

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: 25/01234/FUL

Highway Reference Number: 2025/1234/04/H

Application Address: 59 Main Street Peckleton Leicester Leicestershire LE9 7RE

Application Type: Full

Description of Application: Change of use from residential dwelling (class C3) to small children's care home (class C2) for up to two residents.

GENERAL DETAILS

Planning Case Officer: Sophie Iliffe

Applicant: Bhatt

County Councillor: Mallory ED - Mark Bools CC

Parish: Peckleton

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) have been consulted on an application for the 'change of use from residential dwelling (class C3) to small children's care home (class C2) for up to two residents at 59 Main Street Peckleton Leicester Leicestershire LE9 7RE.

The LHA has reviewed the following submitted documents as part of this response:

- *Application Form*
- *Existing Plans - 2025/098/01A (March 25)*
- *Proposed Plans - 2025/098/02A (March 25)*

Trip Generation

The proposed development seeks to provide a change of use from a three bedroom dwelling to a two bedroom children's care home. Whilst employment (carer) details have not been provided, the LHA note from other planning applications that level of staffing is not anticipated to alter the character or volume of traffic at the development site.

The LHA consider that the proposed development would operate akin to a dwelling and therefore consider that the proposed development would not result in a significant, if any, increase in two-way trips.

Site Access/Internal Layout

The LHA note from the submitted Application Form that no changes are proposed to the existing access arrangements fronting Main Street which is an adopted, classified road subject to a 30mph speed limit imposed by street lighting and 7.5t weight restriction.

The LHA notes no changes are to be made to the highway-related internal layout of the property, however one bedroom will change to a sensory room resulting in a reduction of one bedroom and the site being a two bedroom property.

The existing access comprises of a direct frontage access whereby, from the Application Form, the Applicant is proposing to retain three parking spaces in a tandem arrangement.

Parking spaces in a tandem arrangement should not exceed two spaces and should measure 2.4 x 6.0m. The LHA therefore considers only two parking spaces can therefore be provided on site but noting that the site is described as for up to two residents, this would be an acceptable level of parking.

Highway Safety

The LHA has reviewed its Personal Injury Collision (PIC) data for the previous five years and there have been three recorded collisions within 500m of the site access, however none were recorded in close proximity of the site.

Therefore, the LHA is satisfied that the change of use proposal would not exacerbate the likelihood of further such incidents occurring.

Conditions

1. The development hereby permitted shall not be occupied until such time as parking and turning facilities have been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite parking and turning provision shall be kept available for such uses 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Date Received
22 January 2026

Case Officer
Emily Holmes

Reviewer
DG

Date issued
2 February 2026