

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: 23/00510/REM

Highway Reference Number: 2023/0510/04/H

Application Address: 20 Ashby Road Stapleton Leicester Leicestershire LE9 8JB

Application Type: Reserved Matters

Description of Application:

Approval of Reserved Matters (Appearance, landscaping and scale) for outline application 21/01069/OUT for 4 residential dwellings

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Rick Morris

County Councillor: Ross Hills

Parish: Peckleton

Road Classification: Class A

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of a Reserved Matters application 23/00510/REM relating to the outline application 21/01069/OUT. As part of this reserved matters application appearance, landscaping, and scale is to be determined relating to the outline permission. However, there are amendments to the indicative layout considered under Outline application 21/01069/OUT which will be considered as part of this application.

Site Access

Access arrangement were approved as part of 21/01069/OUT.

Internal Layout

The LHA have reviewed the documents provided as part of the Reserved Matters application and find the information provided accords with Paragraphs 3.151 (Quantum), 3.165 (Parking Dimensions), 3.200 (Garage Dimensions) and Figure DG13 of Part 2 of the Leicestershire Highway Design Guide (LHDG) for all plots.

Given the above the LHA consider the proposals acceptable subject to the condition below, and conditions attached to 21/01069/OUT.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan, drawing number PL 02B. Thereafter the onsite parking and turning 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 (2021).

Date Received
1 June 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
22 June 2023