

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: 24/00098/FUL

Highway Reference Number: 2024/0098/04/H

Application Address: 8 Stapleton Lane Kirkby Mallory Leicester Leicestershire LE9 7QJ

Application Type: Full

Description of Application:

Proposed front porch, rear conservatory, rear dormers to create loft space, render and alterations to existing dwelling, garage conversion to workshop, new single storey stable and change of use of outbuilding for business use.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr G. Dudek

County Councillor: Ross Hills

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 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 is in receipt of a full application for a proposed front porch, rear conservatory, rear dormers to create loft space, render and alterations to the existing dwelling, garage conversion to a workshop and change of use of an outbuilding for business use. The proposed development is at 8 Stapleton Lane Kirkby Mallory Leicester Leicestershire LE9 7QJ.

Site Access

AMLI Design Architectural Consultancy Ref 8SL/2024 indicates the proposed access arrangements for this development. The Design Statement states the stables will be accessed via the existing front drive and rear gate.

Table DG4 of the LHDG shows vehicular visibility splays are required at the site access in accordance with the stated 30mph speed limit for Stapleton Lane. These splays should measure 2.4m by 43m in both directions and should not cross third-party land.

The western access drive on Stapleton Lane is in accordance with Table DG4. The eastern access drive is not in accordance with Table DG4 because the visibility from this access point is less than the required 43 metres in the eastern direction due to the proximity of the access point to a bend.

The LHA would expect the western access drive onto Stapleton Lane to be 4.25 metres wide to allow for two way traffic at the access point. The current width could lead to a vehicle reversing and waiting on Stapleton Road whilst a vehicle exits the site, potentially creating a highway safety issue. Therefore the applicant should seek to widen the western access drive to allow two way traffic at the access point.

The LHA wish for further information to be provided on the usage of the rear gate on Bosworth Road as an access point for this development, as in the interests of highway safety, the LHA generally seeks to keep the number of accesses and potential conflict points from the highway to a minimum.

Internal Layout

In the submitted Design and Access Statement – the applicant states there will be a maximum of four people attending the care farm on any day. The application form states there are currently eight parking spaces on site.

The LHA would ask the applicant to provide further information as to whether the maximum four people attending site is inclusive of staff and students and a staffing rota to ensure that there is sufficient parking provision for all staff and site users.

Date Received
9 February 2024

Case Officer
Oliver Rivera

Reviewer
DH

Date issued
26 February 2024