

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: 24/00512/REM

Highway Reference Number: 2024/0512/04/H

Application Address: Lyndale Lindridge Lane Desford Leicester Leicestershire LE9 9GN

Application Type: Reserved Matters

Description of Application: Approval of Reserve Matters (Appearance, landscaping, layout, scale) for outline application 23/00445/OUT (Outline Application for proposed erection of 4 dwellinghouses with associated garages (All matters reserved except for access))

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr S Raju

County Councillor: Cllr Peter Bedford

Parish: Desford

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 (LHA) are in receipt of a reserved matters application for approval of reserve matters (appearance, landscaping, layout and scale) for outline application 23/00445/OUT. The LHA acknowledges the relevant planning history at the site which is noted below.

- 22/00569/OUT - Outline application for proposed erection of up to 4 no. dwellinghouses with associated garages (all matters reserved except for access) – Withdrawn
- 23/00445/OUT - Outline application for proposed erection of up to 4 no. dwellinghouses with associated garages (all matters reserved except for access) – Approved August 2023.

Highway Safety

There has been one reported Personal Injury Collision within 500 metres in all directions of the site access in the previous five years. This was recorded as being 'serious' in severity and occurred approximately 120 metres north of the proposed access. While the PIC is regrettable, the LHA are satisfied that there are no patterns in the data which could be exacerbated by the proposed development.

Trip Generation

Given the quantum of development proposed, an assessment of the developments trip generation is not required by the LHA.

Internal Layout

The LHA note the applicant's proposal for a speed table near the junction. The LHA note drivers would not expect a speed table immediately after turning into the site access. This could also lead to drivers turning into the access slower than expected affecting drivers travelling behind on the main road and potentially causing a road safety issue. The LHA believe the 90-degree bend in the road should reduce speed sufficiently that a speed table would be unnecessary.

The LHA request that the applicant submits an amended drawing removing the proposed speed table.

On the basis that each dwelling would have 4 or more bedrooms, three parking spaces would be required to serve each dwelling.

The internal layout is detailed under R3 Design Developments Ltd Drawing Number 24.323.01. The LHA note that two vehicular parking spaces per dwelling are shown on the submitted plan and assume the applicant intends for the garages shown to count towards parking provision for each plot. In order to count towards parking provision, the garages should be in accordance with Paragraph 3.200 of the LHDG.

The LHA have assessed R3 Design Developments Ltd Drawing Numbers 24.323.02 – 23.323.05 which shows the floor plans for each plot including the garage dimensions for each plot. The garages measured on the drawings are 6m x 6m which is in accordance with Paragraph 3.200 of the LHDG. The LHA is satisfied that there is sufficient parking provision for each plot. The LHA also note there is space within the curtilage of each proposed dwelling for three cars to park and access/egress the site in a forward gear.

Date Received
30 May 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
17 June 2024