

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00391/FUL

Highway Reference Number: 2026/0391/03/H

Application Address: 7 Station Road Ratby Leicester Leicestershire LE6 0JQ

Application Type: Full

Description of Application: Conversion of existing 5 bed semi into 2 separate dwelling houses (retrospective)

GENERAL DETAILS

Planning Case Officer: Faizal Jasat

Applicant: Mr Will Lindsay

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Ratby

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) has been consulted by the Local Planning Authority (LPA) on an application for the conversion of existing 5 bed semi into 2 separate dwelling houses located at 7 Station Road, Ratby, Leicester, LE6 0JQ.

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

- Application Form;
- Location Plan;
- Design & Access Statement;
- Photo demonstrating division of properties;
- Block Plan;
- Existing & Proposed Front Elevations;
- Existing Ground Floor Plan;
- Proposed Ground Floor Plan;

- Existing First Floor Plan; and
- Proposed First Floor Plan.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](#)) within this report. These are identified in bold, underlined and in blue text.

Highway comments

The LHA understand from the submitted documents that the Applicant purchased the property last year and has since discovered that the previous owner had converted the two separate dwellings, number 7 and 7a, into one dwelling without planning permission. Therefore, the Applicant is submitting a retrospective planning application to convert the one dwelling into two separate dwellings.

The dwelling consists of five bedrooms. The Applicant is proposing to create three bedrooms within no.7 and two bedrooms within no.7a.

The LHA conducted a site visit on 11 June 2026 and noted the on-street parking bays fronting the property and neighbouring properties.

In accordance with [Table 28](#) of the LHDG, a dwelling with up to three bedrooms should have a minimum of two parking spaces.

There appears to be no apparent designated parking spaces for properties 7 and 7a but the LHA are aware that this is an existing situation.

The LHA notes from the Existing Ground Floor Plan that no. 7a has a garage that will be removed to form a kitchen/diner which will result in the loss of one parking space.

As a result of the garage being removed, there is no off-street parking facility to access, therefore the LHA require full height kerbs to be reinstated, the H-bar marking removed and the lining for the parking bays either side to be joined up.

With the removal of the garage at no. 7a resulting in a decrease of one parking space, the LHA is satisfied that this would not lead to an unacceptable impact on highway safety taking into account the on-street parking bays. There are also Traffic Regulation Orders (such as double and single yellow lines) on the surrounding roads that would discourage inconsiderate parking.

Condition

Prior to the conversion of the existing garage to residential use the Applicant shall submit a scheme detailing the removal of the existing dropped kerbs and the reinstatement of full height kerbs; the removal of the H bar marking and the continuation of the lining of the parking bays to the LPA for agreement in writing. Thereafter the approved scheme shall be implemented in full within three months of the garage conversion.

REASON: In the interests of highway and pedestrian safety in accordance with the National Planning Policy Framework (2024).

Date Received
2 June 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
22 June 2026