

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: 24/00156/HOU

Highway Reference Number: 2024/0156/04/H

Application Address: The Hawthorns Leicester Lane Desford Leicester Leicestershire LE9 9JJ

Application Type: Householder

Description of Application:

Two storey front extensions and attached double garage/outbuilding

GENERAL DETAILS

Planning Case Officer: Richard Wright

Applicant: Mr Christopher Chambers

County Councillor: Cllr Peter Bedford

Parish: Desford

Road Classification: Class B

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 115 of the National Planning Policy Framework (December 2023), 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 full application for two storey front extensions and an attached double garage/outbuilding at The Hawthorns, Leicester Lane, Desford.

Site Access

The site has two access points leading onto Leicester Lane, a classified B road (B582) subject to a 40 mph speed limit.

Figure DG17 of Part 3 of the Leicestershire Highways Design Guide ([LHDG] available at

<https://resources.leicestershire.gov.uk/lhdg>) states that for an access serving a single dwelling – the access should be 2.75m wide for a minimum distance of 5m behind the highway boundary. Both access points are therefore in accordance with DG17.

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, however, the LHA understand that both accesses are existing and would not seek to object to the proposal on this basis.

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded within the vicinity of the site within the last 5 years. The LHA therefore advise there are no pre-existing highway safety concerns in the vicinity of the site which could be exacerbated by the proposed development.

Internal Layout

In accordance with Part 3, Paragraph 3.151 of the LHDG, three car parking spaces are required for four (or more) bedroom dwellings. The internal layout is indicated on the submitted drawing titled Ashley Thomas Architecture drawing number 101.

The LHA has reviewed the drawing and note the three parking spaces shown by the applicant within the proposed double garage/outbuilding for vehicles to park. The internal dimensions of the double garage and the existing garage as measured on the plan is in accordance with paragraph 3.200 of the LHDG. The LHA are satisfied that there is sufficient space within the proposed development site for three vehicles to park and access/egress the site in forward gear.

Date Received
21 February 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
13 March 2024