

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: 23/01064/FUL

Highway Reference Number: 2023/1064/04/H/R1

Application Address: Land West Of 1 Convent Drive Stoke Golding Leicestershire

Application Type: Full

Description of Application: Re-consultation. Erection of a single dwelling (C3) and detached garage with new access and parking

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Paul Cheater

County Councillor: Bertie Harrison-Rushton

Parish: Stoke Golding

Road Classification: Adopted Unclassified

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 (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of full application 23/01064/FUL for the erection of a single dwelling (C3) and detached garage with new access and parking at Land West of 1 Convent Drive, Stoke Golding.

The LHA provided comments on outline application 23/1064/FUL on 14 December 2023 at the same site requesting further information pertaining to pedestrian visibility and fencing. The applicant has submitted the following documents for consideration as part of this application.

- Andrew Moore Architectural Services 'Proposed 2 Bedroom Bungalow and Garage' Drawing Number 1643.

- Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643.
- Proposed Visibility Splays 1643/VS2 uploaded to the planning portal on 13 June 2024
- Proposed Pedestrian Visibility Splays 1643/VS2 uploaded to the planning portal on 13 June 2024

Site Access

The proposed access is on Convent Drive which is an adopted unclassified road subject to a 30mph speed limit.

The LHA advised in its consultation response to 23/01064/FUL dated 14 December 2023 that as to accord with Part 3, Paragraph 3.192 of the Leicestershire Highway Design Guide ([LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>) the proposed access should have a minimum width of 2.75 metres with 0.5 metres added to either side of the access if it is bounded by a wall, fence, hedge, line of trees or other similar obstruction. The access should be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway.

The LHA have assessed Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643 and note the width and surfacing of the access is in accordance with Figure DG17 of the LHDG.

The LHA previously asked the applicant to provide 1.0 x 1.0 metre by 1.0 x 1.0 metre pedestrian visibility splays on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway, as per Part 3, Figure DG17 of the LHDG. The LHA also advised the fence fronting the pedestrian footway be reduced to 0.6m along its length to enable vehicle visibility in the western direction.

Whilst the pedestrian visibility splays have been drawn incorrectly, the LHA believe that 1.0 x 1.0 metre by 1.0 x 1.0 metre pedestrian visibility is now achievable at the site access due to the relocation of the previous fencing shown in assessed Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643. The LHA therefore have no objection to the site access proposals.

Highway Safety

Based on available records to the LHA, there have been no recorded Personal Injury Collisions on Covent Drive in the previous five years.

Internal Layout

The Applicant has displayed a proposed parking provision of three parking spaces which includes a garage to serve the proposed three bedroom dwelling. The LHA confirm the proposed parking provision accords with Part 3, Paragraph 3.151 of the LHDG.

The LHA previously advised that as to accord with Part 3, Paragraph 3.165 of the LHDG the parking spaces should have minimum dimensions of 2.4 metres x 5.5 metres, with 0.5 metres added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and one metre added if bounded on both sides.

The parking spaces appear to measure a minimum of 5.0m in length, which is below the guidance within Paragraph 3.165 of Part 3 of the LHDG. Nevertheless, the LHA advises given the parking spaces meet absolute minimum requirements of 4.8m in length, it would not seek for additional length to be provided under the site-specific circumstances.

The LHA have assessed Andrew Moore Architectural Services Proposed 2 Bedroom Bungalow and Garage Drawing Number 1643 and can confirm the single garage shown is in accordance with Part 3, Paragraph 3.200 of the LHDG. The LHA therefore have no objections to the proposed site parking arrangements.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643 have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with Andrew Moore Architectural Services 'Proposed New Dwelling and Garage Site Layout' Drawing Number 1643. Thereafter the onsite parking provision shall be kept available for such uses 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

3. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (December 2023).

Date Received
24 June 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
03 July 2024