

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: 23/00625/FUL

Highway Reference Number: 2023/0625/04/H

Application Address: The Limes Derby Road Hinckley Leicestershire LE10 1QF

Application Type: Full

Description of Application:

Increase the number of occupants from 23-bed HMO (sui generis) to 40-bed HMO (sui generis) with associated works

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: Dr Davie Kananda

County Councillor: Cllr Michael Mullaney

Parish: Hinckley

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) is in receipt of a consultation for a full application to increase the number of occupants within a House of Multiple Occupation (HMO) from 23 to 40 at The Limes, Derby Road, Hinckley.

Site Access

No amendments are proposed to the existing site access arrangements off Derby Road, a C classified road subject to a 30 mph speed limit. This is accepted by the LHA.

Highway Safety

Based on available records to the LHA, there have been four Personal Injury Collisions (PIC's) along Derby Road within the last five years. One PIC was recorded as serious, which involved a vehicle and a pedestrian, while three were recorded as slight. Of these PIC's one involved a vehicle and a pedestrian which occurred immediately to the northwest of the access, one involved a turning vehicle and a cyclist and one involved a turning vehicle and a pedestrian.

The LHA consider it is unlikely that the proposals would exacerbate the existing situation.

Trip Generation

Given the scale of the proposed development, the Applicant would not be required to undertake a detailed analysis of the anticipated level of vehicle trips which could be generated.

Internal Layout

The submitted application form states there are currently 23 parking spaces within the site and that no changes are proposed. It is also stated that there would be no additional employees as a result of the proposals.

The LHA is mindful of application reference 22/00611/FUL for the change of use of the premises from a 40 bed care home (Use Class C2) to 23-bed HMO (sui generis), which was granted planning permission by the Local Planning Authority on 22 December 2022.

The LHA request clarity on how parking provision would be allocated within the site between residents/ staff and managed in the event an additional 17 bedrooms were provided and why additional parking provision is not considered necessary by the Applicant. Following clarification of this, the LHA will be in a position to issue a further response to the planning application.

Date Received
4 July 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
19 July 2023