

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: 23/01245/HOU

Highway Reference Number: 2023/1245/04/H

Application Address: Wiseacre Leicester Lane Desford Leicester Leicestershire LE9 9JJ

Application Type: Householder

Description of Application:

Raising of existing roof to create two storey property, single storey and two storey side, rear and front extensions, new boundary treatments and landscaping. (resubmission of 20/00870/FUL)

GENERAL DETAILS

Planning Case Officer: Satbir Jandu

Applicant: Mr and Mrs D Patel

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 is in receipt of a full application for the raising of an existing roof to create a two storey property, single storey and two storey side, rear and front extensions, new boundary treatments and landscaping.

The LHA are aware this is a resubmission of 20/00870/FUL after providing comments to the Local Planning authority on the previous consultation. This application was approved by the LPA on 6 November 2019.

Site Access

The applicant proposes to use the existing access to the property which leads out onto Leicester Road, a classified B road (B582) subject to a 40 mph speed limit.

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 width of the access is therefore in accordance with the aforementioned guidance, therefore the LHA have no objection to the continued use of the existing access.

Internal Layout

In accordance with Part 3, Paragraph 3.151 of the LHDG, three car parking spaces are required for four bedroom dwellings. The internal layout is indicated on David Granger Architectural Design Limited drawing number 19.3676.42 A. The LHA has reviewed this drawing and is satisfied that there is sufficient space within the curtilage of the proposed development for more than three cars to park and access/egress the site in a forward gear.

Conditions

1. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (December 2023).

Date Received
11 January 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
25 January 2024