

**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: 23/01165/FUL

Highway Reference Number: 2023/1165/04/H

Application Address: Granville Gardens Care Home Granville Gardens Hinckley Leicestershire
LE10 0JD

Application Type: Full

Description of Application:

Conversion of an existing office space into a new en-suite bedroom and additional parking space
(Retrospective)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Steve Day

County Councillor: Cllr Stuart Bray

Parish:

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 consultation for a full application for the conversion of an existing office space into a new en-suite bedroom and additional parking space (retrospective) at Granville Gardens Care Home, Granville Gardens, Hinckley.

The LHA acknowledges the relevant planning history at the site which is noted below:

21/00912/FUL - Demolition of existing buildings, erection of a 67 bedroom residential care home (use class C2) and sports pavilion - Approved January 2022.

Site Access

Details of the existing access are shown on Anotherkind Architects Studio drawing number 23048-02-909_P1. Access to the site is off Granville Gardens, an unclassified cul de sac subject to a 30mph speed limit. The Applicant is proposing to re-use the existing dropped kerb access which serves the existing care home.

The existing access is approximately six metres in width. Visibility splays of 2.4 x 20 metres can be achieved to the northwest of the access, and splays of 2.4 x 43 metres to the southeast. Given that the northwestern visibility extends to the junction of Granville Gardens with Coventry Road (B4666), this is considered acceptable to the LHA. Overall, the LHA considers the access arrangements to be in general accordance with Part 3 of the Leicestershire Highway Design Guide [LHDG] available at <https://resources.leicestershire.gov.uk/lhdg>).

Highway Safety

Based on records available to the LHA, there have been no Personal Injury Collisions recorded along Granville Gardens within the last five 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

The LHA approved of planning application 21/00912/FUL which allowed for the provision of 23 car parking spaces. This was after the applicant had undertaken a TRICs parking demand assessment in order to ascertain the level of parking demand generated by the care home and the bowls club. The applicant proposes to increase the existing car parking provision by one space to 24 car parking spaces.

The applicant previously stated that 23 car parking spaces would adequately cater for the maximum level of parking generated by the proposed care home, as well as the 11 existing car parking spaces for the bowls club, with a surplus of two parking spaces.

After assessing Anotherkind Architects Studio drawing number 23048-02-909_P1 and the Design and Access Statement provided by the applicant, the LHA accept that the proposed additional space improves the car parking ratio whilst also catering for the additional bedroom. The LHA therefore have no objection to the increased parking provision.

Condition

1. Within three months of the date of permission of this application, the parking and turning facilities shall have been implemented in accordance with Anotherkind Architects Studio drawing number 23048-02-909_P1. Thereafter the onsite parking and turning 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 and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

Date Received
14 December 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
5 January 2024