

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: 23/00332/FUL

Highway Reference Number: 2023/0332/04/H

Application Address: Land South Of Poplar Terrace Congerstone Leicestershire

Application Type: Full

Description of Application:

Erection of additional dwelling to the north of land south of poplar terrace.

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Adrian Newberry

County Councillor: Bertie Harrison-Rushton

Parish: Shackerstone

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 (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on full application 23/00332/FUL for the erection of an additional dwelling to the north of land south of poplar terrace.

There have been a number of applications at the site, these have been based on variations of five dwellings at the site. This application seeks a sixth dwelling on what was previously approved as open space under 20/00444/FUL.

Site Access

The dwelling would be situated approximately 85m along a private drive where it connects to the public highway via Dovecot Close. Whilst the proposals bring the total number of dwellings to six via the access approved under 20/00444/FUL, where the private road joins the public highway is suitable for six dwellings as per Table DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG).

Given the above the LHA would not seek to resist the proposals on access grounds.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs along the entire length of Dovecot Close within the last five years. The LHA therefore believe the proposed development should not exacerbate the existing highway safety situation.

Internal Layout

The Applicant is proposing to erect a detached three bedroom dwelling with integrated garage. As such the dwelling should provide two off street car parking spaces as per Paragraph 3.151 of Part 3 of the Leicestershire Highway Design guide (LHDG).

The LHA have reviewed 'Plot 6 - Proposed Plans and Elevations', drawing number 5188/AN/21/024P1 Rev P1 and find the garage is not in accordance with Paragraph 3.200 of Part 3 of the LHDG. This states that to be counted towards parking provision, a single garage should be 6m by 3m. However, the LHA note there is adequate space to the front of the dwelling for two vehicles. Given the above, the LHA would not seek any garage amendments.

Taking all of the above into consideration the LHA would not seek to resist the application.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking has been implemented in accordance with Plot 6 - Proposed Plans and Elevations, 'drawing number 5188/AN/21/024P1 Rev P1. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) 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 (2021).

Date Received
17 April 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
4 May 2023