

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: 23/00308/OUT

Highway Reference Number: 2023/0308/04/H/FSA

Application Address: 9 Mill Drive Ratby Leicester Leicestershire LE6 0JH

Description of Application:

Outline planning application for single residential dwelling and creation of access to the rear (all matters reserved - access only) (Revised Scheme- 22/00510/OUT)

GENERAL DETAILS

Planning Case Officer: Alex Jelley

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 (LHA) refers the Local Planning Authority (LPA) to current standing advice provided by the Local Highway Authority dated September 2011.

The LHA note this is a revised scheme of planning application number 22/00510/OUT which was refused by the LPA on non-highway grounds on 12 September 2022.

The LHA advise the LPA to consider the following:

- A shared access for two dwellings should be a minimum of 4.25m wide for at least 5m behind the highway boundary; add 0.5m width for each side bounded by a wall, fence, hedge, line of trees or other similar obstruction. Access surfacing should be hard-bound for a minimum of 5m behind the highway boundary to prevent the potential depositing of loose materials onto the highway. Drainage should be provided within the site so that surface water does not drain onto the public highway.
- The applicant is proposing to erect a two bedroom dwelling. As such the applicant should provide two off street car parking spaces in line with the guidance contained within the Leicestershire Highway Design Guide (LHDG). The LPA should also consider the quantum of parking for the original dwelling.
- Car parking spaces should be a minimum parking size 2.4m x 5.5m; add 0.5m width for each side bounded by a wall, fence, hedge, line of trees or other similar obstruction as per paragraph

3.188 of the LHDG. Garages should be 3m by 6m for a single garage and 6m by 6m for a double garage if they are to be counted as a parking space.

Date Received
4 April 2023

Case Officer
Irfan Patel

Reviewer
BD

Date Issued
19 April 2023