

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: 23/01045/FUL

Highway Reference Number: 2023/1045/04/H

Application Address: The Old Forge 13 - 15 Park Street Market Bosworth Nuneaton Leicestershire
CV13 0LL

Application Type: Full

Description of Application:

Proposed alteration to existing three storey dwelling (Use Class C3) and existing working Forge (Use Class B2) and convert the existing forge buildings to provide for an additional two-bedroom dwelling house at The Old Forge, Park Street, Market Bosworth

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Ms Mary Jacques

County Councillor: Bertie Harrison-Rushton

Parish: Market Bosworth

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 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 (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 23/01045/FUL for the proposed alteration to existing three storey dwelling (Use Class C3) and existing working Forge (Use Class B2) converting the existing forge buildings to provide for an additional two-bedroom dwelling house at The Old Forge, Park Street, Market Bosworth.

The LHA are aware of application reference 22/00473/FUL for a proposed extension and alteration to existing three storey dwelling (Use Class C3) and existing working Forge (Use Class B2) to form a five bedroom hotel with parking and associated facilities at the same site, the LHA advised no objection subject to conditions and the application was granted planning permission by the Local Planning Authority on 22 December 2022.

Site Access

The Applicant proposes no changes to the existing access as stipulated by the application form. This is consistent with the previous application (22/00473/FUL) for this site.

The access leads onto Park Street which is an adopted 'C' classified road subject to a 30mph speed limit that runs in a one-way direction from west to east. Along Park Street on the side of the proposed development are double yellow lines in the carriageway.

The existing access appears to be approximately three metres wide with gates that abut the public footway. The LHA advise that they would prefer to see an access width that enables vehicles to pass at the access and also gates that are setback a sufficient distance that would enable vehicles to wait clear of the carriageway and footway whilst the gates are operated.

Notwithstanding the above, given that Park Street is a one-way street and has parking restrictions on the side of the site the LHA are satisfied that if a vehicle has to wait to enter the site it would not be unsafe for the vehicle to stop the flow of traffic whilst another vehicle exited the site. The LHA request that the Applicant considers either relocating the gates so that they are set further back from the highway or to remove the gates altogether to reduce the risk of pedestrians having to walk in the road.

The LHA acknowledge that the access is existing and that the proposed development does not represent a significant intensification of traffic movements at the access and therefore the access arrangements are safe and suitable for the proposed development.

Highway Safety

Based on available records to the LHA, there have been no reported Personal Injury Collisions on Park Street in the previous five years. The LHA are satisfied that there are no patterns in the data which could be exacerbated by the proposals.

Internal Layout

The applicant proposes to convert the existing forge buildings to provide for an additional two bed dwelling in addition to the existing 4 bed dwelling in place. The applicant also proposes to add one additional car parking space alongside the two currently in place, as detailed on Cronin Development Consultancy Ltd drawing number P-050 Rev. I.

Whilst the LHA would prefer a proposal offering two off road parking spaces for the additional two bed dwelling - it is acknowledged that there is good access to bus services and that there is a public parking area located close by as well as on-street parking.

The LHA are therefore satisfied that the proposal offers good opportunities to promote the use of sustainable travel methods and confirm that the proposed parking provision is acceptable.

The LHA advise that as to accord with Part 3, Paragraph 3.165 of the Leicestershire Highway Design Guide (LHDG) parking spaces should have minimum dimensions of 2.4 metres x 5.5 metres, with 0.5 metres added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and one metre added if bounded on both sides.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Cronin Development Consultancy Ltd drawing number P-050 Rev. I. Thereafter the onsite parking provision shall be so maintained 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
9 November 2023

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
15 November 2023