

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: 21/00356/FUL

Highway Reference Number: 2021/0356/04/H/R3

Application Address: 22 Elwell Avenue Barwell Leicestershire LE9 8FH

Application Type: Full

Description of Application:

Re-consultation. Erection of 2 dwellings

GENERAL DETAILS

Planning Case Officer: Ella Casey

Applicant: Mr Peter Barker

County Councillor: Richard Allen

Parish: Barwell

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 109 of the National Planning Policy Framework (2019), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been re-consulted on application 21/00356/FUL which is for the erection of 2 dwellings on land adjacent to 22 Elwell Avenue, Barwell, Leicestershire, LE9 8FH. The LHA previously responded to the application on 14 April 2021, 5 May 2021 and 26 May 2021 and requested further information from the applicant, this included:

- Confirmation of the amount of bedrooms for the existing dwelling.
- Achievable visibility splays for the existing dwelling.

Site Access/Internal Layout

Having reviewed the information provided on drawing number DB/BB/21/03/02 Rev C the LHA make the following comments.

Existing dwelling

The LHA are satisfied the off street parking provision is in accordance paragraph 3.173 of the Leicestershire Highway Design Guide (LHDG).

The Applicant has indicated there is a shortfall to the visibility splay in a south-eastern direction. Given that speeds are likely to be lower due to the nature of the road, and the prevalence of on street parking in the area, speeds are likely to be lower than stated. As such the LHA deem that a 2.4m by 33m visibility splay in a south-eastern direction is acceptable in this instance.

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements, visibility splays and parking arrangements for plot 1, plot 2 and the existing dwelling as shown on Proposed Floor Plans, Elevations & Site Plan, drawing number DB/BB/21/03/02 Rev C have been implemented in full.

REASON: To ensure a safe and suitable form of access to the site, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, and 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, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
3 June 2021

Case Officer
Neal Chantrill

Reviewer
VV

Date issued
18 June 2021