

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/R1

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: Cllr Janice Richards

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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application. Under the current Covid-19 situation we would ask that any such work is carried out in accordance with the latest Government guidance.

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 and requested further information from the applicant.

Site Access/Internal Layout

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

Existing Dwelling

It appears the visibility splays shown on drawing number DB/BB/21/03/02 Rev A have been drawn incorrectly.

The visibility splays should be drawn from the centre of a proposed access, 2.4m back from the kerb line to an end point 1m within the carriageway. The Applicant should ensure the visibility splay is through the Applicant's or highway land and does not go through any third party land outside the Applicant's control. As such the Applicant should submit a revised scaled drawing demonstrating achievable visibility splays using the criteria above.

The LHA can confirm that the off street parking provision is in accordance with paragraph 3.188 of the Leicestershire Highway Design Guide if the existing dwelling has either 2 or 3 bedrooms. However, as per the LHA's previous observations submitted to the Local Planning Authority (LPA) on 14 April 2021, the applicant should confirm the current amount of bedrooms at the existing dwelling. The Applicant should provide this information in order for the LHA to assess whether the proposed development is safe and suitable for all users in accordance with paragraph 108 of the National Planning Policy Framework (NPPF).

Plot 1

The LHA can confirm access and internal layout conforms to LHDG standards.

Plot 2

As outlined in the LHA's previous observations submitted to the Local Planning Authority (LPA) on 14 April 2021, the Applicant has not demonstrated achievable vehicle visibility splays in both directions as per figure DG4 of the Leicestershire Highway Design Guide (LHDG) for plot 2. This information is required in order for the LHA to assess whether the access is safety and suitable for all users in accordance with paragraph 108 of the National Planning Policy Framework (NPPF). This should be provided on a revised scale drawing using the criteria as outline in paragraph 2 of the 'Existing Dwelling' section.

Date Received
22 April 2021

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
5 May 2021