

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

Application Address: 22 Elwell Avenue Barwell Leicestershire LE9 8FH

Application Type: Full

Description of Application:

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) is in receipt of full application 21/00356/FUL which seeks the erection of 2 dwellings at 2 Elwell Avenue Barwell Leicestershire LE9 8FH.

Site Access/Internal Layout

The site is at the junction where Bradgate Road meets Elwell Avenue. Both roads are adopted, unclassified roads subject to 30mph speed limits.

Existing dwelling

The existing dwelling is to have a newly created access onto Elwell Avenue, approximately 17m to the East of Bradgate Road. The Applicant has not demonstrated achievable vehicle visibility splays in both directions as per figure DG4 of the Leicestershire Highway Design Guide (LHDG), this can be found at <https://resources.leicestershire.gov.uk/lhdg>.

The Applicant should also provide 1m by 1m pedestrian visibility splays within the site access as per table DG20 of the LHDG. As such the Applicant should submit a revised scaled drawing demonstrating both achievable vehicle visibility splays and pedestrian visibility splays.

It has not been made clear within the application as to how many bedrooms the existing dwelling has. Paragraph 3.173 of the LHDG states that dwellings with 4 or more bedrooms should ideally provide 3 off street car parking spaces. Dwellings with 3 bedrooms should ideally provide 2 off street car parking spaces. As such the Applicant should provide this information so the LHA can confirm if the quantum of off street car parking is sufficient.

Plot 1

Plot 1 will utilize the existing, albeit amended access. Whilst the Applicant has provided an acceptable quantum of off street car parking, the Applicant will need to provide 1m by 1m pedestrian visibility splays within the site access as per table DG20 of the LHDG. As such the Applicant should provide a revised scale drawing demonstrating this.

Plot 2

Plot 2 is onto Bradgate Road, approximately 15m away from the junction with Elwell Avenue. The Applicant has demonstrated an acceptable quantum of off street car parking. However, paragraph 3.188 of the LHDG states:

Minimum parking space sizes and aisle widths are shown in Figure DG16. Minimum parking size 2.4m x 5.5m, add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstructions on 1 side, 1m if bounded on both sides.

As such the Applicant should provide a revised scale drawing demonstrating how this can be achieved within the site.

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. Nor has the Applicant demonstrated that 1m by 1m pedestrian visibility splays can be achieved within the site access as

per DG20 of the LHDG. As such the Applicant should provide this information on a revised scaled drawing.

The above information is requested in order for the LHA to assess whether the accesses are safety and suitable for all users in accordance with paragraph 108 of the National Planning Policy Framework (NPPF).

The Applicant is advised that notwithstanding planning consent, a separate application will be required to be made to the LHA for works to be undertaken within the highway. Further information can be found at:

<https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>.

Highway Safety

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

Date Received
24 March 2021

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
14 April 2021