

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/R2

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 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 5 May 2021 and requested further information from the applicant, this included:

- Confirmation on the amount of bedrooms as the existing dwelling
- Achievable visibility splays for the existing dwelling and plot 2

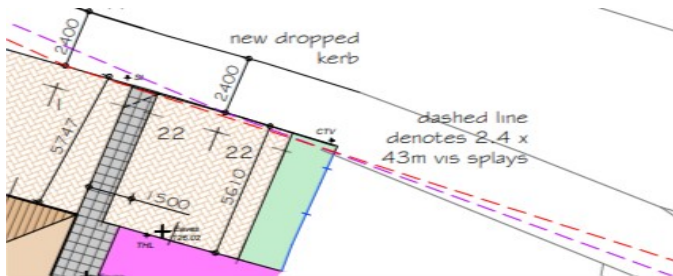
Site Access

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

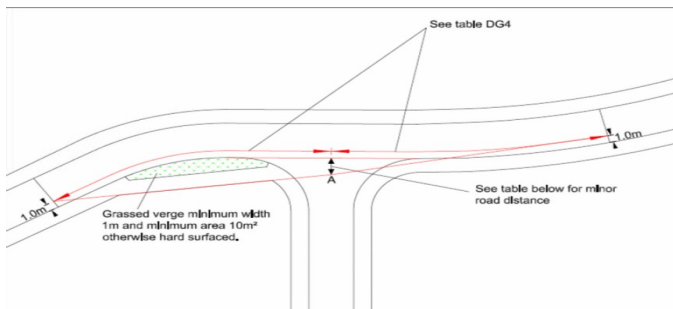
Existing dwelling

Within the previous observations dated 14 April 2012 and 5 May 2021, the LHA requested the Applicant provide information as to how many bedrooms the existing dwelling had. Whilst the Applicant has provided the correct quantum of off street parking for a 2 or 3 bedroom dwelling, paragraph 3.173 of the Leicestershire Highway Design Guide (LHDG) states 3 off street car parking spaces should be considered for dwellings with 4 or more bedrooms. 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).

Unfortunately it appears the visibility splays for the proposed access for the original plot is incorrect as seen in the picture below. As per the observations dated 5 May 2021 they should only go through the owners or highways land, not third party land outside the owners control. As such the line should go through the northeast corner of the plot.



Below is an extract taken from DG2a of the LHDG demonstrating how visibility splays should be drawn.



Plot 2

The Applicant has demonstrated on DB/BB/21/03/02 Rev B that visibility splays of 2.4m by 43m can be achieved in a southwestern direction along Bradgate Road, and 2.4m by 16m in a northeastern direction. Whilst this is substandard in terms of the LHDG, given the distance to the junction of Bradgate Road/Elwell Avenue and vehicles are likely to be travelling at slower speeds, this is acceptable to the LHA in this instance.

Date Received
13 May 2021

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
26 May 2021