

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: 24/00107/FUL

Highway Reference Number: 2024/0107/04/H

Application Address: 45 Stoneycroft Road Earl Shilton Leicester Leicestershire LE9 7JB

Application Type: Full

Description of Application:

Change of Use from residential (C3) to residential and dog care (Sui Generis) (Retrospective

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Lewis Bagga

County Councillor: Richard Allen

Parish: Earl Shilton

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 115 of the National Planning Policy Framework (December 2023), 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 consulted on a retrospective application for the change of use from residential (C3) to residential and dog care (Sui Generis) at 45 Stoneycroft Road, Earl Shilton, LE9 7JB.

Site Access

The Applicant is proposing to utilise the existing access onto Stoneycroft Road approximately 12m to the east of the junction of Stoneycroft Road/Highfield Street. Stoneycroft Road is an unclassified road subject to a 30mph speed limit.

The Applicant has submitted the drawing 'Existing Parking Plan' drawing no. 45StoneycroftRd_ExistingParkingPlan_VI, which indicates a gated access with a width of 3.6m.

The Applicant has stated that any clients attending will have a booking slot so there would be a maximum of two customers on site at any one time. The Applicant anticipates that at most they would have an overlap of two customers.

The Applicant states in the submitted Design and Access Statement that the individual treatment schedule, spaced throughout an 8-hour operational day, is expected to result in a maximum of 16 vehicles, equating to an average of max two cars per hour. When compared to the number of trips generated by a residential dwelling, this would not be a significant increase in trips to and from the site.

Highway Safety

Based on available records the LHA note that there has been no Personal Injury Collisions (PIC's) on Stoneygate Road, within the last five years.

Internal Layout

The Applicant indicates on the submitted drawing titled 'Existing Parking Plan' drawing no. 45StoneycroftRd_ExistingParkingPlan_VI, that there is sufficient space for the parking of up to 12 vehicles.

The operational model of the facility, which involves treating clients individually through a pre-arranged booking system, should also prevent overspill parking on the highway. Appointments will be scheduled for durations of 40-60 minutes, therefore, it is projected that there will be no more than two clients on-site at any given time. This efficient scheduling, combined with dedicated parking for staff, ensures that the parking availability is more than sufficient to accommodate the facility's operational requirements.

As a result of this, the LHA is satisfied that that the scheduling of appointments will mean that there is an adequate number of parking spaces provided to cater for the host dwelling, customers and staff.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with the drawing titled 'Existing Parking Plan' drawing no. 45StoneycroftRd_ExistingParkingPlan_VI. Thereafter the onsite parking provision shall be kept available for such use 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 in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

Date Received
12 February 2024

Case Officer
Harry McNicholas

Reviewer
DH

Date issued
13 March 2024