

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: 23/00615/FUL

Highway Reference Number: 2023/0615/04/H

Application Address: Land Rear Of 237 Main Street Thornton Coalville Leicestershire LE67 1AH

Application Type: Full

Description of Application: Erection of new single storey dwelling

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Petty

County Councillor: Cllr Peter Bedford

Parish: Bagworth & Thornton

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 111 of the National Planning Policy Framework (2023), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on a planning application on land to the rear of 237 Main Street, Thornton, for the erection of a new single storey dwelling. The LHA acknowledges the relevant planning history at the site which is noted below:

- 17/00010/OUT - Erection of detached dwelling (Outline - all matters reserved) – Approved January 2017
- 19/01212/OUT - Erection of one dwelling (outline - all matters reserved) – Approved October 2019
- 22/00792/FUL - Proposed construction of two storey dwellinghouse – Approved October 2022

Site Access

The LHA understands that the site would be accessed via a continuation of the existing turning head of Church Lane, Thornton.

Church Lane is an adopted, unclassified carriageway subject to a 30mph speed limit enforced by street lighting and a 7.5t weight restriction. The LHA notes that the carriageway is a quiet residential road with on-street parking and as such speeds are likely to be significantly less than the 30mph speed limit.

Church Lane forms the route of Public Right of Way (PRoW) Footpath R80. Footpath R80 extends north east from Church Lane through the grounds of St. Peter's Church. The LHA does not consider that the proposed development would affect the PRoW.

The LHA notes that the site access would connect to an already in-situ unadopted extension of the turning head which serves No. 1 and No. 3 Church Lane. Whilst the LHA notes that these access locations have not been detailed on the submitted drawings, the LHA consider that vehicles would manoeuvre at a slow speed and that intervisibility between the accesses is considered achievable.

Highway Safety

The LHA has checked its Personal Injury Collision (PIC) database and there have been no recorded PICs in the last five years that occurred within 500 metres in either direction of the proposed access.

Trip Generation

The proposed development of a single dwellinghouse would not warrant a trip generation exercise.

Internal Layout

Ordinarily, the LHA would require two parking spaces for a dwelling with three or less bedrooms.

Parking spaces should measure a minimum of 2.4 by 5.5 metres with an additional 0.5 metre strip where bound by a wall/ hedge/ fence etc. For a garage to count as a parking space, internal dimensions should measure 3.0 by 6.0 metres for a single garage.

The LHA notes that the submitted drawings show a turning head feature designed in excess of the requirements within Figure DG19 of Part 3 of the Leicestershire Highway Design Guide (LHDG).

The LHA is content that two off-street car parking spaces could be provided on the site.

Links

Leicestershire Highway Design Guide (LHDG) -

<https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide>

Condition

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the submitted Proposed Parking Plan (drawing number BES 102_23_P_PR_006). Thereafter the onsite parking and turning provision shall be kept available for such uses 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 and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

Informative

- a. 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.
- b. Prior to construction, measures should be taken to ensure that users of the Public Right(s) of Way are not exposed to any elements of danger associated with construction works.
- c. The Public Right(s) of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
- d. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.
- e. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

Date Received
22 August 2023

Case Officer
Daniel Putnam

Reviewer
DH

Date Issued
8 September 2023