

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: 25/01111/HOU

Highway Reference Number: 2025/1111/04/H

Application Address: 224 Markfield Road Groby Leicester Leicestershire LE6 0FS

Application Type: Householder

Description of Application: Erection of an annexe

GENERAL DETAILS

Planning Case Officer: Gwion Russell

Applicant: Mr H Dhillon

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Groby

Road Classification: Class A

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 116 of the National Planning Policy Framework (2024).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

'Erection of an annexe.'

The proposals are at 224 Markfield Road, Groby, Leicestershire, LE6 0FS.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site Location Plan;
- Proposed Plans and Elevations, drawing number HD2025/1.

Proposals

The site is situated on the eastern side of Markfield Road which is a dual carriageway that carries traffic towards the city of Leicester. Markfield Road at the location of the site is a classified A road subject to a 40mph speed limit.

The Applicants are not proposing any access arrangement amendments. The proposals seek the erection of what is described as a two bedroom 'Granny Annex' within the garden of the host dwelling.

It is noted on the plan titled Proposed Plans and Elevations, drawing number HD2025/1 there is space for the parking of three vehicles to the front of the dwelling and a garage indicated to the rear of the property.

The LHA also note there is a Traffic Regulation Order (TRO) in the form of double yellow lines along Markfield Road (A50) to prevent inconsiderate parking.

Whilst the LHA would not seek to resist the proposals, it is requested a suitably worded condition be imposed to ensure that the annex remains ancillary to the host dwelling.

Date Received
17 December 2025

Case Officer
Neal Chantrill

Reviewer
DH

Date issued
9 January 2026