

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: 23/01197/FUL

Highway Reference Number: 2023/1197/04/H

Application Address: 84 Mount Road Hinckley Leicestershire LE10 1AE

Application Type: Full

Description of Application:

Side, rear and roof extension to existing dwelling to create 3 bedrooms and 2no. 2 bedrooms dwellings

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Dev Patel

County Councillor: Cllr Stuart Bray

Parish:

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 full application 23/01197/FUL for the construction of side, rear and roof extension to existing dwelling to create one x three bedroom and two x two bedrooms dwellings. The application site is situated at 84 Mount Road, Hinckley, Leicestershire, LE10 1AE.

Site Access

The Applicant is intending on utilising the existing, albeit amended site access. The site is situated on the southern extent of Mount Road, approximately 25m from where Mount Road turns into Hill Street.

Mount Road at the location of the site access is an adopted, unclassified road subject to a 30mph speed limit.

In terms of access width, accesses should be in accordance with table DG17 of Part 3 of the LHDG which requires a minimum effective width of 2.75m for a single dwelling private access. The LHA notes the Applicant's drawing 'Block Plan', drawing number 02 demonstrates six side by side off-street car parking spaces to the front of the three dwellings is proposed. This arrangement is therefore considered acceptable to the LHA and should be delivered in accordance with standard drawing 'Domestic Vehicular Access SD/11/10'.

The Applicant has not provided any detailed visibility splay drawings. Normally, the LHA would request visibility splays in accordance with Table DG4 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at resources.leicestershire.gov.uk/lhdg. However, the proposals would be in line with built development in and around the location of the proposals. The LHA consider that speeds are likely to be lower than posted given the proximity to the 90 degree bend onto Hill Street. The LHA also hold on record information from 2022 that vehicles do travel along Mount Road at a lower than posted speed. Given this, in these site specific circumstances, the LHA do not believe this matter could be defended at an appeal in this instance.

The access should be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5m behind the highway boundary. This can be secured by condition.

Should any relocation of street furniture be required to facilitate the proposed accesses, it would be entirely at the Applicants expense.

The Applicant should provide adequate drainage at the site entrance. This is to ensure surface water does not drain into the Public Highway in the interest of high safety. This can be achieved by way of condition.

Given it would be necessary to extend the access, should the LPA be minded to grant the proposals, the Applicant is advised that, notwithstanding planning consent, a separate application would be required to be made to the LHA for an extended Vehicular Access (VA) in the form of dropped kerbs. Further information can be found at:

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

Highway Safety

There have been two Personal Injury Collisions (PICs) recorded along the entire length of Mount Road / Hill Street in the last 5 years, both were classed as slight and did not involve turning manoeuvres.

As such, the LHA would not expect the proposals to introduce any new highway safety issues in the vicinity.

Internal Layout

Having reviewed 'Block Plan', drawing number 02, the LHA are satisfied the proposals comply with Paragraphs 3.151 (quantum of off-street car parking) and 3.165 (car parking space dimensions).

Conditions

1. No part of the development hereby permitted shall be occupied until such time as the access arrangements and parking facilities as shown on Block Plan, drawing number 02 have been implemented in full, and thereafter shall be kept available in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may do so in a slow and controlled manner, and that adequate off-street parking provision is made to reduce the interests of general highway safety and in accordance with the National Planning Policy Framework (December 2023).

2. No part of the development hereby permitted shall be occupied until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

REASON: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with the National Planning Policy Framework (December 2023).

3. The development hereby permitted shall not be occupied until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023)

Informative

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.

Date Received
21 December 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
11 January 2024