

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: 24/00127/FUL

Highway Reference Number: 2024/0127/04/H

Application Address: 314A Station Road Bagworth Coalville Leicestershire LE67 1BN

Application Type: Full

Description of Application:

Erection of 4 dwellings, alterations to existing dwelling and widening of access

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Mr Tsen Wharton

County Councillor: Cllr Peter Bedford

Parish: Bagworth & Thornton

Road Classification: Class C

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 at 314A Station Road, Bagworth, Coalville, LE67 1BN for the erection of 4 dwellings, alterations to existing dwelling and widening of access.

The LHA acknowledges the relevant planning history at the site which is noted below:

- 22/00733/FUL - Erection of 3 no. 3 bedroom 2 storey dwellings, 1 no. 6 bedroom House of Multiple Occupation, extension to existing bungalow, widening of access driveway which the LHA advised approval subject to conditions. The application was refused by Hinckley & Bosworth Borough Council on 1 August 2022.

Site Access

The Applicant proposes alterations to the existing access onto Station Road which is an adopted 'C' classified road subject to a 30mph speed limit. The dwellings will then be accessed via a private driveway that runs between numbers 312 and 314, Station Road for approximately 55 metres.

The proposed access will serve number 314, Station Road, the dwelling at the rear of number 314, Station Road and the proposed new four dwellings. In order to accord with Part 3, Paragraph 3.192 of the Leicestershire Highway Design Guide (LHDG) an access serving six properties should be a minimum of 4.8 metres wide for a distance of at least five metres from the highway to ensure that vehicles entering and leaving the site may pass each other safely. In addition, a further 0.5 metres should be added to the access width if it is bounded by a wall, fence or hedge on either side of the access.

Drawing no. PL01 revision D shows that the Applicant proposes to relocate the fence between 312 and 314, Station Road to widen the access and to relocate the vehicular access for number 312 where a sufficient dropped kerb provision is already in situ.

In addition, drawing PL01 revision D, shows that the access will be bound by the fence on the southern side of the access and unbound on the northern side of the access. The LHA therefore advise that an access width of 5.3 metres for five metres from the public highway is required. The LHA is satisfied that this access width is achievable.

The Applicant has indicated pedestrian visibility splays of 2m by 2m and vehicular visibility splays of 2.4m by 43m from a 2.4m set back to the north and south of Station Road. The LHA is satisfied that this is in accordance with the Part 3, Table DG4 and Figure DG17 of the LHDG.

The LHA are satisfied that subject to appropriate conditions the proposed access is safe and suitable to serve the proposed development and that the intensification of the existing access would not result in a severe impact on the existing highway network.

Although not part of the proposal the LHA request that the Applicant ensures that the amended access for 312, Station Road accords with Part 3, Paragraph 3.192, Table DG4 and Figure DG17 of the LHDG.

Highway Safety

There has been no recorded Personal Injury Collisions within 500 metres in all directions of the site access in the previous five years. Therefore, the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

Drawing No. PL01 revision D indicates three parking spaces for Plot 1 and 2 parking spaces for Plots 2, 3, 4 and 5. The LHA is satisfied that this is in accordance with the Paragraph 3.151 of the LHDG, which states that two spaces should be provided for a 3 bedroom dwelling and three spaces provided for a four bedroom dwelling.

In order to accord with Part 3, Paragraph 3.165 of the LHDG. Each parking space should measure at least 2.4 metres x 5.5 metres, with 0.5 metres added if bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, and one metre added if bounded on both sides. The Applicant has only demonstrated parking space dimensions of 5.2m by 2.4m, however the LHA are satisfied that there is sufficient space available for the parking spaces to accord with Part 3, Paragraph 3.165 of the LHDG.

The LHA request that consideration is given to waste collection provision as refuse vehicles are unlikely to access the site given that it is located more than 25 metres from the highway boundary. The arrangements for waste collection should accord with BS5906 and Part 3, Paragraph 3.196 of the LHDG.

Conditions

1. Notwithstanding the submitted plans, the proposed access shall have a width of a minimum of 5.3 metres for a distance of at least 5 metres behind the highway boundary and shall be surfaced in a bound material. The access once provided shall be so maintained at all times.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in 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 vehicular visibility splays of 2.4 metres by 43 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (December 2023).

3. No part of the development hereby permitted shall be occupied until such time as 2.0 metre by 2.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

REASON: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (December 2023).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Nicholas C Williams drawing number PL01 revision D. Thereafter the onsite parking provision shall be so maintained 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 (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
19 February 2024

Case Officer
Harry McNicholas

Reviewer
BD

Date issued
18 March 2024