

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: 24/00512/REM

Highway Reference Number: 2024/0512/04/H/R1

Application Address: Lyndale Lindridge Lane Desford Leicester Leicestershire LE9 9GN

Application Type: Reserved Matters

Description of Application: Re-consultation. Approval of Reserved Matters (Appearance, landscaping, layout, scale) for outline application 23/00445/OUT (Outline Application for proposed erection of 4 dwellinghouses with associated garages (All matters reserved except for access))

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr S Raju

County Councillor: Cllr Peter Bedford

Parish: Desford

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 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) are in receipt of a reserved matters application for approval of reserve matters (appearance, landscaping, layout and scale) for outline application 23/00445/OUT. The LHA acknowledges the relevant planning history at the site which is noted below.

- 22/00569/OUT - Outline application for proposed erection of up to 4 no. dwellinghouses with associated garages (all matters reserved except for access) – Withdrawn
- 23/00445/OUT - Outline application for proposed erection of up to 4 no. dwellinghouses with associated garages (all matters reserved except for access) – Approved August 2023.

Internal Layout

In previous observations dated 17th June 2024 the LHA requested the applicant remove the proposed speed table at the site access. The LHA have assessed R3 Design Developments Drawing Number 24.323.01 B and are content that the speed table has been removed from the site access.

On the basis that each dwelling would have four or more bedrooms, three parking spaces would be required to serve each dwelling. The LHA note that two vehicular parking spaces per dwelling are shown on the submitted plan and assume the applicant intends for the garages shown to count towards parking provision for each plot. In order to count towards parking provision, the garages should be in accordance with Paragraph 3.200 of the LHDG.

The LHA have assessed R3 Design Developments Ltd Drawing Numbers 24.323.02 B – 23.323.05 B which shows the floor plans for each plot including the garage dimensions for each plot. The garages measured on the drawings are 6m x 6m which is in accordance with Paragraph 3.200 of the LHDG. The LHA is satisfied that there is sufficient parking provision for each plot. The LHA also note there is space within the curtilage of each proposed dwelling for three cars to park and access/egress the site in a forward gear.

Conditions

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with R3 Design Developments Ltd Drawing Number 24.323.01 B. 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).

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).

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
26 July 2024

Case Officer
Oliver Rivera

Reviewer
BD

Date issued
8 August 2024