

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: 23/01002/REM

Highway Reference Number: 2023/1002/04/H

Application Address: Ben Venuto Thornton Lane Markfield Leicestershire LE67 9RP

Application Type: Reserved Matters

Description of Application:

Approval of Reserved Matters (appearance and landscaping) relating to outline planning permission 23/00630/OUT for a new dwellinghouse

GENERAL DETAILS

Planning Case Officer: Matt Jedruch

Applicant: Mr & Mrs Ward

County Councillor: Cllr Peter Bedford

Parish: Ratby

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).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of Reserved Matters application 23/01002/REM, which seeks the approval of appearance and landscaping relating to outline planning permission 23/00630/OUT for a new dwellinghouse. The proposals are at Ben Venuto, Thornton Lane, Markfield, Leicestershire, LE67 9RP.

Site Access

The LHA find the Applicant has demonstrated on 'Site Plan - Proposed', drawing number 22/114 05 an access that generally accords with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) in terms of effective access width for a minimum distance of 5m behind the highway boundary.

The Applicant has not submitted any detailed scaled drawings demonstrating the vehicular visibility splays. However, the LHA have undertaken its own assessment and find that 2.4m x 65m is achievable in both directions over highway land. This accords with the likely 85th percentile speeds as per Table DG4 of Part 3 of the LHDG for the posted speed (40mph) of the road.

The Applicant is advised that notwithstanding planning consent, a separate application will be required to be made to the LHA to extend the proposed dropped kerb vehicular crossing. Further information can be found at:

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

Taking the above into consideration the LHA would not seek to resist the proposals on access matters.

Internal Layout

As demonstrated on 'Site Plan - Proposed', drawing number 22/114 05, the LHA find the proposals to accord with Paragraphs 3.151 (Quantum of parking spaces), 3.165 (Parking space dimensions) and Figure DG13 (On-site turning).

Given the above, the LHA would not seek to resist the proposals.

Date Received
24 October 2023

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
9 November 2023