

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: 23/00537/FUL

Highway Reference Number: 2023/0537/04/H/R1

Application Address: 22 Wood Street Earl Shilton Leicester Leicestershire LE9 7ND

Application Type: Full

Description of Application: Re-consultation. The conversion of the former bank to a retail shop at the ground floor level, a 1 self-contained flat at ground floor level, 2 studio flats at first floor level including a single and a double storey rear extensions, plus alterations to the shop front.

GENERAL DETAILS

Planning Case Officer: Mohammad Islam

Applicant: C/O Agent

County Councillor: Richard Allen

Parish: Earl Shilton

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 (2021).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in receipt of the re-consultation of application 23/00210/FUL for the conversion of an existing bank to form a retail shop and a two bedroom House of Multiple Occupancy (HMO) at 22, Wood Street, Earl Shilton.

Through the previous response issued 14 June 2023 the LHA queried a statement made in Kunstler Architects, Design, Access and Planning Statement (March 2023) pertaining to the access and parking arrangements for the proposed development.

The Applicant has subsequently submitted a further Design, Access and Planning Statement created by Kunstler Architects, May 2023.

It is noted that the aforementioned statement refers to a proposal for a three bedroom HMO. The LHA assume that this is an oversight on the part of the author and that the same statement is being used for this application and for application reference. 23/00537/FUL which seeks permission for a three bedroom HMO.

The Applicant has advised that the proposal does not include the provision of any off-road parking spaces and that the access referred to in the statement is the pedestrian access.

Given the scale of the proposals and the town centre location which offers good access to services and sustainable transport modes the LHA are satisfied that the proposed development will not result in a material increase or a material change in the character of traffic in the vicinity of the site or would create any highway safety issues.

The LHA again request that the Applicant considers the inclusion of secure and undercover cycle parking to promote the use of sustainable transport modes.

Date Received
14 July 2023

Case Officer
Simon Herbert

Reviewer
DH

Date issued
2 August 2023