

**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: 24/01138/CONDIT

Highway Reference Number: 2024/1138/04/H

Application Address: Land South East Of 47 Wykin Lane Stoke Golding Leicestershire

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 1 and 3 of planning permission 23/00576/CONDIT. Substitution of house types proposing 2 storey dwellings throughout the scheme.

GENERAL DETAILS

Planning Case Officer: Laura Ashton

Applicant: Mark Rees

County Councillor: Bertie Harrison-Rushton

Parish: Stoke Golding

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:

Objection

Objection to the variation of Conditions 1 and 3 attached to planning permission 23/00576/CONDIT.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 24/01138/CONDIT for the variation of conditions 1 (Approved Plans) and 3 (Off-Street Parking with Plan Numbers) attached to 24/01138/CONDIT.

24/01138/CONDIT sought the variation of the original outline application 19/01324/OUT for the erection of 55 dwellings. 24/01138/CONDIT was subsequently approved by the Local Planning Authority (LPA) on 26 October 2023.

Conditions 1 and 3 attached to 24/01138/CONDIT are replicated below for clarity.

Condition 1

'The development hereby permitted shall not be carried out otherwise than in complete accordance with the following details received by the LPA on the 31st August 23 and the 11th September 23.

1189_100 P11 Planning Layout

1189_200 P11 Materials & Boundary Plan

DH200VE-5 (AS) P00

DH200VE-5 (OP) P00

DH201BR-5 (AS) P00

DH202BR-5 (AS) P00

DH302VE-5 (AS) P00

DH302VE-5 (OP) P00

DH302VI-5 (AS) P00

DH313B-5 (AS) P00

DH314V-5 (AS) P00

DH314V-5 (OP) Plot 51 P00

DH318B-5 (AS) P00

DH318B-5 (OP) P00

DH400B-5 (AS) P00

DH402R-5 (AS) P00

DH409GH-5 (AS) P00

DH409GH-5 (OP) P00

DH425GG-5 (OP) P00

DH425GH-5 (OP) P00

DH427G-5 (OP) P00

DH427G-5 (AS) P00

DH430B-5 (OP) P00

DH501G-5 (AS) Plot 11 P00

DH501G-5 (AS) P00

DH501G-5 (OP) P00

DH509V-5 (AS) P00

DH532BR-5 (OP) P00

AF12G-5 (AS) P00

AF12G-5 (OP) P00

AH16GE-5 (AS) P00

AH21GE-5 (AS) P00

AH21GE-5 (OP) P00

AH21GI-5 (AS) P00

AH31GE-5 (OP) P00

AH32GE-5 (AS) P00

LG1-4 Single Garage (AS) C01

LG2-4 Single Garage (AS) C01

SG1-4 Single Garage (AS) C01

SG3-4 Single Garage (AS) C01

SG10-4 Double Garage (AS) C01

SG10S-4 (AS) P00

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).'

Condition 3

'The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Davidsons Drawing No. 1189_102 P07 sheet 1 and 1189_102 P07 sheet 2 received by the LPA on 11th September 2023. 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 accordance with Policy DM17 and DM18 of the adopted Site Allocations and Development Management Policies Plan.'

Highways Comments:

The LHA have reviewed the following documents as part of this application:

- Application Form;
- Design Statement;
- Garages, drawing number SG-HT-27;
- Planning Layout, drawing number SG-PL-02 Rev D;
- Highways Layout, drawing number 100; and
- Various House Type Drawings.

The LHA notes that plots 3, 6, 25, 26, 29, 32, 50, 52 and 55 are all four-bedroom dwellings. Table 28 of the Leicestershire Highway Design Guide (LHDG) states that dwellings with four or more bedrooms should provide three off-street parking spaces. This section of the LHDG can be found at <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/street-residential-car>. Drawing 'Planning Layout', drawing number SG-PL-02 Rev D demonstrates two parking spaces to the front of a garage. The LHA are satisfied the parking spaces to the front of the garages accord with the section 'Design principles for off-street parking' in terms of dimensions. This section can be found within the LHDG at <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/design-principles-street>

However, the garages as demonstrated on drawing 'Garages', drawing number SG-HT-27 do not comply with section 'Garages and gated accesses' as found with the LHDG via <https://www.leicestershirehighwaydesignguide.uk/highway-layouts-and-design/parking-and-making-provision-service-vehicles/street-residential-car>.

As such, the LHA considers there is to be a shortfall of one off-street parking space for plots 3, 6, 25, 26, 29, 32, 50, 52 and 55.

For the reasons set out above, the LHA would object to the variation of conditions 1 and 3 attached to 23/00576/CONDIT at this time.

Date Received **Case Officer**
19 December 2024 **Neal Chantrill**

Reviewer
BD

Date issued
10 January 2025