

**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.

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**APPLICATION DETAILS**

Planning Application Number: 25/01103/FUL

Highway Reference Number: 2025/1103/04/H

Application Address: 1A St Margaret Road Stoke Golding Nuneaton Leicestershire CV13 6DY

Application Type: Full

Description of Application: Demolition of existing garage and erection of ancillary timber building for mixed use comprising of sports massage therapy services and residential use

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**GENERAL DETAILS**

Planning Case Officer: Generic

Applicant: Luisa Quinney

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Stoke Golding

Road Classification: Class C

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**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 116 of the National Planning Policy Framework (2024).

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) has been consulted by the Local Planning Authority (LPA), Hinckley & Bosworth Borough Council (HBBC), on a planning application which seeks the:

*'Demolition of existing garage and erection of ancillary timber building for mixed use comprising of sports massage therapy services and residential use.'*

The proposals are at 1A St Margaret Road, Stoke Golding, Leicestershire, CV13 6DY.

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Site Location Plan;
- Proposed Garden Cabin, drawing number 01; and
- Design and Access Statement dated November 2025.

## **Proposals**

The Applicants are proposing to demolish the detached garage and erect an ancillary timber building for mixed use comprising of sports massage therapy services and residential use.

The Applicant has stated that the existing access and parking arrangements will be utilised. Given the Applicant lives at the host property there is no staff car parking associated with the use.

The Applicant states on the 'Applicant Form' that the dwelling currently has two off-street parking spaces which will remain the same.

The Applicant states within the 'Design and Access Statement' that there will be a maximum of four clients a day, this equates to eight two-way trips a day.

Given the small-scale nature of the proposals and the evidence of on-street parking in and around the area, it would be difficult to demonstrate the proposals would lead to a severe impact on the public highway contrary to paragraphs 115 and 116 of the National Planning Policy Framework (2024).

For the reasons set out above, the LHA would not seek to resist the proposals in these site-specific circumstances.

**Date Received**  
**26 November 2025**

**Case Officer**  
**Neal Chantrill**

**Reviewer**  
**BD**

**Date issued**  
**15 December 2025**