

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: 24/00747/HOU

Highway Reference Number: 2024/0747/04/H

Application Address: The Moorings, Ibstock Road, Odstone, Hinckley, Leicestershire, LE10 0QG

Application Type: Full

Description of Application: Two storey rear extension, entrance porch, double garage and new access driveway

GENERAL DETAILS

Planning Case Officer: Grant Perks

Applicant: Mr And Mrs M And C Burnham

County Councillor: Cllr Bertie Harrison-Rushton

Parish: Broughton Shackerstone

Road Classification: Classified 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 does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

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:

'Proposed two storey rear extension, entrance porch, double garage and new access driveway.'

The proposals are at The Moorings, Ibstock Road, Odstone, Hinckley, Leicestershire, LE10 0QG.

There have been two previous applications at the site detailed below:

22/00066/FUL - Conversion of existing garage and outbuilding into self-contained family dwelling. The LHA advised approval subject to conditions on 14 April 2022. The LPA subsequently approved the application on 31 August 2022.

24/00466/FUL - Conversion of an outbuilding to form a single dwelling house. The LHA referred the LPA to the Standing Advice Document – September 2011. This scheme was a re-submission of the 22/0066/FUL scheme. The LPA subsequently approved the application on 9 July 2024.

The LHA have reviewed the documents listed below:

- Application Form;
- Proposed Plans, Elevations + Site Plan, drawing number PL-03B.

Site Access

The dwelling would appear to currently share an access approximately 50m to the northeast of the proposed access. This is due to the Applicant applying for and the subsequent granting of an application which sought the conversion of the existing garage and outbuilding into a self-contained family dwelling. From reviewing the submitted documentation from 22/00066/FUL and 24/00466/FUL, the garage block originally would have served 'The Moorings'.

The Applicant is now seeking permission for a new access onto Ibstock Road to serve 'The Moorings' only. Ibstock Road is an adopted, classified C road subject to a 30mph speed limit at the location of the proposed site access.

The Applicant has not provided a detailed scaled access drawing as part of the application. As such, the LHA requests the Applicant provides a scaled access drawing. This should be in accordance with Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG), a copy of which can be found at <https://resources.leicestershire.gov.uk/lhdg>. This states that an access to serve a single dwelling should have a minimum effective access width of 2.75m.

The Applicant should also provide vehicular visibility splays in accordance with Table DG4 of Part 3 of the LHDG for the 85th percentile speed of the road. These should be drawn in accordance with Figure DG2a of Part 3 of the LHDG and should be over the Applicants or highway land, and not over third party owned land to a point one metre into the highway. The Applicant should also note there should be nothing over 0.6m in height within these vehicular visibility splays.

If splay lengths of 2.4m by 43m cannot be achieved for the speed limit of the road (30mph), then the Applicant may wish to commission a speed survey to demonstrate that the achievable splay lengths would be sufficient for the measured 85th percentile vehicle speeds. This would need to be carried out using an Automatic Traffic Counter – not Manual Speed Survey – to avoid influencing driver behaviour. A permit is required to carry out any traffic count/speed survey on the public highway within Leicestershire, which can be obtained by contacting ndi@leics.gov.uk. Alternatively, Leicestershire County Council offer a data collection service including a large traffic count database. Details of the services available can be obtained by contacting ndi@leics.gov.uk.

Given the proposals would lead to engineering works within the highway, the Applicant should provide a Stage One Road Safety Audit (RSA1) with a designer's response. Revised scaled drawings should also be provided if required.

Whilst not shown on the plans, gates should be set back 5m to ensure vehicles are clear of the highway when accessing and egressing the site in the interest of highway safety. This can be secured via condition.

Hard surfacing should be provided for the first 5m behind the highway boundary, this is to ensure mud/debris is not deposited onto a public highway which is also a classified C road in the interest of highway safety. This can be secured via condition.

The Applicant is advised that notwithstanding planning consent, a separate application will be required to be made to the LHA for a vehicular access. Further information can be found at:

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

Highway Safety

The LHA have reviewed their Personal Injury Collisions (PICs) database and have not found any collisions recorded in the last five years that occurred within 500 metres in all directions of the proposed access.

However, the acceptability of the proposals would be contingent on further information being provided to the LPA demonstrating that a safe and suitable access can be delivered as required by the National Planning Policy Framework (December 2023), ensuring that no new highway safety issues would be introduced to the vicinity of the site.

Internal Layout

Having reviewed 'Proposed Plans, Elevations + Site Plan', drawing number PL-03B, it is noted the dwelling is afforded five bedrooms. Paragraph 3.151 of Part 3 of the LHDG states that three off-street car parking spaces should be provided for dwellings with four or more bedrooms.

The Applicant has also indicated on 'Proposed Plans, Elevations + Site Plan', drawing number PL-03B that there is a proposed integrated double garage. Paragraph 3.200 of Part 3 of the LHDG states that double garages should have minimum internal dimensions of 6m (Width) by 6m (Length). Having scaled from 'Proposed Plans, Elevations + Site Plan', drawing number PL-03B, the internal dimensions of the double garage were found to be 4.8m (Width) by 6.2m (Length). As such, the proposed double garage can only be counted as one off-street car parking space.

However, the LHA are satisfied there is adequate space for a further two vehicles to the front of the garage and no further information is required in this aspect.

If the traffic count/speed survey does demonstrate that Ibstock Road carries 300 vehicles or above at its peak, the Applicant would be required to provide turning within the site as per Figure DG13 of Part 3 of the LHDG to ensure vehicles could access and egress the site in a forward gear in the interest of highway safety.

Date Received
9 August 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
27 August 2024