

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: 25/00201/FUL

Highway Reference Number: 2025/0201/04/H/R1

Application Address: 11 Danehill, Ratby, Leicester, Leicestershire, LE6 0NG.

Application Type: Full

Description of Application: Re-consultation. Erection of one dwelling

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Applicant: Mr Lovegrove

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Ratby

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:

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:

'Erection of one dwelling.'

The proposals are at 11 Danehill, Ratby, Leicestershire, LE6 0NG.

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](#)) within this report. These are identified in bold, underlined and in blue text.

The LHA previously responded to the LPA on the 14 March 2025, referring the LPA to the 'Standing Advice' Document' September 2011.

The Applicant has since amended the plot layout, and the LPA have requested full observations from the LHA due to off-street parking layout concerns.

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

- Application Form;
- Site Location Plan;
- Existing Site / Ground Floor Plans & Section / Elevations, drawing number 24-63.01 Rev A;
- Proposed Site Plan and Floor Plan, drawing number 24-63.02 Rev E; and
- Planning Statement dated October 2025.

Proposals

The Applicant previously proposed two off-street parking spaces per dwelling, parallel to the public highway as per figure 1 below.

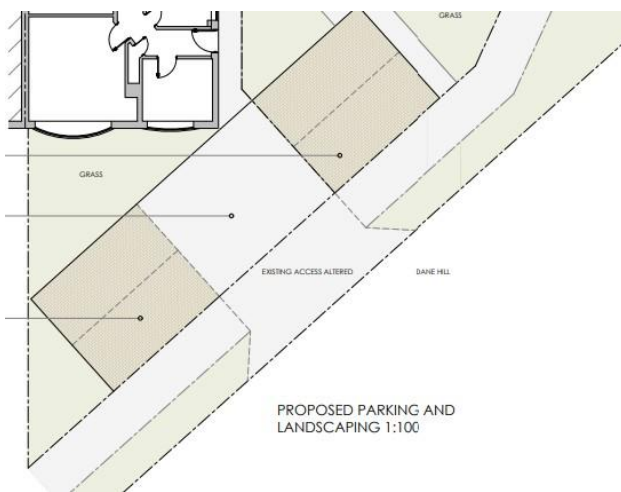


Figure 1 – Parallel parking formation.

The proposed dwelling was previously to be set back within the site, the revised internal layout now demonstrates the rear elevations of both dwelling in-line, this then had implications for the previously proposed parking layout. The revised layout drawing titled 'Proposed Site Plan and Floor Plan', drawing number 24-63.02 demonstrates two off-street parking spaces parallel to the highway for the host dwelling and two off-street parking spaces perpendicular to the highway in a tandem formation as per Figure 2 below:

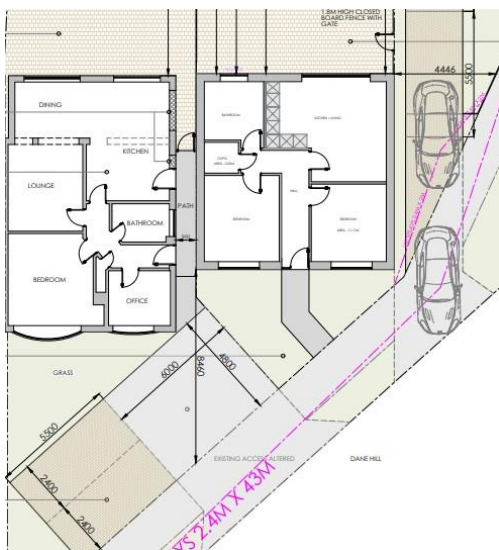
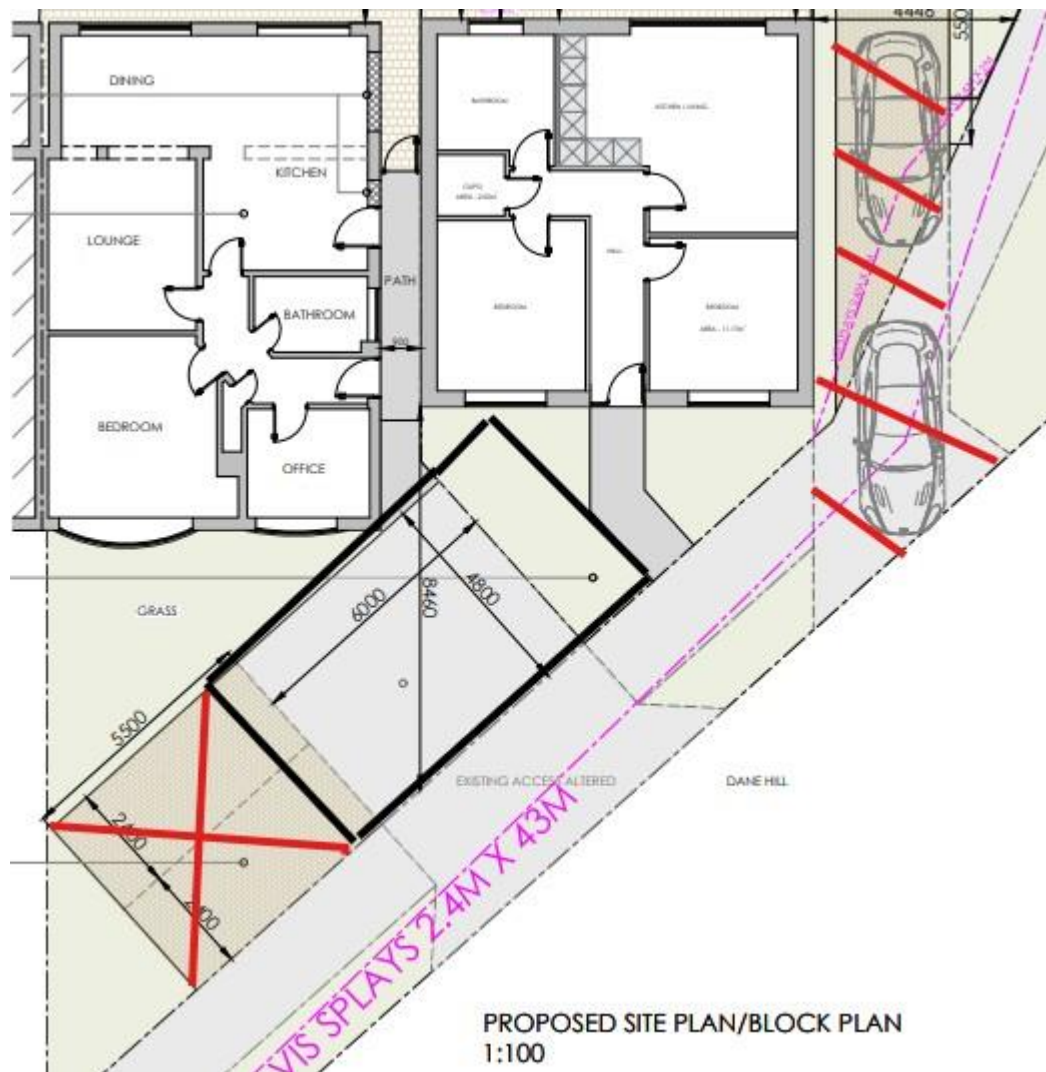


Figure 2 – Amended parking proposals.

The LHA would request that the Applicant reconsiders the proposed off-street parking arrangements based upon the following.

In relation to the proposed dwelling, it would not be unreasonable to expect vehicles to reverse onto the public highway, this again could pose an issue for pedestrians approaching from the southwest, with their view possibility being obscured by the proposed dwelling.



The Applicant would also be expected to provide a detailed scaled vehicular visibility splay drawing demonstrating visibility splay lengths in accordance with [Table 6](#) of the LHDG, and should be based on 85th percentile vehicle speeds. These should be drawn in accordance with [Figure 7](#) of the LHDG and should be over the Applicant's or highway land, and not over third party owned land, to a point 1m into the highway.

Given the access would require widening to facilitate the off-street parking, the Applicant would be required to remove a section of grass verge. There may be statutory undertaker apparatus located within the verge/footway fronting the site; should an application be forthcoming and the LPA minded to grant the proposals, the Applicant would need to undertake surveys and potentially works to relocate any services if found. Any additional cost that arises because of this, would be entirely at the Applicant's expense.

The LHA would also advise that aside from the requirement for planning permission, any widening of a vehicular access and works within the public highway requires separate approval from the LHA prior to undertaking works in the highway. Further information can be found using the Leicestershire County Council Vehicle Access (Dropped Kerbs) Information Pack, available at:

<https://www.leicestershire.gov.uk/sites/default/files/2024-06/Vehicle-access-dropped-kerbs-pre-application-checklist.pdf>

The widened access would also be required to be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5m behind the highway boundary. This could be secured via condition.

Table 28 of the LHDG states that for dwellings with up to three bedrooms two off-street parking spaces should be provided. Given this, the LHA would request that two off-street parking spaces be provided for the host dwelling as per the existing situation.

In relation to the proposed dwelling, it is noted it is within easy reach of Main Street with all the amenities it has to offer, and bus stops providing services to neighbour settlements and the city of Leicester. As such, in these site-specific circumstances the LHA would accept one off-street parking space.

It is noted that the proposed spaces would be 4.8m in length. Having reviewed the drawing titled 'Existing Site / Ground Floor Plans & Section / Elevations', drawing number 24-63.01 Rev A this would be in accordance with the extant situation. As such, in this would be acceptable in these site-specific circumstances.

Highway Safety

There have been no Personal Injury Collisions (PICs) recorded along the entire length of Danehill in the last 5 years.

However, the acceptability of the proposals would be contingent on the delivery of a safe and suitable access as required by the National Planning Policy Framework (2024) to ensure that new highway safety issues would not be introduced to the vicinity.

Date Received
5 January 2026

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
14 January 2026