

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: 22/0604/FUL

Highway Reference Number: 2022/0604/01/H

Application Address: The Holt Desford Road Thurlaston Village Thurlaston Leicestershire LE9 7TE

Application Type: Full

Description of Application:

Change of use from outbuilding (incorporating garages, greenhouse, potting shed, gym and office) to dwellinghouse (C3).

GENERAL DETAILS

Planning Case Officer: Stephen Dukes

Applicant: Mr James Abraham

County Councillor: Nick Chapman

Parish: Thurlaston

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 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. Under the current Covid-19 situation we would ask that any such work is carried out in accordance with the latest Government guidance.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) are in receipt of application 22/0604/FUL for the change of use from an outbuilding to form a dwelling house at The Holt, Desford Road, Thurlaston.

Site Access/ Trip Generation

The Applicant intends to utilise an existing access on to Earl Shilton Road which is a narrow, adopted unclassified road subject to a 60 mph speed limit.

The LHA observe that the access onto Earl Shilton Road is currently closed off with fencing. It is not clear how many dwellings the access serves under the extant permission or how many

dwelling the access could serve in the future. The LHA acknowledge that the access may be for the exclusive use of the proposed development however it is evident that there are other dwellings that could reach the access via internal driveways and similarly it appears that the proposed development could also use the access onto Desford Road.

The LHA request that the Applicant submits a technical note explaining how each access is proposed to be used. For the access onto Earl Shilton Road the Applicant should submit trip generation data based on the extant permission and for the proposed development.

If the proposed development will lead to an intensification of the access onto Earl Shilton Road then the Applicant will be required to submit a detailed site access plan demonstrating that the access has been designed in accordance with Part 3, Figure DG17 of the Leicestershire Highway Design Guide (LHDG). The LHA note that the proposed dwelling appears to be over 45 metres from the proposed access. As to accord with Part 3, Paragraph 3.197 of the LHDG the access should be at least 3.7 metres (between kerbs) wide in order to cater for emergency vehicles. Fire vehicles should not have to reverse more than 20 metres and therefore turning areas should also be provided.

Visibility splays in both directions in accordance with Part 3, Table DG4 of LHDG should also be demonstrated. The Applicant has submitted drawing No. 1509(7) P12 which shows the provision visibility splays of 45 metres in either direction which the LHA advise is substandard for a road subject to a 60 mph speed limit.

If the proposed development leads to an intensification then a speed survey will be required to demonstrate that the visibility splays are in line with the LHDG based on the recorded 85th percentile speed of passing traffic. The LHA acknowledge that a speed survey was submitted in support of application 21/0117/FUL.

Highway Safety

There has been no reported Personal Injury Collisions within 500 metres in all directions of the site access in the previous five years. Therefore the LHA has no pre-existing highway safety concerns at this location.

Internal Layout

The Applicant proposes the provision of one single garage and two off-road parking spaces to serve a four bedroom dwelling. The LHA are satisfied that the proposed parking provision accords with Part 3, Paragraphs 3.200, 3.151 and 3.165 of the LHDG.

The LHA request that the Applicant provides details of the proposed arrangement for waste collection as the proposed dwelling is located more than 25 metres from the highway boundary.

Date Received
20 July 2022

Case Officer
Simon Herbert

Reviewer
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Date issued
10 August 2022