

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: P/21/1125/2

Highway Reference Number: 2021/1125/02/H

Application Address: 196 Seagrave Road Sileby LE12 7TS

Application Type: Full

Description of Application:

Erection of two detached houses and one detached bungalow following demolition of existing dwelling.

GENERAL DETAILS

Planning Case Officer: Deborah Liggins

Applicant: Milltower Developments Ltd

County Councillor: Cllr Richard Shepherd

Parish: Sileby

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) has been consulted on an application for the 'erection of two detached houses and one detached bungalow following demolition of existing dwelling' at 196 Seagrave Road, Sileby, LE12 7TS.

Site Access

The site is located on Seagrave Road which is a classified C road subject to a 30mph speed limit. From drawing number 10, the Applicant proposes that each plot will have an individual access from Seagrave Road. The access that will serve Plot 1 will be via the existing access that presently serves the host dwelling which will be demolished as part of this development proposal.

The access' to Plots 2 and 3 will be new and presently in these locations there are existing raised kerbs and from the edge of the carriageway up to the Applicants property boundary there is an existing footway and grass verge, all of this area is within the highway boundary. In order for the Applicant to facilitate the new vehicle access's, the Applicant would need to apply to the LHA separately for a vehicle crossover permit which has its own criteria which must be met for a successful application. Details of the requirements can be found at <https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>. The Applicant should note that the approval of planning permission does not guarantee permission for the required permit.

From the above drawing, the LHA has reviewed each of the three accesses. The access to Plot 1 (from grass verge to grass verge) measures to be approximately 5.25m however, with the presence of the parking space closest and adjacent to the highway and should this be in use, the access width narrows to approximately 2.15m and therefore substandard in accordance to Figure DG20 of Part 3 of the Leicestershire Highway Design Guide (LHDG) <https://resources.leicestershire.gov.uk/lhdg> which states that for an access serving a single dwelling, the access width should be 2.75m for a minimum distance of 5m from the highway boundary. The LHA request the Applicant reconsider its access design and parking layout for Plot 1. The Applicant should note that parking spaces should have minimum dimensions of 2.4m x 5.5m with an additional 0.5m added if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side and an additional 1m if bounded on both sides.

The LHA deem the access widths to Plots 2 and 3 acceptable in accordance to Figure DG20.

The Applicant has not demonstrated the achievable vehicular visibility splays for any of the proposed access'. The Applicant should submit a revised drawing demonstrating the achievable vehicular visibility splays in either direction of the site access'. In accordance with Table DG4 of Part 3 of the LHDG, vehicular visibility splays of 2.4m x 43m are required to be demonstrated and they should not encompass any third party land with nothing above 0.6m high within the visibility splays. The LHA request the Applicant submit evidence which either demonstrates the required visibility splays of 43m, or supporting documentation which justifies why a shorter splay, based on measured 85th speeds is acceptable. The NDI team at the Highway Authority may be able to assist with the provision of a speed survey; please email ndi@leics.gov.uk for more information.

With any revised drawing the Applicant should demonstrate 1m x 1m pedestrian visibility splays in either direction of the site access'.

Highway Safety

There has been one Personal Injury Collision (PIC) recorded within 500m in either direction of the site and within the last five years. The PIC was recorded as '*slight*' in severity. The PIC was recorded as occurring approximately 230m south of the site on Seagrave Road. The LHA has reviewed the collision details for this PIC and the LHA do not believe the development would exacerbate the existing highway safety situation.

Internal Layout

From drawing number 10, Plots 1 and 2 will each have four bedrooms and Plot 3 will have three bedrooms. The Applicant proposed that all plots will have integral single garages.

In accordance to point 3.173 of the LHDG, for dwellings with four bedrooms a minimum of three spaces are required to be provided and for dwellings with three bedrooms a minimum of two car parking spaces is required to be provided. The Applicant should also be mindful of point 3.225 of the LHDG which notes the minimum internal dimensions of a single garage to be 6m x 3m.

The internal dimensions of the single garages at Plots 1 and 2 measure to be approximately 5.7m x 3.5m, the LHA would not normally consider counting a garage(s) towards the parking provision at the site where they do not meet the required dimensions above. The LHA request the Applicant reconsider the parking provision at the site for Plots 1 and 2 to ensure that three car parking spaces can adequately be accommodated within the site.

The LHA deem the parking layout for Plot 3 acceptable in accordance to the LHDG.

Date Received
9 June 2021

Case Officer
Gabriella Garratt

Reviewer
BD

Date issued
28 June 2021