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**From:** hdc@planning.leics.gov.uk  
**Sent:** 12 August 2021 09:17  
**To:** Liggins Deborah; development.control@charnwood.gov.uk  
**Cc:** richard.shepherd@leics.gov.uk  
**Subject:** Response To Application Number P/21/1125/2 at 196 Seagrave Road Sileby LE12 7TS  
**Attachments:** Response\_P-21-1125-2.pdf

Please find attached my representation in relation to the above planning application.

On behalf of Highways Development Management  
Leicestershire County Council  
County Hall  
Glenfield  
Leicestershire  
LE3 8RJ

Tel: 0116 305 0001

**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: P/21/1125/2

Highway Reference Number: 2021/1125/02/H/R1

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.

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**GENERAL DETAILS**

Planning Case Officer: Deborah Liggins

Applicant: Milltower Developments Ltd

County Councillor: Cllr Richard Shepherd

Parish: Sileby

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 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) has been reconsulted 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. The LHA previously responded to the application on 28th June 2021 requesting further information from the Applicant.

The LHA has been reconsulted with the following revised Will Aust Architecture drawings:

- Drawing number 15 titled Vehicular Visibility Splays
- Drawing number 10 Rev A titled Proposed Site Plans and Floor Plans.

- **Site Access**

Within the LHA's previous response, the LHA previously deemed the access widths to Plot 2 and 3 acceptable however the Applicant was requested to demonstrate 1m x 1m pedestrian visibility in either direction of the proposed site access'. The LHA also requested the Applicant to reconsider the access arrangements to Plot 1 as the access design previously presented was substandard in accordance to Figure DG20 of Part 3 of the Leicestershire Highway Design Guide (LHDG) <https://resources.leicestershire.gov.uk/lhdg>. Furthermore the Applicant was requested to demonstrate the achievable vehicular visibility splays in either direction of the site access' in accordance with Table DG4 of Part 3 of the LHDG.

The LHA has reviewed drawing number 15 which adequately demonstrates the required vehicular visibility splays of 2.4m x 43m in either direction of the site. Drawing number 10 Rev A also adequately demonstrates 1m x 1m pedestrian visibility in either direction of the site access'.

In addition to the above, drawing number 10 Rev A demonstrates that the access width to Plot 1 has been increased to 3m, however the Applicant should be mindful that the access width for a single dwelling is required to be 2.75m for a minimum distance of 5m from the highway boundary with an additional 0.5m added to the initial access width requirement if bounded by a wall, fence, hedge, or other similar obstruction on one side and an additional 1m if bounded on both sides. As the access will be bound north of the site by the proposed parking, the access width is required to be 3.25m. Notwithstanding the submitted plans, the LHA would not seek to resist the application due to a 0.25m shortfall as it could not be demonstrated that the development would be considered severe in the context of paragraph 111 of the NPPF.

### **Internal Layout**

The LHA previously deemed the parking layout for Plot 3 acceptable in accordance to the LHDG and requested the Applicant to reconsider the internal dimensions of the single garages at Plots 1 and 2 to be in accordance to standards detailed within point 3.225 of the LHDG. Drawing number 10 Rev A now demonstrates internal dimensions of 6m x 3.5m therefore will be considered towards the parking provision at the site. The LHA is satisfied that the Applicants overall parking provision at the site is acceptable in accordance to the LHDG.

### **Conditions**

1) No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Will Aust Architecture drawing number 10 Rev A have been implemented in full. Visibility splays demonstrated within drawing number 10 Rev A and drawing number 15 shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2) The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Will Aust Architecture drawing number 10 Rev A. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

3) The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least five metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

### **Informative**

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

**Date Received**  
**30 July 2021**

**Case Officer**  
**Gabriella Garratt**

**Reviewer**  
**BD**

**Date issued**  
**12 August 2021**