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**DETAILS OF APPLICATION**

**Planning Ref No:** 2010/0072/06  
**CE/EN Ref:** PlanCon\* + V1063; N761; Z73.  
**Application Address:** 38, Main Street, Thorpe Satchville, LE14 2DQ  
**Parish:** Twyford and Thorpe  
**Applicant:** Mrs Helen Kirk  
**District Planning Case Officer:** Denise Knipe  
**Brief Description of Development:** Change of use of run down stable block, to provide 1 detached 3 bedroom dwelling house, requiring the demolition of a section of 38 Main Street to improve vehicle access and erection of 1 double garage to aid parking for 40 Main Street.

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**OBSERVATIONS**

(a) On any Improvement lines: None  
(b) On Access Arrangements:  
    **New vehicular access:** Yes   **New pedestrian access:** Yes  
    **Altered vehicular access:** Yes   **Altered pedestrian access:** Yes  
(c) On effect on Rights of Way: No  
(d) On any new road proposal: No  
(e) On application in general: County Councillor: Mr J Orson (Asfordby)

\*Previous PlanCon refs: 2010/7002/06, (in part): 2006/0295/06.

Plotting sheet 17/84. Church Walk unadopted / Classified B6047.

Schemes: - TM1262: Approved for Construction: Playground Warning Signs

3201.00: Approved for Construction: VAS/Gateway treatments

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**RECOMMENDATIONS**

**Notes to Planning Officer**

The existing vehicular access serving the site is substandard, lacking adequate width to allow two vehicles to pass and having very restricted visibility splays. The proposal would result in a significantly wider access that will result in slightly improved visibility splays and could allow two vehicles to pass, as such the proposal would offer some highway safety gain. Although the proposal will be likely to result in additional traffic being generated, given that the proposal removes an existing stable block, the increase in traffic may not be significant. On that basis the Highway Authority are prepared to look favourably upon the proposal.

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## Highway Obs 10/0072/6 Cont....

### Conditions

1) If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

**Reason:** To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

2) Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the public highway and thereafter shall be so maintained.

**Reason:** To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

3) That part of the existing vehicular crossing that becomes redundant as a result of the access alterations shall be reinstated to Highway Authority standards before the proposed dwelling is first occupied.

**Reason:** In the interests of pedestrian safety.

4) The proposed replacement vehicular access shown on the submitted plans, shall be provided, be free from obstruction and made available for use before the proposed dwelling is first occupied and shall thereafter be permanently so maintained.

**Reason:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

5) The proposed replacement vehicular access shown on the submitted plans, shall be surfaced in tarmac, block paving or other similar hard bound material for a minimum distance of 5 metres behind the highway boundary before the dwelling is first occupied and shall thereafter be permanently so maintained.

**Reason:** To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

6) The proposed replacement car parking facilities for Nos. 40 and 42 and the additional visitor parking shown to the rear of the proposed double garage shall be provided, hard surfaced and made available as parking before works on the proposed access commence, and shall thereafter be permanently so maintained.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

7) The proposed replacement car parking facilities for No. 38 and the parking facilities for the proposed dwelling shall be provided hard surfaced and made available for use before the proposed dwelling is first occupied and shall thereafter be permanently so maintained.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

8) The proposed shared turning/courtyard area shall be provided, hard surfaced and made available for use before the proposed dwelling is first occupied and shall thereafter be permanently so maintained.

**Reason:** To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

### Notes to Applicant

All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Northern Area Manager- (telephone 0116 3052114)

Date Received	Date Of Inspection	Inspector	Signed Off
26/03/2010		Duncan Clarke	12 April 2010