



Highways and Engineering Service

Economy and Environment

Consultation Response on behalf of Head of Highways and Engineering

Application: 25-01021-FUL

Date Received: 23 October 2025

Date of Response: 27 October 2025

PROPOSAL:

Change of use from a dwellinghouse (Use Class C3a) to a residential care home for up to two children (Use Class C2)

CONSULTATION REPORT:

There is regular bus routes within a short distance of this location but very limited local amenities within walking distance of this property. This is not a sustainable location we would expect most carers to drive to this location.

No parking is provided on site at this location. We would expect vehicles to straddle the footway so the carriageway remains clear. Parking on the footway causes a road safety hazard for pedestrians.

Alternatively vehicles will park on the carriageway and this will cause an obstruction for motorists. With up to 3 carers present this could be a significant hazard at a residential location.

The proposed site access to site is existing and not suitable of the suggested intensification albeit slight.

No changes to the existing highways network are proposed.

No new highways are suggested as a part of this proposal.

No PROW will be obstructed by this proposal.

Refuse collection and servicing from this location should continue much as existing.

AMENDMENTS TO CONSULTATION RESPONSE:

The applicant has amended their plans to retain the garage at the rear of the property. On each visit to the property this garage has been inaccessible and is obstructed and in reality it is unlikely this garage

space will be used. We must however accept this as parking for one vehicle. We would therefore expect 1 or 2 vehicles parked on street.

We would expect to the narrow carriageway these vehicles would park straddling the footway as is common at present and due to the position on the road this would most likely be on the bend which creates a safety issue adjacent to a facility for vulnerable young people.

We have suggested to the applicant the addition of a driveway to the front of the property but the applicant is unwilling to make this adaptation and feels it unreasonable.

04/02/2026

OFFICER RECOMMENDATION:

We cannot support these proposals due to the insufficient parking proposed. Whilst this may not be sufficient reason alone to sustain an objection to the proposals we do think this proposal is likely to exacerbate the existing on street parking problem.

HIGHWAYS SIGN OFF

John Gillighan 04/02/2026