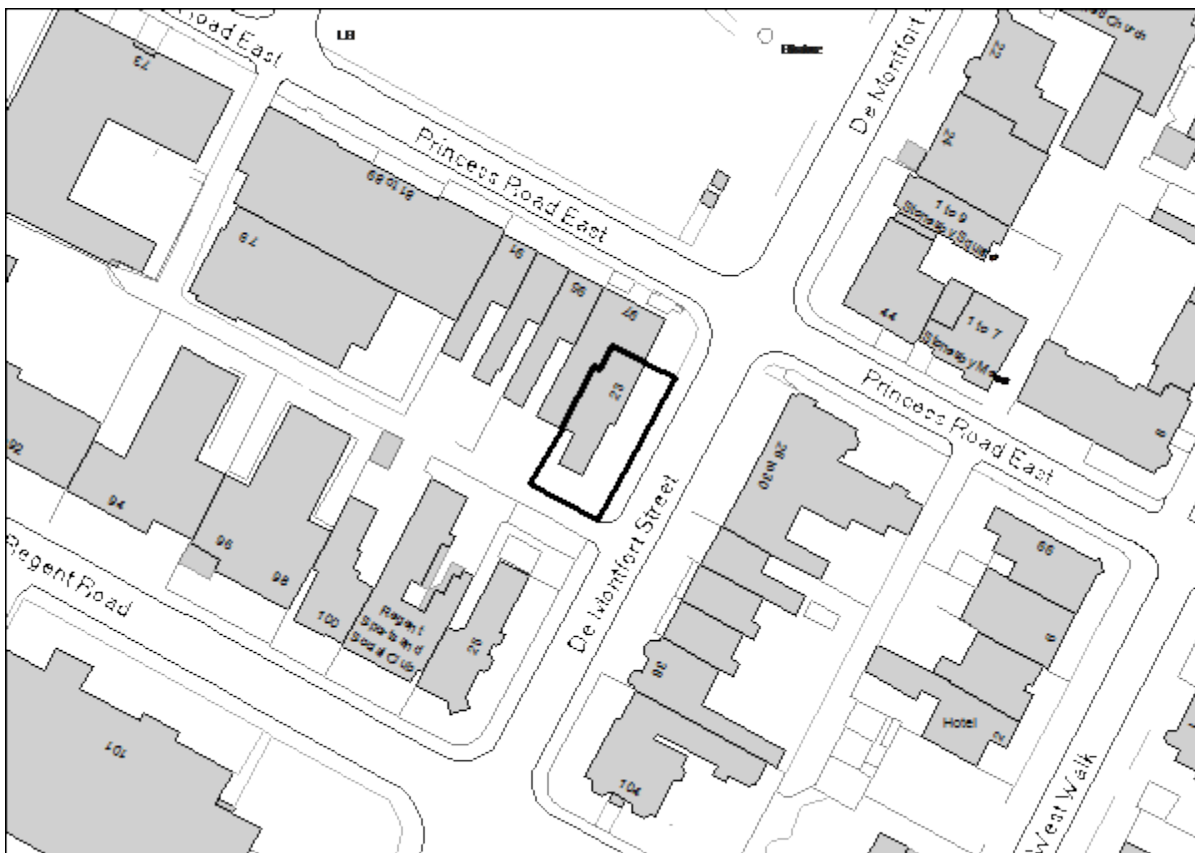


Recommendation:	
20190864	23 DE MONTFORT STREET
Proposal:	CHANGE OF USE FROM OFFICES ON THE GROUND FLOOR (CLASS B1) AND FLATS ON FIRST AND SECOND FLOOR (CLASS C3) TO STUDENT STUDIO FLATS WITH COMMUNAL SPACES (11X STUDIO) (SUI GENERIS); SINGLE STOREY SIDE EXTENSION; DORMER AT REAR. (AMENDED)
Applicant:	MR CHAUDHURI
View application and responses	https://planning.leicester.gov.uk/Planning/Display/20190864
Expiry Date:	13 December 2019
LL	WARD: Castle



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Summary

- This application is being brought to committee at the request of Cllr Kitterick to consider the acceptability of the living accommodation.
- Five objections, including one from Cllr Kitterick, have been received and one representation in support.
- The key issues are the principle of development, and living standards.

The Site

The site is located within the New Walk Conservation Area, to the immediate south of the Grade II Registered Park and Garden of New Walk and south-west from the Grade II Listed Robert Hall Statue. The property under consideration is part of an elegant 19th century terraced building, prominent in the streetscape due to its cream brick and relatively ornate frontage. The side and rear elevations are of red brick.

The property faces De Montfort Street. It has a small side elevation which faces a shared private access drive serving the rear of properties on Princess Road East and Regent Road, and a rear elevation which overlooks the rear of No 97 Princess Road East. It is a wide building, which is one room deep and has a front area used for access and car parking.

There is a small single storey element to the site, at the end close to the private rear drive, where there is also a small enclosed yard.

Background

The building is currently used as a ground floor commercial unit, with two flats above, one on each floor. Pre-application advice was sought prior to the submission of this application.

Although the ground floor is currently in use as a small salon, there does not appear to be any planning consent for this. The planning history indicates that the lawful use of the ground floor is offices.

The Proposal

The proposal is to convert the entire building to eleven student studio flats. A small single storey extension would be constructed at the south-west end.

Policy Considerations

National Planning Policy Framework (NPPF)

Para 192 – desirability to sustain & enhance significance of Heritage Assets

Para 193 – great weight should be given to asset's conservation

Para 194 – harm or loss of significance of designated heritage assets should require clear and convincing justification

Para 197 – effect of application on significance of non-designated Heritage Asset

Para 200 – LPA's should look for new development to preserve or enhance significance of Heritage Assets

Development Plan policies

Development plan policies relevant to this application are listed at the end of this report.

The most relevant Core strategy policies and Local plan policies are CS06 and CS18.

Supplementary Planning Documents (SPD)

Student Housing SPD

Other legal or policy context

New Walk Conservation Area Character Statement

Consultations

Local Highway Authority

No objection subject to conditions.

Pollution Control – Noise

No objection in principle. Recommend controls on construction work to avoid impact on nearby residents.

Lead Local Flood Authority

No objection subject to condition.

Waste Management

No objection.

Representations

Four objections have been received including one on behalf of the Friends of New Walk.

- Small living spaces detrimental to health of students living in such a confined space
- Studios are below National Minimum Space Standard why does Leicester City Council continue to approve such cramped units combined with little amenity space
- Student studios outnumber other forms of accommodation, this high density development is becoming the norm, in the city centre and is wrong for the location
- Application should be deferred until the Planning Committee has considered reports on Student Mental Health
- New Walk Conservation Area suffering cumulative impact of low cost student accommodation
- Proposal is of poor quality and we are in danger of damaging the unique character of the Conservation Area

- Attic and dormer window will have an adverse impact on the streetscape and character of the area
- Should permission be granted the car parking spaces should be kept for the residents and not let out to others.
- Homelessness is increasing but there is apparently no building or supporting change of use for citizens of the city.

Cllr Kitterick has also objected on the grounds that the living space is not satisfactory and it would not provide a fit living environment.

One representation of support has been received making the following points:

- Proposal would encourage students to move away from primarily residential areas where the pressure on family housing has got worse
- Students should be encouraged to live in purpose built student accommodation to avoid impact on family oriented residential areas.

Consideration

Principle of development

The site is within easy reach of Leicester University, which is about 800m away, and De Montfort University which is about 1km away. The applicant has addressed the criteria in the Student Housing SPD and I consider that the criteria are met.

At committee meetings within the last two years concerns have been raised regarding the cumulative impact of student accommodation on the New Walk area as a whole. The table below indicates the sites which are fully occupied by students, purpose built student accommodation and outstanding applications. The table does not include refused or withdrawn applications. There may also be developments which were secured through Prior Approval for change of use to use class C3, which might be occupied by students although not restricted to that use.

	App'n Number	Address	Proposal Description	Date of Decision
Wholly Student Occupied Properties	20182564	12-16 De Montfort Street	CHANGE OF USE FROM OFFICES (CLASS B1) TO STUDENT FLATS; PART DEMOLITION; CONSTRUCTION OF 3 STOREY REAR EXTENSION; TO PROVIDE 18 STUDENT STUDIO FLATS (SUI GENERIS) (SUBJECT TO S106 AGREEMENT)	11/04/2019
	20182139	Renaissance House, 14-20 Princess Road West	CHANGE OF USE OF BUILDING FROM OFFICES (CLASS B1(C)) TO STUDENT ACCOMMODATION (43 X 1 BED STUDIOS) (SUI GENERIS); EXTERNAL AND INTERNAL ALTERATIONS (AMENDED 17/12/18 AND 3/1/19)(SUBJECT TO UNILATERAL UNDERTAKING)	12/03/2019

	20180568	96 New Walk	CHANGE OF USE FROM GROUND FLOOR CLINIC (CLASS D1) AND FIRST AND SECOND FLOOR OFFICES (CLASS B1) TO TWENTY STUDENT STUDIOS (20 X 1 BED) (SUI GENERIS) (AMENDED PLANS RECEIVED 21/09/2018)	22/11/2018
	20170808	2 West Walk	CHANGE OF USE FROM HOTEL (CLASS C1) TO HOUSE IN MULTIPLE OCCUPATION FOR STUDENT (17 BEDS) (SUI GENERIS); DORMER EXTENSIONS AT REAR; ALTERATIONS	20/07/2017
	20170926	118-120 Regent Road	CHANGE OF USE OF TWO GARAGES AT REAR AND PART OF THIRD FLOOR TO PROVIDE FOUR ADDITIONAL BED SPACES TO STUDENT ACCOMMODATION TO INCREASE FROM 34 TO 38 BEDS; ALTERATIONS(SUI GENERIS) (AMENDED PLAN REC 30/06/17 AND 12/7/17)	14/07/2017
	20151728	14 West Walk	CHANGE OF USE FROM OFFICE (CLASS B1) TO TWELVE SELF CONTAINED STUDENT FLATS (12 X 1BED) (NO USE CLASS); EXTERNAL ALTERATIONS; BIN STORE AND CYCLE STORE AT REAR (SECTION 106 UNILATERAL UNDERTAKING)	09/02/2016
	20141392	160 Upper New Walk	CHANGE OF USE FROM OFFICES (CLASS B1) AND TWO STOREY EXTENSION TO STUDENT ACCOMMODATION (NO USE CLASS) COMPRISING 17 ONE BED FLATS; EXTERNAL ALTERATIONS. (AMENDED) (S106 AGREEMENT)	08/12/2014
	20130257	17 De Montfort Street	CHANGE OF USE FROM OFFICE (CLASS B1) TO 9 X SELF CONTAINED FLATS (9 X 1 BED) (CLASS C3); SINGLE STOREY EXTENSIONS AT REAR (AMENDED PLANS) (CONTRIBUTION SECURED) This property is understood to be occupied by students although not controlled for this use	11/04/2013
	20110046	112 Regent Road	CHANGE OF USE FROM TRAINING CENTRE (CLASS D1) TO STUDENT FLATS (1 X 1BED, 2 X 6BED, 3 X 7BED - 34 BEDROOMS) (NO USE CLASS), TWO STOREY EXTENSION AT REAR, ALTERATIONS (S106 AGREEMENT-UNILATERAL UNDERTAKING)	15/03/2011

	20090696	2 Salisbury Road	CHANGE OF USE OF OFFICE (CLASS B1) TO TWO STUDENT HOUSES; ALTERATIONS (SUBJECT TO UNILATERAL AGREEMENT)	19/08/2009
	20041763	Kenneth Holmes Halls of Residence	CHANGE OF USE FROM HALL OF RESIDENCE (CLASS C3) WITH THREE STOREY AND SINGLE STOREY EXTENSIONS TO 38 CLUSTER FLATS (CLASS C3); EXTERNAL ALTERATIONS (AMENDED PLANS)	02/12/2004
	19770524	120 Regent Road	CHANGE OF USE OF DOCTORS SURGERY TO STUDENT HOUSING FOR A MAXIMUM OF 18 STUDENTS	18/05/1977
	27397	16 Salisbury Road/134 Regent Road	CHANGE OF USE OF STUDENT RESIDENCES TO USE FOR TEACHING PURPOSES FOR APPROXIMATELY ONE YEAR (LIMITED CONSENT)	19/10/1973
Purpose Built Student Accommodation	20180500	140 - 142 New Walk	CONSTRUCTION OF 2, 3, & 4 STOREY BUILDING AT REAR OF RETAINED FACADE. TO PROVIDE RESIDENTIAL DEVELOPMENT COMPRISING 52 SELF-CONTAINED STUDENT STUDIO FLATS. ASSOCIATED LANDSCAPING; BIN STORE AND AMENITY AREA AT REAR (AMENDED PLAN) (S106 AGREEMENT)	02/11/2018
	20180528	De Montfort Mews	DEMOLITION OF BUILDINGS; CONSTRUCTION OF THREE / FOUR STOREY BUILDING TO PROVIDE 91 STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS) (S106 AGREEMENT)	30/08/2018
	20162277	8-10 West Walk	CHANGE OF USE FROM OFFICE (B1) TO STUDENT ACCOMMODATION; CONSTRUCTION OF A FIVE STOREY BUILDING PROVIDING 85 STUDENT STUDIO FLATS (1 X 1 BED) (SUI GENERIS); DEMOLITION (AMENDED PLANS)	13/04/2017
	20161047	Car Park Adjacent to 57 New Walk	CONSTRUCTION OF A FOUR STOREY BUILDING ACCOMMODATING 54 (51 X 1 BED & 3 X 2 BED) SELF CONTAINED STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS) (SECTION 106 AGREEMENT)	13/12/2016
	20160758	67-75 Princess Road East	1 AND 4 STOREY DEVELOPMENT COMPRISING 106 SELF-CONTAINED STUDENT STUDIO FLATS (SUI GENERIS) (AMENDED PLANS 21/06/2016)	30/06/2016

	20021248	38-50 King Street	THREE, FOUR AND FIVE STOREY BUILDING 40 CLUSTER AND STUDIO FLATS (CLASS C3); OFFICES AND ANCILLARY COMMON ROOM ON PART OF GROUND FLOOR; CYCLE SHED AND LAUNDRY BUILDING AT THE REAR (AMENDED PLANS)	20/09/2002
Outstanding Applications	20191317	134 - 138 REGENT ROAD AND 16 SALISBURY ROAD	Change of use of building from House in Multiple Occupation (sui generis) to student accommodation (60 x 1 bed studios) (sui generis); rear ground floor extensions/alterations, provision of cycle and bin stores, new roof lights on front elevation, replacement rainwater goods and replacement windows on rear elevation	
	20191082	125 London Road, Victoria Hotel and 1 University Road	CONVERSION OF PROPERTY FROM HOTEL (CLASS C1) TO 12 STUDENT FLATS (9 X STUDIO, 3 X 4 BED) (SUI GENERIS); ALTERATIONS	

The proposal includes the loss of two flats. Policy H05 states that proposals involving the loss of housing will be resisted however this primarily relates to the loss of housing to other uses. I do not consider that the change from one form of housing to another would be harmful in this case.

Taking into account that the office use is secondary to the main use of the building, and that it is extremely small and unlikely to meet modern requirements, there is no objection to the loss of the ground floor commercial space.

I consider that the proposal is acceptable in principle.

Design and Heritage Assets

The single storey extension as currently proposed is considered broadly acceptable in terms of massing, height and location. The new windows need to be controlled to ensure acceptable detailing.

With regards to the rear dormers, they are considered marginally acceptable in terms of size and location, subject to matching materials and high-quality finish.

There will be some changes to the doors and windows to the rear of the property. Initial drawings appeared to indicate a upvc material, which would not be acceptable, however revisions show matching timber work.

The existing windows to the front elevation of the host building and the single storey extension should be retained. Some repair might be necessary. Rooflights to the front and rear of the property will be acceptable subject to quality.

I recommend conditions to secure full details of the external work prior to the commencement of development, to ensure that the work does not harm the character

of the building or the conservation area, and to secure compliance with policies CS3 and CS18.

Living conditions

The proposed flats would vary in area from 20 sq m to 28 sq m. This is not unreasonable for student studios, and is similar to the sizes of rooms allowed in other developments. The two units in the roof, which would have floor areas of 25.8 sq m and 23.8 sq m, would have some areas of limited headroom but the layout plans show adequate headroom to most of these spaces.

All students would have the use of a shared communal room and laundry on the ground floor.

There would be no dedicated outside space, but occupants would have access to open space at De Montfort Square which is a few metres away.

I recommend a condition to require that occupants are only students, and a note to applicant advising that this matter would have to be looked at in more detail should any application be received for non-student use.

I consider that the proposed living conditions would be suitable for the proposed occupation, as required by policies CS6 and H07.

Residential amenity

The adjoining house, no 97 Princess Road East, is used as the Girl Guide county office for Leicestershire, and I do not consider that the proposed residential use would have any harmful impact on amenity of occupants of that building. There are residential properties at 23A De Montfort Street, which is a detached new property to the south-west on the other side of the rear drive, and opposite at 26-30 De Montfort Street. I do not consider that the proposed flats would have any harmful impact on occupants of those buildings.

I have considered whether a condition restricting construction activity is required to avoid harm to neighbours. As this is a conversion, I consider that a restriction on working hours would be sufficient to avoid unacceptable impact on neighbours.

Subject to this condition, the proposal would be in accordance with relevant policy provisions including PS10.

Waste storage and collection

A dedicated refuse store area is proposed, in the single storey extension. This would be able to accommodate two 1100 litre bins. This is sufficient, and I recommend a condition to secure provision of this facility.

Highways and Parking

A cycle store is shown on the plans but it is not detailed, and it is not clear that adequate shelter would be provided. There is enough space for a cycle store for six cycles,

which would meet the requirement for one cycle space per two bed spaces, so I recommend a condition to secure details of the cycle storage area prior to occupation.

There are currently five car parking spaces along the front of the building, with a gravelled area that is probably used for informal car parking, however in order to avoid having cars parking directly in front of windows to flats this would be reduced to four spaces with the remainder of the space landscaped. A parking management plan should be provided to ensure that the spaces are used efficiently, especially at moving in and moving out times, and I recommend a condition to secure this.

I also recommend conditions to secure Travel Packs for residents, and to ensure that the parking spaces are provided and retained. These conditions will ensure compliance with conditions AM01, AM02 and AM12.

Sustainable Energy

A Sustainable Energy Statement has been provided. Although it is difficult to accommodate some measures within a conversion of a historic building, the applicant has set out that the thermal efficiency of the building elements used would exceed that required by the Building Regulations. I do not consider that it would be appropriate to secure this by condition, as this could result in the applicant carrying out inappropriate physical work to the structure.

It would however be appropriate to require, by condition, that the development is heated and lit, and hot water provided, by the energy efficient means proposed by the applicant, and I recommend a condition accordingly.

Given the sensitive nature of the building and the Conservation importance of its external appearance, I consider that this is sufficient in this case to meet the aims of the relevant sections of Policy CS02.

Drainage

The applicant has submitted a SuDS strategy including a rain garden and water butt, but no supporting information has been provided. I therefore recommend a condition to secure this detail. This will ensure compliance with the relevant provisions of policy CS02.

Nature conservation/Trees/landscaping

The applicant provided ecology surveys including a bat report, as it is proposed to carry out alterations to the roof of a historic building. It is accepted that as no evidence of roosting bats has been found there is no need for any explicit mitigation, however I recommend a condition to ensure that good practice recommendations in the report, relating to working methods, are followed.

I also recommend a condition to secure two Swift boxes and details of the new landscaping at the front, which should include species suitable for pollinating insects; also conditions to ensure protection of nesting birds.

Subject to these conditions being addressed, the proposal would be in accordance with policy CS17.

Viability and Developer Contributions

A request for a contribution was received from the University Hospitals of Leicester NHS Trust, however there is no acceptable policy basis for this.

Conclusion

The proposed change of use is acceptable in principle.

An acceptable living environment can be provided.

The works will maintain the character of the Conservation Area, so impact on heritage assets will be acceptable.

Adequate drainage and servicing can be provided.

I recommend that this application is APPROVED subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The flats shall only be occupied by students enrolled on full-time courses at further and higher education establishments or students working at a medical or educational institution, as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority on demand at all reasonable times. (To enable the Local Planning Authority to consider the need for affordable housing in accordance with Core Strategy Policy CS07 and residential amenity standards in accordance with policy H07 of the City of Leicester local plan.)
3. Prior to the commencement of development details of the implementation, long term maintenance and management of the Sustainable Drainage System (SuDS) as approved shall be submitted to and approved in writing by the local planning authority. No flat shall be occupied until the system has been completed and is operational. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include:
 - (i) a timetable for its implementation, and
 - (ii) a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime.(To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

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4. Prior to the commencement of development details of drainage shall be submitted to and approved in writing by the local planning authority. No flat shall be occupied until the drainage has been installed in accordance with the approved details. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
 5. Prior to the commencement of development, and notwithstanding the approved plans, details of the following design and materials shall be submitted to and approved in writing by the City Council as local planning authority. Development shall be carried out in accordance with the approved details.
 - (i) Details of any windows to be replaced or repaired, including section drawings at 1:10 of existing and proposed windows and frames including cills and lintels, showing matching timber operable sash units which exactly match the original windows
 - (ii) Details of all new windows including section drawings at 1:10, the windows shall match the existing windows and be fully operable sashes to the front with integrated glazing bars
 - (iii) Rooflights, which shall be conservation quality and single-pane
 - (iv) Materials for the single storey extension, including a one metre square sample panel of the cream brickwork showing brick type, mortar and pointing to match the existing exactly, and a sample of the roofing slate.(In the interests of visual amenity, and the character of the Conservation Area, in accordance with Core Strategy policies CS03 and CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
 6. Development shall be carried out in accordance with the recommendations contained within Section 7 of the Bat Presence and Absence Surveys Report reference BG19.149.1 July 2019, including the requirement for an integrated bat box to be provided. The development shall not be occupied until the bat box has been installed. (In the interests of biodiversity and in accordance with Core Strategy policy CS17.)
 7. Prior to the approved flats being occupied, two Swift boxes shall be installed in accordance with the specifications contained within the Preliminary Roost Assessment report BG19.149 March 2019. (In the interests of biodiversity and in accordance with Core Strategy policy CS17.)
 8. The development shall be heated and lit, and hot water provided, in accordance with the recommendations contained within the Sustainable Energy Report 7799 dated 15/3/2019. (In the interests of energy efficiency and in accordance with Core Strategy policy CS02.)
 9. No part of the development shall be occupied until secure and covered cycle parking for six cycles has been provided in accordance with written details that have previously been submitted to and approved in writing by the City Council as local planning authority. The cycle parking shall be retained thereafter for use in connection with occupation of the approved flats. (In the interests of the

satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).

10. Prior to occupation of the flats four car parking spaces shall be provided as shown on the approved plans. The car parking spaces shall be retained thereafter for use in connection with the occupation of the approved flats. (To secure adequate off-street parking provision, and in accordance with policy AM12 of the City of Leicester Local Plan.)
11. Before the development authorised by this permission is occupied a landscaping scheme shall be implemented in accordance with details that have previously been submitted to and approved by the City Council as local planning authority. The details shall include:
 - (i) the position and spread of all existing planting to be retained or removed;
 - (ii) new planting, including plant type, size, quantities and locations;
 - (iii) means of planting, staking, and tying of trees, including tree guards;
 - (iv) other surface treatments;
 - (v) fencing and boundary treatments;
 - (vi) any changes in levels including sections through the rain gardens;
 - (vii) the position and depth of service and/or drainage runs (which may affect the scheme).The approved landscaping scheme shall be carried out prior to occupation for hard landscaping and the rain gardens, and within one year of completion of the development for other soft landscaping. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material outside the rain gardens. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. The rain gardens shall be maintained with approved or replacement planting in perpetuity. (In the interests of amenity and sustainable drainage, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS02 and CS03.)
12. No part of the development shall be occupied until a Parking Management Plan has been submitted to and approved in writing by the City Council as local planning authority. The Plan shall include the proposed parking arrangements for the site including the drop off and pick ups at the start and end of terms, and shall promote sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with policies AM01, AM02, AM11 and AM12 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).
13. The occupiers of each of the flats shall be provided, at the time when they move into the development, with a 'New Residents Travel Pack'. The contents of this

shall have previously been submitted to and approved in writing by the City Council as local planning authority and shall include walking, cycling and bus maps, latest relevant bus timetable information and bus travel and cycle discount vouchers. The Pack shall be available in an electronic format. (In the interest of sustainable development and in accordance with policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy).

14. No demolition or construction work shall be undertaken outside the hours of 0730 to 1800 Monday to Friday and 0730 to 1300 Saturday, or at any time on Sundays or bank or public holidays. (In the interests of the amenity of the area and nearby residents and in accordance with policy PS10 of the City of Leicester local plan.)
15. No part of the development shall be occupied until refuse bin storage has been provided in accordance with the approved plans. The refuse bin storage shall be retained thereafter for use in connection with occupation of the approved flats. (In the interests of the satisfactory development of the site and in accordance with policy H07 of the City of Leicester Local Plan).
16. The development hereby permitted shall at all times be managed and operated in full accordance with a Management Plan, the details of which shall be submitted to and approved in writing by the local planning authority before the first occupation of any of the flats. The management plan shall set out procedures for:
 - (i) how the arrival and departure of students at the start and end of terms will be managed;
 - (ii) how servicing and deliveries will be managed;
 - (iii) the security of the development and its occupiers;
 - (iv) dealing with refuse bins and maintaining the external areas of the site; and
 - (v) dealing with any issues or complaints arising from the occupiers of nearby properties.(To ensure the development is properly managed so as to minimise its effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with the aim of Core Strategy Policies CS03, CS06 and CS15 and saved Local Plan Policy PS10 of the City of Leicester Local Plan)
17. This consent shall relate solely to the following submitted plans received by the City Council as local planning authority.
Planning application information (Proposed plans and elevations) DSA-18127-PL-PRO-01 revision J received 24/09/2019
SuDS Strategy 1906-500 A received 7/07/2019.
(For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive

and proactive discussions with the applicant during the process (and/or pre-application).

The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.

2. The applicant is advised that this proposal has been assessed on the basis that the occupiers will be students. Should any change of use to non-student accommodation ever be applied for, then it might be necessary to combine multiple units to form larger self contained flats in order to meet residential amenity requirements.

Policies relating to this recommendation

- 2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
- 2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
- 2006_AM12 Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
- 2006_H05 Planning applications involving the loss of housing will be refused unless they meet criteria.
- 2006_H07 Criteria for the development of new flats and the conversion of existing buildings to self-contained flats.
- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
- 2014_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS06 The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
- 2014_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
- 2014_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
- 2014_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.

2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.