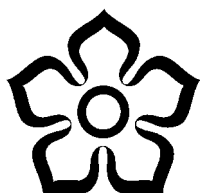


## PLANNING & DEVELOPMENT CONTROL COMMITTEE



Leicester  
City Council

Wards: see individual reports

Planning & Development Control Committee

Date 16 February 2021

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### SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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<b>20202410</b>	<b>99 Groby Road</b>	
Proposal:	Retrospective application for change of use from house in multiple occupation for up to 6 persons (Class C4) to house in multiple occupation for more than 6 persons (7 bed) (Sui Generis)	
Applicant:	Mrs Margaret Brown	
App type:	Change of use	
Status:		
Expiry Date:	19 February 2021	
AN	TEAM: PE	WARD: Fosse

Page Number on Main Agenda:

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### Representations

Councillor Waddington has submitted a further representation:

*We seem to be seeing increasing numbers of retrospective planning applications in Fosse involving developers seeking to use family houses as HMOs or small flats (see 7 Church Ave as another example).*

*If retrospective permission is then granted it does undermine the application process as developers assume that they can proceed with conversions without permission and without going through the processes until they have undertaken work, which would be difficult to then undo. This is impacting the neighbourhood, destroying family houses and creating small cramped living spaces. It is also has created a feeling among residents that the planning process is letting them down and that developers have a free hand.*

*I think it is time to make it clear to developers that retrospective planning permission for these sorts of developments is not automatic starting with this application.*

### Further Considerations

Planning applications must be considered on their planning merits whether retrospective or not