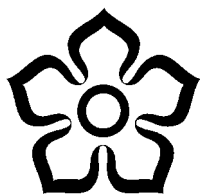


Planning & Development Control Committee
Applications and Contraventions: Supplementary Report

Wards: see individual reports



Leicester
City Council

Planning & Development Control Committee

Date: 17 November 2021

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

INDEX
APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
5		2011586	148 Victoria Park Road	CA

20211586	148 Victoria Park Road
Proposal:	Change of use from house (Class C3) to three flats (3 x 2 bed) (Class C3); construction of hardstanding at front; construction of dormer extension at rear; alterations (amended plans received 15/10/2021, 19/10/2021 and 5/11/2021)
Applicant:	Mr and Mr Singh
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	18 November 2021

Page Number on Main Agenda: 5

Representations

Three further objections have been received (including one from Friends of Clarendon Park) raising the following points:

- Over a number of years many of family homes on Victoria Park Road have been converted into HMOs and flats that has resulted in additional residents in the area with associated noise pollution and vehicle activity that has had an impact on the character and appearance of the area and results in an unbalanced community and strongly affects the amenity of the neighbouring properties and the quality of life of local residents.
- The proposal is an attempt to get around the ban on further HMO properties in the area.
- The application site is not covered by the Stoneygate Conservation Area but a new Conservation Area was proposed by the Leicester Civic Society in 2021 that covered Clarendon Park and included 148 Victoria Park Road. This proposed new conservation area should be given some weight to the current proposal.
- If further conversions of large family houses are allowed to continue unchecked, the number of students in the area will increase.
- The draft Local Plan includes policies to encourage Purpose Built Student Accommodation (PBSA) in appropriate locations outside of Article 4 Direction area and to only support new student development where it lies outside and does not abut an Article 4 Direction area.
- Leicester City Council has opened a Consultation to extend controls over Houses in Multiple Occupation, which would extend existing areas and adding new areas to those already covered by the existing Article 4 Directions.
- Core Strategy Policy CS06 controls the conversion of existing larger family houses and this policy should be used to refuse the application.

Amended Condition: Condition 8 (bin storage area) and 9 (plans) amended

Consideration

Most of the issues raised by the objectors have been covered in the main report.

The proposal is for 3 flats and not for student accommodation nor HMO for which a separate planning application would be needed. The concerns raised relating to these uses, including the use of policy in the emerging draft local plan are not relevant to this application.

The application site is not in a conservation area and no weight can be given to the proposed conservation area that was suggested by the Leicester Civic Society in 2021.

Details of the bin storage area has been provided showing that they will be located at the rear of the property. I consider this to be a suitable location and would be in accordance with policy CS03 of the Core Strategy (2014) and with saved Policies H07 and PS10 of the Local Plan (2006). Conditions 8 and 9 have been amended to reflect this additional detail

CONDITIONS

8. Prior to first occupation of any flat, the bin store shall be provided in accordance with the approved plans and maintained thereafter. (In the interests of the amenities of the surrounding area, and in accordance with policies H07 and PS10 of the City of Leicester Local Plan and Core Strategy policy CS3.)
9. The development shall be carried out in accordance with the following approved plans:
Location Plan, 7573/01 Rev A, received 01/09/2021
Proposed Site Plan, 7573/06 Rev D, received 05/11/2021
Proposed Plans, 7573/04 Rev D, received 19/10/2021
Proposed Elevations, 7573 Rev C, received 15/10/2021
(For the avoidance of doubt).