



Leicester
City Council

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Planning & Development Control Committee

**Date : 13th November
2024**

**SUPPLEMENTARY REPORT ON APPLICATIONS AND
CONTRAVENTIONS:**

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APPLICATION ORDER

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45		20172626	133 Harrison Road	RM
69		20241068	97 Roehampton Drive	EM

Recommendation: Conditional approval	
20172626	133 Harrison Road
Proposal:	Demolition of existing factory. Construction of three storey building to provide 42 flats (23 x 1 bed, 17 x 2 bed, 2 x 3 bed). Parking and landscaping. (amended plans 24th August 2023)
Applicant:	JALPUR MILLERS LTD
App type:	Operational development - full application
Status:	
Expiry Date:	14 November 2024
RB	WARD: Rushey Mead

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Amended Description: No

Amended Recommendation: No

Additional consideration:

Residential amenity

The current use of the neighbouring property at 137 Harrison Road for employment uses; however, there is an extant permission to change the use of the property into 18 flats.

If the extant permission at 137 Harrison is implemented, although there would not be a physical change in relation to the separation distances between the windows of the two properties, there would be a more intensive use of the upper floors of the building. There would be some secondary side facing habitable room windows within the neighbouring approved flats that would face towards the north facing windows within the application site. The separation distance would be 18 metres between the north facing habitable room windows within the application site and the secondary side facing windows within the neighbouring property, which is 3 metres below the recommended 21 metres for directly facing habitable room windows. I consider that the separation distance would be acceptable in this instance, as neither site is currently occupied for residential use so there would not be a detriment to any existing occupiers, and the separation distance is only 3 metres below the recommendation.

There are secondary windows within the proposal that are closer to the side elevation of, and face towards, the property at 137 Harrison Road; however, there no windows on this part of the side facing elevation of the neighbouring property so I consider that there would not be a detrimental impact on amenity as a result of these windows.

Therefore, I consider that there would not be an unacceptable level of overlooking or unacceptable levels of privacy between occupiers of the two properties if the extant permission at the neighbouring site is implemented.

Highways

The extant permission to change the use of part of 137 Harrison Road from office / retail to residential took into consideration the potential for an increase in on-street parking in an area where demand was already high. It was reasonably concluded that it may not result in a net increase in parking demand, but that if it did, it would be modest and therefore unlikely to have a detrimental impact on road safety locally. It is unlikely therefore to have an adverse impact on the proposal at 133 Harrison Road, the proposed parking provision for which was concluded would fully meet the demand from its own residents. But, when taking into account the parking activity associated with the site's current use, it could potentially result in a modest net reduction in on-street parking demand.

As such, I consider that if the change of use of the neighbouring property is implemented, there would not be a significant material impact on the impact of the parking situation on the area in relation to the current proposal.

The recommendation for conditional approval remains as set out in the report.

Recommendation: Conditional approval	
20241068	97 Roehampton Drive
Proposal:	Change of use from house in multiple occupation (3 bed) (Class C4) to children's home (Class C2) (max 2 children)
Applicant:	AIDA LOCKTON
App type:	Operational development - full application
Status:	
Expiry Date:	14 November 2024
SS1	WARD: Eyres Monsell

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Amended Description: No

Amended Recommendation: No

Further Comments Received:

Oadby & Wigston Borough BC commented as follows:

Any proposal should be robustly evidenced as meeting an identified need in the City area.

Further Considerations

In light of the above comment, the Council's social care team advise that:

"There is a continuing need for registered residential children's home placements in the local area as detailed in our placement sufficiency plan, and we continue to explore both expansion of our in-house provision and engagement with private providers to shape the local market."

As noted in the report, the Core Strategy advises that the City Council aims to facilitate the provision of a range of accommodation to meet the housing needs of all City residents including identified special needs. There is no compelling evidence or indication to show that there is an over-concentration of these uses in the area.

As such, the principle of the change of use is acceptable and policy compliant.

The recommendation for conditional approval remains as set out in the Report