

20150167	42 VICARAGE LANE BELGRAVE
Proposal:	CHANGE OF USE FROM HOUSE (CLASS C3) TO TWO SELF CONTAINED FLATS (2 X 2 BEDS)(CLASS C3); SINGLE STOREY EXTENSION AT REAR; REPLACEMENT WINDOWS (AMENDED PLANS)
Applicant:	MR AMRATBHAI CHUDASAMA
App type:	Change of use
Status:	Change of use
Expiry Date:	24 April 2015
JMM	WARD: Belgrave



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Summary

- The application is being reported to committee as seven objections have been received.
- The main objections relate to the impact on the character and appearance of the Belgrave Conservation Area, parking and residential amenity.
- The main planning issues are appearance and the impact on residential amenity.
- Recommended for APPROVAL subject to conditions.

Introduction

The application relates to a mid-terrace property in a residential part of the city. The property falls within the Belgrave Conservation Area.

The Proposal

The proposal is for the change of use of the property from a two bedroom house to two self-contained flats each with two bedrooms, replacement windows and a single storey extension at the rear.

Policy Considerations

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

Residential Amenity – Supplementary Planning Document.

Representations

Seven objections have been received on the grounds of:

- The proposed replacement windows will not be in keeping with the character and appearance of the conservation area.
- The proposed rear extension will overlook and block light to neighbouring properties.
- Increase in parking pressures in the area and a subsequent impact on access for Emergency Services.
- The property does not lend itself well to a conversion to two self-contained flats due to its size.

Consideration

Principle of development

Being a residential area the proposal is acceptable in principle provided it does not have a detrimental impact on its own amenity or the amenity of neighbouring properties and does not have a detrimental impact on the character and appearance of the neighbouring area.

The property is a traditional terraced property which can comfortably convert into two self-contained flats therefore the principle of the proposed development is acceptable.

Residential Amenity

The proposed single storey rear extension will replace the original outbuildings to the property. Whilst the proposal is higher than the existing extension at 40 Vicarage Lane, the proposal will not project beyond the rear wall of 40 Vicarage Lane therefore I am satisfied there will be no loss of light or overbearing impact on the residents of this property.

I am satisfied there will be sufficient amenity space remaining at the host property once the extension is built.

Living Conditions

The proposal will create two good sized flats with acceptable outlook, access to the rear garden and front door access to both flats. I have concerns about the creation of a second bedroom for the upper flat by partitioning the front room. This partition meets the existing window leaving a small area of window to the second bedroom.

An amended plan has been submitted showing a roof light and sun pipe to the second bedroom to increase the amount of light entering the second bedroom which in the circumstances I consider acceptable.

Design and Appearance

The original proposal to replace the windows on the front elevation with Upvc was unacceptable; therefore this has been altered to retain and repair the existing window to maintain the character and appearance of the conservation area, including restoring sash windows to the ground floor bay window. I am therefore satisfied the amended scheme to repair the existing windows is acceptable.

The design of the proposed rear extension is in keeping with surrounding properties and is therefore acceptable.

Highways and Parking

There are no parking restrictions along Vicarage Lane on either side of the road. Whilst the road is narrow a one-way system is in operation therefore I am satisfied there is sufficient capacity on Vicarage Lane to accommodate parking for the extra residential unit.

Conclusion

The proposal to bring a currently vacant property back into use, retaining its original first floor window and restoring the ground floor window is welcomed; although the internal layout of the first floor is not ideal. However, on balance, I am satisfied the proposal will produce two good sized flats while not having a negative impact on the character and appearance of the conservation area or on residential amenity. The proposal accords with policies set out in the City of Leicester Local Plan, Core Strategy and Supplementary Planning Document "Residential Amenity".

I recommend **APPROVAL** subject to the following conditions:

CONDITIONS

1. START WITHIN THREE YEARS

2. No part of the development shall be occupied until secure cycle parking has been provided and retained thereafter. (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).
3. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 08/04/2015, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The applicant is reminded that no consent is granted or implied for works or alterations to the front elevation of the property other than those agreed for the restoration of the ground floor bay window.

Policies relating to this recommendation

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