



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 24th July 2024

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

**INDEX
APPLICATION ORDER**

| Page Main | Page Supp | Application Number | Address | Ward |
|-----------|-----------|--------------------|------------------|------|
| 17 | | 20240426 | 6 Hyde Close | BL |
| 25 | | 20240982 | 10 Rockery Close | TC |
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| Recommendation: Conditional approval | |
|---|---|
| 20240426 | 6 Hyde Close |
| Proposal: | Change of use from house (Class C3) to residential children's care home (Class C2) (max 3 children) |
| Applicant: | Mrs Stacy Jemwa |
| App type: | Operational development - full application |
| Status: | |
| Expiry Date: | 25 July 2024 |
| SS1 | WARD: Beaumont Leys |

Page Number on Main Agenda: 17

Representations

An additional objection letter was received signed by 32 people. Many of the signatories have already made representations.

Issues raised:

- Traffic and parking: Narrow road and limited car parking capacity results in safety hazards on the cul-de-sac and congestion in Duncombe Road and Hyde Close. This would be exacerbated by the proposal and the influx of staff, visitors and service vehicles.
- Noise and disturbance: Nature of the care home will result in increased noise levels from comings and goings of staff, managers and other visitors.
- Safety and security: potential for increased anti-social behaviour.
- Lack of amenities: Insufficient shops and services to support the care home;
- Lack of consultation and transparency: site notice hidden by a bush and one house received a letter.

Additional Consultation Responses

Highways Authority

The policy requirement for C2 use is 1 space per 4 bedspaces, which for this proposal would be 1 space. Parking is therefore available for the anticipated level required. Visitor parking would be undertaken in the same way as visitors to the current property, i.e. either on the driveway if there is space or on surrounding streets in appropriate locations.

Overall, the level of additional trips to the site would not noticeably increase from the existing use. Indeed, a single dwelling with the same number of occupants (e.g. a family with children) has the potential to generate several vehicle movements a day by both residents and their visitors. The Highway Authority therefore does not raise any concerns in relation to additional vehicle movements.

RECOMMENDATION:

In light of the comments above, the Highway Authority does not raise any concerns to the proposal.

Further Considerations

The issues raised by the objection letter above have already been covered in the committee report. The Highways Authority comments are noted and have been considered. No changes to the recommendation are required.

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| Recommendation: Conditional approval | |
| 20240982 | 10 Rockery Close |
| Proposal: | Change of use from dwellinghouse (Class C3) to residential children's home (Class C2) (4 children) |
| Applicant: | Mr Ranjit Singh Baines |
| App type: | Operational development - full application |
| Status: | |
| Expiry Date: | 5 August 2024 |
| SS1 | WARD: Thurncourt |

Page Number on Main Agenda: 25

Representations

Objections were received from 2 further addresses. Issues raised were:

- Traffic/Parking: Limited parking & area crowded with cars
- Disruption to community from increased traffic/noise levels
- Different location would be more suitable for a commercial property;
- Devaluation of neighbouring properties;
- Concerned about safety/welfare of current residents;

Further Considerations

Most of the above issues have been covered in the committee report and are not considered to raise significant or unacceptable issues to the area.

In terms of the point regarding a different location would be more suitable, this application is considered on its own merits as all applications are required to be. The principle of a residential care home is considered to be acceptable and appropriate to residential as opposed to commercial areas and it has been found that there would be no unacceptable associated impacts.

No alterations to the recommendation are required.