

Application No. 18/00433/FUL
20 Burgess Street, Wigston, Leicestershire, LE18 1PF

Applicant/Agent's Representations – Mr B Mullin

Thank you Chair for the opportunity to speak.

We are pleased that Officers are today recommending that your Planning Committee should approve these proposals. The application is retrospective and relates to the effective subdivision of a dwelling which has previously undergone extensions to enlarge the property.

The circumstances relating to this particular site are unique insofar as the site is at the end of Burgess Street and the proposals present a clear opportunity to provide an additional dwelling without raising conflict with the policies of the Development Plan.

The proposal results in a neutral impact on the character of the surrounding locality. We agree with Officers that with regard to design, character and appearance, the proposal raises no conflicts with the Development Plan.

The proposal is technically compliant with the Governments National Technical Housing Standards on two storey two bedroomed dwellings which has been submitted with the Local Plan to the Inspectorate for Examination and quite rightly forms an important part of the Council's evidence base.

The proposals result in providing more space than the minimum recommendation of 70 sqm for such a dwelling type. The property to be converted back to one dwelling would retain 84.0 square metres with 74.6 sqm created for the new dwelling.

With respect to car parking, both properties have two parking spaces each. The extent of parking provision is characterised as generous in the officer's report. The retained property has two modest bedrooms, and one box room. The prospects of there being a requirement for a third parking space are highly unlikely. There is no policy justification for more parking. The new dwelling creates two bedrooms. The characterisation of the development creating generous parking provision in the Officers report is correct.

There are no adverse amenity impacts on existing residents. The proposal is for the creation of a new residential property in a residential area in addition to the retention of a dwelling which are both of sufficient size having regard to National Space Standards.

If members have concerns about boundary treatments, this can be controlled by condition.

The application has no objections from neighbours, and no objections from statutory consultees. The conditions will ensure that a bound material is used for the parking area. The proposals are modest and compliant with the principles of the National Planning Policy Framework. We ask the Members to exercise their authority and endorse the Officer's report.

Thank you and I welcome any questions.