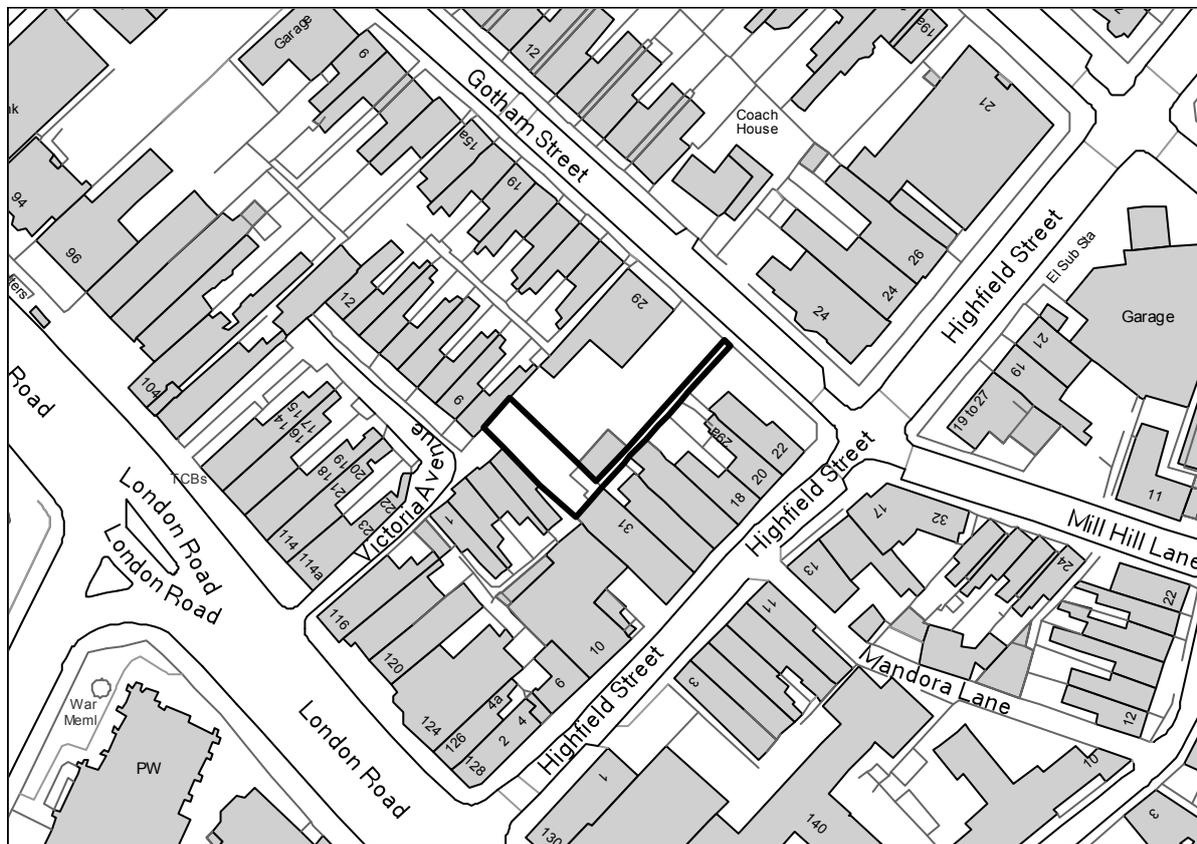


Recommendation: Conditional approval	
20190278	12-14 HIGHFIELD STREET, LAND AT REAR OF
Proposal:	CONSTRUCTION OF TWO STOREY BUILDING TO PROVIDE 4 STUDIOS FOR STUDENTS (SUI GENERIS) (AMENDED PLANS RECEIVED 11/07/2019)
Applicant:	SUNRISE INVESTMENTS
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190278
Expiry Date:	18 June 2019
PK	WARD: Stoneygate



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Summary

- Brought to committee because CAP have objected;
- 4 objections received raising concerns about residential amenity, character of area, highways, parking and trees;
- The main issues are the character and appearance of the Conservation Area; residential amenity; living environment; parking and access; landscaping and; sustainable drainage;

- Recommended for approval.

The Site

The application relates to a parcel of land to the rear of 12-14 Highfield Street but access from an alleyway off Gotham Street. The site is relatively flat but it is on a higher land level than Victoria Avenue.

The site is within South Highfields Conservation Area. The site is also within an Air Quality Management Area and Critical Drainage area.

Background

20071994 – One detached house (1 Bed) (Class C3) – granted conditional approval by Planning Committee on 09/01/2008.

The Proposal

The proposed development relates to the construction of a two storey building which would be attached to no. 4 Victoria Avenue. The building would have a maximum width of 5.8 metres and depth of 12.3 metres. The buildings footprint would have a narrower footprint to its north-west corner. The building would have a dual pitched roof with a ridge height of 8.1 metres and lower height wing to the north which would have a ridge height of 6 metres.

The building would be accessed from a shared footpath from adjacent to Gotham Street. The amenity area for the building would be situated to the south-east of the building and this area would also provide shared cycle parking and a communal bin store.

The proposal would accommodate four flats for proposed occupation by students. All of the flats would have a floor area of approximately 25 square metres.

Amended plans have been submitted which reduce the ridge height of the lower ridge of the proposed building from 6.9 metres to 6 metres.

Policy Considerations

National Planning Policy Framework (NPPF) 2019

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 11 contains a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with the development plan without delay.

Where the development plan is absent, silent or relevant policies are out of date, this means granting planning permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole. Leicester City Council does not currently have a 5 year housing land supply therefore the policies relating to housing are out of date. Paragraph 68 of the NPPF states that small and medium sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. The policy goes stating that local authorities are required to support the development of windfall sites through decisions- giving great weight to the benefits of using sustainable sites within existing settlements for homes.

In making an assessment Paragraph 108 of the NPPF states that development proposals should take up appropriate opportunities to promote sustainable transport modes; ensure safe and suitable access can be achieved for all users and; any significant impact (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 109 advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 117 requires planning policies and decisions to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The policy includes a set of criteria for both plan making and decision taking, for the latter it advises local planning authorities to refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Paragraph 127 sets out criteria for assessing planning applications which includes issues such as the long term functionality of development proposals; visual impacts; the ability of development to relate to local character; creation of a sense of place using various design tools such as building types and materials; optimising the potential of development sites; and, designing safe, secure and inclusive developments with a high standard of amenity for existing and future users.

Paragraph 130 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 163 of the NPPF advises that when determining planning applications local planning authorities should, inter alia, give priority to sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 of the NPPF encourages decisions to contribute to and enhance the local and natural environment. Paragraph 175 advises that local planning authorities

should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments, and that planning permission should be refused for development resulting in the loss of aged or veteran trees unless the need for the development clearly outweighs the loss.

Section 16 places and emphasis on the desirability to sustain and enhance significance of Heritage Assets. Paragraph 192 indicates that there is desirability to sustain and enhance the significance of Heritage Assets and paragraph 193 advises that great weight should be given to an asset's conservation. Paragraph 200 requires local planning authorities to look for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Development Plan policies

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

Supplementary Planning Documents (SPD)

Residential Amenity SPD

Appendix 01 – City of Leicester Local Plan

Student Housing SPD

Consultations

Trees and Woodlands: No objection

Lead Local Flood Authority: No objection subject to SuDS condition

Environmental Health (Land): No objection

Environmental Health (Noise): No objection subject to condition

Representations

Conservation Advisory Panel: The members concluded that the site could be redeveloped only if not directly encroaching on the intimate environment of Victoria Avenue. Indeed, the additional of a dwelling within a current visual gap present on site was regarded as detrimental to the character of the locality, and thus the South Highfields Conservation Area. Overall, the current dwelling was considered as excessive in regards to the host plot.

In terms of design, the addition of pastiche elements, with special regards to the Victoria Avenue frontage bay window, were criticized, as was the form and plan of the dwelling. Its tight relationship with the end gable of No. 5 Victoria Avenue was regarded as inappropriate. Given the setting, a more considered architectural response was deemed advisable.

Four letters of objection received raising the following issues:

- Lack of adequate access for emergency vehicles

- Overcrowding of built form and residential units
- Lack of parking in local area

Consideration

The main issues in this case are: principle of development; the character and appearance of the conservation area; residential amenity; living environment; parking and access; landscaping and; sustainable drainage.

Principle of Development

The site is located in a primarily residential area and just outside of the London Road local centre and therefore the principle of residential use is acceptable.

Core Strategy policy CS06 refers to student accommodation. It advises that purpose built student housing will normally be accepted if they meet identified needs, are well designed and managed and can be well integrated with local built form and existing communities within walking distance of the main campuses. The policy is supported by the Student Housing SPD. Paragraph 1.16 of the SPD refers to the 6 criteria against which applications are to be determined:

Does the development meet an identified need for the type of accommodation proposed?

The City Council accepts that there is a demand for additional purpose built student accommodation within the City.

Is the development within walking distance of the two main university campuses?

The site is centrally located and within walking distance of both the University of Leicester and De Montfort University, and would therefore allow sustainable means of travel for potential occupants.

Would the scale of the development including height and massing adversely conflict with adjacent properties or the general residential environment of the surrounding area?

The proposed building would match the ridge height of the adjoining property no.4 Victoria Avenue with a two storey outrigger with a lower height. I consider the bulk and mass of the building would be similar to what has previously been approved at the site and one which would not result in detriment to the general amenity of the local area.

Would the development when considered with nearby student housing provision have an unacceptable cumulative impact on the surrounding residential neighbourhood?

The site is close to the City Centre and nearby residential properties have been converted into flats, some of which may be occupied by students. The site is also immediately adjacent local centre. There is no purpose built student accommodation in the area immediately surrounding the site; however I consider the provision of four studios would not result in an unacceptable cumulative impact on the surrounding residential neighbourhood.

Would the layout standards and facilities in the development ensure a positive living experience?

The layout, standards and facilities provided in the development are acceptable.

Would appropriate management be in place to minimise potential negative impacts on surrounding properties and neighbours and, to create a positive and safe living environment for students?

The Student Housing SPD requires a management plan to be secured for purpose built student accommodation; however this tends to be for the developments which have large communal area. Given that the development provides studios with only the outdoor garden, bin and cycle store as the shared areas I do not consider a management plan would be proportionate. A travel pack should also be provided for future occupants.

Overall I consider the proposal is acceptable in principle subject to the foregoing assessment.

Character and Appearance of Conservation Area

Policy CS03 of the Leicester Core Strategy (2014) states that high quality, well designed developments that contribute positively to the character and appearance of the local built environment are expected. It goes on to require development to respond positively to the surroundings and to be appropriate to the local setting and context and, at paragraph 1 (first bullet point), to contribute positively to an area's character and appearance in terms of *inter alia* urban form and high quality architecture. Policy CS08 states that the Council will not permit development that does not respect the scale, location, character, form and function of the local area. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications including the visual quality of the area and the ability of the area to assimilate development.

The site is located within the South Highfields Conservation Area, in close proximity to the group of Grade II Listed 7th Day Adventist Church to the south-west and Nos. 122-128 London Road and Nos. 2-4 Highfield Street to south. The properties fronting Highfield Street form an elegant late-19th century three-storey terraced group with historic architectural features above the ground floor, topped by slate roofs with prominent chimneystacks. Victoria Terrace is occupied by a broadly uniform row of early 20th century dwellings, creating an intimate and unique locality within the South Highfields Conservation Area.

The application site is a back land site which would address no direct street scene but would be visible from Victoria Avenue and Gotham Street. Views from Highfield Street would be limited due to the heights of the buildings on that street scene and the limited gaps between them. The proposed building would be most prominent when viewed from Victoria Avenue as it would occupy the gap between the buildings on the corner between no.4 and no.5. The construction of a building would close the gap between the buildings and introduce built form in a location where there was previously no built form.

I consider the development would not appear unduly dominating, nor appear at odds with the character of the local area. The lack of built form on site does not automatically remove acceptability of development in this location. Although a visual gap would be removed; this part of the proposed building would have a lower ridge height and would clearly address a different street scene. Moreover the proportions of built form would not be visually dominating when compared with the Victoria Avenue. I consider it reasonable and necessary to attach a condition requiring the submission of materials to ensure that the development would not detract from the quality of the Conservation Area.

In terms of character and design more generally, I consider the scale of development to be acceptable. The proposal would replicate the residential character of the local area and would provide suitable small-scale flats. The proposed building would sit in between a number of buildings and would make a positive contribution to the street scene from Gotham Street. I consider by virtue of the set-back of the building it would not appear unduly dominating nor appear at odds with the local character and built form.

CAP considered the development would result in harm to the character and appearance of the Conservation Area when viewed from Victoria Avenue. It was considered the scale of development was excessive. Taking into consideration the whole of the Conservation Area and the already limited gaps between built form I consider the introduction of two storey built form would not adversely impact the character and appearance of South Highfields Conservation Area. The construction of a two storey house on site has previously been approved and I consider the proposal would not be significantly in terms of the built form is not significantly different to warrant a different view. I consider the development would reflect the scale of development along Victoria Avenue and would provide a transitional building, in terms of its size to the larger two and three storey terraced buildings which dominate the residential areas of South Highfields Conservation Area.

I am satisfied that the development would not be too intensive or out of proportion to the surrounding suburban area. I conclude that the proposal would comply with Core Strategy Policies CS03, CS08 and CS18, and would not conflict with saved Local Plan Policy PS10 and is acceptable in terms of the character and appearance of the area.

Residential amenity

Policy CS03 of the Leicester Core Strategy (2014) states that development must respond positively to the surroundings and be appropriate to the local setting and

context. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications, including: noise and air pollution; the visual quality of the area; additional parking and vehicle manoeuvring; privacy and overshadowing; safety and security; and the ability of the area to assimilate development.

Section 3 of the Council's *Residential Amenity SPD* (2008) ("the SPD") sets out more detailed design guidance for development in outer areas of the City. In particular, it recommends separation distances of 15 metres between a blank wall and principal room windows and of 21 metres between facing principal room windows. It also recommends the provision of a minimum of 100 square metres' amenity space for detached dwellings. The SPD goes on to state a separation distance of 11 metres is recommended between principal room windows and the boundary with any undeveloped land, including neighbouring gardens; that the separation distance between principal room windows may be reduced to 18 metres where direct overlooking is avoided by the positioning of windows, and that a two storey rear extension should not project beyond a 45 degree line from the nearest point of any ground floor principal room window at an adjacent property.

Victoria Avenue

The proposed building would be attached to 4 Victoria Avenue but would not extend beyond the rear wall of the property. I consider the siting of the proposed building would be sufficient to avoid any unreasonable impacts on the amenity of the occupants of Victoria Avenue. The proposed windows at first floor would not result in any unreasonable impact in terms of privacy as these would have obscure views into the adjacent garden. The first floor window facing Victoria Avenue would provide views to the street scene and only oblique views to the windows at the front of no.4 Victoria Avenue.

It is proposed to install a 1.6 metre high boundary fence between the gardens of both properties which is considered an appropriate boundary treatment.

Any noise and disturbance would be consistent with the residential use of the local area and would not result in an unreasonable harm.

Highfield Street

The site is located at the rear of 12-14 Highfield Street which is a restaurant at ground floor with flats above. There appear to be some principal room windows at the rear of this building. The separation distance between the existing buildings fronting Highfield Street and the proposed building would be 21.5 metres and therefore the proposal would maintain an adequate separation distance with existing buildings and would not result in harmful impacts on the privacy of adjacent occupants.

I consider the building would be located an acceptable distance from these buildings to avoid any harmful impacts of overbearing and overshadowing.

In terms of noise and disturbance I consider the proposal would not result in any significant harm as the proposed use would be consistent with the residential use of the upper floors. The properties front onto Highfield Street which is line with a number of ground floor non-residential uses. These uses have flues and ventilation to

the rear which already generate a certain degree of noise. The proposal would not result in any greater impacts in this respect.

Gotham Street

No.29 Gotham Street would be located immediately to the north-east of the application site. This building is currently in use as flat accommodation. The building is two storeys in height with an original outrigger. The rear windows of the building would look towards the front of the proposed building which would have only obscure glazed windows at first floor. The separation distance between these windows would be 15 metres which is acceptable given the windows would be obscure glazed. I consider it reasonable to secure these windows as obscure glazed by way of condition.

The proposed development would introduce built form on a site which is currently unbuilt upon. I consider the building would not result in any significant harm in terms of overshadowing and overbearing. Likewise in terms of noise and disturbance I consider the addition of 4 flats would not result in significant harm.

General Amenity

I consider the proposed residential use of the site would be compatible with the adjacent uses. The property would be accessed from the same alleyway which serves the rear of the buildings fronting Highfield Street. I consider this would not give rise to any unacceptable harm in terms of noise and disturbance within the wider area. I do not consider that the finished development would be likely to give rise to unacceptable levels of increased light or air pollution.

I conclude the proposal would comply with Core Strategy Policy CS03 and would not conflict with saved Local Plan Policy PS10 and, having regard to the SPD, is acceptable in terms of the privacy and amenity of the neighbouring occupiers.

Living Environment

Policy CS03 of the Leicester Core Strategy (2010) states that new development should achieve the highest standards of accessibility and inclusion, whilst Policy CS06 states that new housing developments will be required to provide an appropriate mix of housing types, sizes and tenures to meet the needs of existing and future households in the City.

The criteria set out in saved Policy H07 of the Local Plan (2006) relate to new and converted self-contained flats. The criteria relate to the location of the site and nature of nearby uses; the unacceptable loss of an alternative use; loss of family accommodation; creation of a satisfactory living environment; arrangements for bin, can and cycle store; provision of garden or communal open space; effect on general character and; proposed changes to the appearance of the buildings.

The proposed flats would provide good-sized student accommodation with a floor area of 25 square metres and all the flats would have at least two windows providing an acceptable level of daylight and outlook. The layout plan indicates there is sufficient space internally for suitable furniture requirements.

As outlined in the above section an adequate separation distance would be maintained from adjacent residential uses to avoid any unreasonable levels of overlooking. I consider the nearby commercial uses would generate noise in the evenings; however anyone moving into the proposed flats would expect a degree of noise by virtue of the site's location close to a local centre and main route to the City Centre. Environmental Health Officers have advised that a condition requiring the submission and implementation of a noise insulation scheme should be attached to planning permission. I consider this to be reasonable and necessary.

Bin and cycle storage would be communal to the front which I consider to be acceptable and in line with other flatted developments. I consider bins would be collected from the kerbside with existing procedures. The plans suggest the bins would be located within a store. I consider it reasonable and necessary to request further details of the bin and cycle storage by way of condition.

The amenity space available to the front of the building is approximately 22.5 square metres. The Residential Amenity SPD advises one bedroom conventional flats to have a garden space of 1.5 square metres. The proposal is for studios and the proposed garden area would exceed the requirements and would provide useable amenity area. I note due to the location of the site the amenity space may not feel private; however I consider this to be common for flatted developments close to City Centres and as student accommodation I consider there would be no significant harm.

Having regard to the SPD and the site context, I consider that the proposal would provide satisfactory living conditions for the future occupiers and would be consistent with Core Strategy Policies CS03 and CS06 and saved Local Plan Policies H07 and PS10.

Access & Parking

Policy CS15 of the Leicester Core Strategy (2014) states that parking for residential development should be appropriate for the type of dwelling and its location, and take into account the amount of available existing off street and on street car parking and the availability of public transport. Saved Policy AM02 of the Local Plan (2006) states that planning permission will only be granted where the needs of cyclists have been successfully incorporated into the design. Policy AM12 gives effect to published parking standards.

There is no off-street parking available on site and none can be provided. The site is in a sustainable location in terms of access to public transport and local amenities. The proposed development is for occupation by students and the site is within walking distance to both University campuses. As such I consider vehicle parking is not required. I consider it reasonable and necessary for a condition to be attached for a Travel Pack to be provided to future occupants.

The plans indicate cycle parking to be available to the front of the site. This is considered acceptable however the cycle parking as shown is not covered. As such I consider it reasonable and necessary to attach a condition requiring the submission of such details.

I consider the site is within a sustainable location and the lack of vehicle parking would not result in severe residual cumulative impacts to warrant refusal. I consider the development would accord with Core strategy policy CS15 in terms of managing car parking demand.

Landscaping

Policy CS03 of the Leicester Core Strategy (2014) sets out an expectation for high quality, well designed development that contribute positively to the character and appearance of the local natural and built environment. Policy CS17 recognises that Leicester's urban environment, including buildings and private gardens, can provide important habitats for wildlife, and states that the Council will expect development to maintain, enhance and/or strengthen connections for wildlife. Saved Policy UD06 of the Local Plan (2006) resists development that would impinge upon landscape features of amenity value and requires new development to include planting proposals.

The development site is surrounded by built form on all sides and the development would reduce visual relief from the same. The plans includes details of a garden area to the front of the building. I consider it reasonable to request a landscaping plan so that the site provides at least a small area of open space which can be used a communal open space.

A note to applicant for vegetation removal to take place outside of bird nesting season (bird nesting season is February until August) is not required as the site has no hedges and trees. It is wholly grassed and surrounded by hardstanding and therefore unlikely to provide a space for protected species.

I conclude that the proposal would comply with Core Strategy Policies CS03 and CS17 and saved Local Plan Policies UD06 and BE22 and is acceptable in terms of its impacts upon trees, ecology and landscaping.

Sustainable Drainage

Policy CS02 of the Leicester Core Strategy (2014) states that development should be directed to locations with the least impact upon flooding or water resources. It goes on to state that all development should aim to limit surface water run-off by attenuation within the site, giving priority to the use of sustainable drainage techniques.

The site is within flood zone 1 and within a Critical Drainage Area. The proposed development would introduce hardstanding on site and therefore I consider it is reasonable and necessary to attach a condition requiring the submission of a sustainable urban drainage scheme in line with the recommendations of the lead local flood authority.

On the basis of the above and subject to condition I consider the proposal would appropriately mitigate any harm in terms of flood risk. As such I consider the proposal

would be acceptable on these grounds and would comply with policy CS02 of the Core Strategy.

Conclusion

The proposal would provide a satisfactory form of residential development which would provide a good living environment whilst also ensuring no harm to the residential amenity of neighbouring occupants. The proposal would not substantively impact the character and appearance of the Conservation Area to an unacceptable degree. I consider the lack of parking to be acceptable in this location and conditions would adequately secure positive ecological enhancements and SuDS within the development site.

The Council cannot currently demonstrate a supply of specific, deliverable sites sufficient to provide five years' worth of housing against objectively assessed housing requirements and the NPPF establishes a presumption in favour of sustainable development. I consider the proposed development would be sustainable development.

I therefore recommend that planning permission be APPROVED subject to the following conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Before the development is begun, the materials to be used on all external elevations and roofs shall be submitted to and approved by the City Council as local planning authority. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Prior to commencement of development, an insulation scheme to prevent the transmission of noise into the development shall be carried out. The insulation scheme shall ensure that the Indoor ambient noise levels fall within the guideline values as specified in British Standard BS 8233:2014. (In the interests of the amenity of future occupiers and in accordance with policies H07 and PS10 of the City of Leicester Local Plan).
4. No part of the development shall be occupied until covered bin storage has been provided and retained thereafter, in accordance with written details previously approved by City Council as local planning authority. (In the interests of preserving and enhancing the character and appearance of the conservation area, and in accordance with Core Strategy policy CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

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5. No part of the development shall be occupied until secure and covered cycle parking has been provided and retained thereafter, in accordance with written details previously approved by City Council as local planning authority. (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).
 6. No part of the development shall be occupied until the Sustainable Drainage System (SuDS) for the site has been completed in accordance with the approved details. The Sustainable Drainage System shall be managed and maintained thereafter in accordance with the approved management and maintenance plan. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.)
 7. Before the development is begun, a detailed landscaping scheme showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and approved by the City Council as local planning authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments; (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots). The approved landscaping scheme shall be carried out within one year of completion of the development. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
 8. Before the occupation of the proposed development new windows facing 29 Gotham Street shall be fitted with sealed obscure glazing (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 29 Gotham Street and in accordance with policy PS10 of the City of Leicester Local Plan).
 9. Prior to the first occupation of each unit, the occupiers of each of the flats shall be provided with a 'Residents Travel Pack' details of which shall be submitted to and approved by the City Council, as the local planning authority in advance. The contents of the Travel Pack shall consist of: information promoting the use of sustainable personal journey planners, walking and cycle maps, bus maps, the latest bus timetables applicable to the proposed development, and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with policy AM02 of the City of Leicester Local Plan and policy CS14 of the Core Strategy)

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10. The flats shall only be occupied by students enrolled on full-time courses at further and higher education establishments or students working at a medical or educational institution, as part of their medical or education course. The owner, landlord or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority on demand at all reasonable times. (To enable the Local Planning Authority to consider the potential impact of parking from other types of occupiers in accordance with Policy CS15 of the Core Strategy; the suitability of the accommodation for other types of occupation in accordance with Policy H07 of the City of Leicester Local Plan and Policy CS03 of the Core Strategy and the need for affordable housing in accordance with Policy CS07 of the Core Strategy).
 11. This consent shall relate solely to the amended plans ref. no. 1019/03F received by the City Council as local planning authority on 11/07/2019. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. All foundations, gutters and downpipes should be wholly within the application site.
2. In relation to condition 3 windows should not be permanently sealed closed but should be able to be kept closed, by choice, whilst allowing residents to enjoy an adequate source of fresh air.
3. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process. The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.

Policies relating to this recommendation

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| 2006_AM01 | Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations. |
| 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_AM12 | Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01. |
| 2006_BE22 | Planning permission for development that consists of, or includes, external lighting will be permitted where the City Council is satisfied that it meets certain criteria. |

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.
2006_UD06	New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
2014_CS02	Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
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_CS06	The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
2014_CS08	Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.
2014_CS14	The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
2014_CS15	To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
2014_CS17	The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.
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.