

Application address: 7 station road, Ratby, Leicester LE6 0JQ

7 station road is a late Victorian 5-bedroom semi-detached residence built circa 1900. It is of conventional 9" brickwork which is part-rendered under a slate pitched roof. The property fronts straight onto the pavement, although there is an incorporated garage space at one end. There is a small rear courtyard garden.

There are no constraints on the building, although it sits within a conservation area.

As a semi-detached property, the non-adjoining end has an alleyway between us and the next property to enable bins to be put out. At the adjoining end of the property is the village store.

From what we know, an elderly lady lived there for her entire life until moving to care home facilities a few years ago at the age of 100. The property was then sold to the previous owner, whom we bought the property from.

In July 2025 myself and a friend purchased the property at auction, with completion being on 29th August 2025. On 1st September 2025, (the first day we had gone to the property), we had a visit from building control who informed us that there was an enforcement notice on the property as the previous owner had undertaken works without consent. It subsequently transpired that he had proceeded to convert the property into 2 separate dwellings without planning permission, (which essentially involved blocking up 1 doorway downstairs and 1 doorway upstairs), although he had been able to change the title deed into 2 separate titles, hence, this wasn't flagged in our conveyancing process. As far as we knew, and as far as the title deeds state, we had purchased 7 Station Road, and the other half of the property is now classed as no.7a. We have no idea who owns the other part of the property. It is empty, and to date we have never seen anyone there.

It may at this stage be prudent to state that after our initial conversation with Blaby District Council building control, we immediately submitted a retrospective building control application to cover the works previously done and the renovations we intend to do. As such, the enforcement notice has been lifted and the building inspector (who attends to inspect all conventional stages of the renovation works) is happy with the progress.

In summary, we have purchased a property which is still officially part of another property, albeit with a different number. We therefore have no choice but to submit a planning application for change of use of single dwelling to 2 dwelling houses. Without this application, we essentially own a property with another party, of which we have no information on who they are.

I hope this has explained our predicament clearly.

Design and access statement:

Internal:

The proposed renovations are intended to transform an otherwise dilapidated 2-bedroom property into a comfortable 3-bedroomed family home, to meet all current standards. We intend to instate period features internally on new installations, and restore existing features. We endeavor to use

reclaimed materials where appropriate. To date we have installed a reclaimed French oak beam, stained glass internal windows, and renovated chimney breasts with lime mortar.

The previous layout of the property was busy, cramped and confusing, with a wide, non-original staircase immediately on entry which visually sapped much of the internal space. To remedy this, as per the plans, the stairs have been moved to the rear which in turn has greatly opened up the internal space and has enabled us to propose a comfortably sized bathroom on the first floor. Additionally, two internal walls have also been removed which now provides much more practical living space. Upstairs, a stud wall has been instated to divide a large room into two, providing the 3rd bedroom.

Aside from these changes, the internal space will remain as was, retaining the existing footprint of the house.

Drainage;

Any existing drainage within the property is to be kept as is. We understand that it is a Victorian combined system.

External;

The property adjoining ours (which is now no.7a as far as the land registry is concerned) has a garage space incorporated into the front curtilage of the building with an external H-bar to enable continued access. Other external parking is through marked bays directly outside.

To the rear of the property is a mainly walled courtyard garden (as the garden has subsequently also been divided by the previous owner) which partly adjoins the rear of the village store. There is a gate which enables access over the remaining garden (now belonging to no.7a) to enable bin collections and any means of escape if needed.

The landscaping of this area is to involve a patio and small lawned area with shrubs and bushes. Any water run-off is directed to a French drain system running along the building to an existing gully.

The front appearance of the property is to remain mainly the same, to include replacement of four existing Upvc windows for conservation style casement windows. The front door is to remain, being restored. The building is part rendered to which some was removed by the previous owner, damaging the bricks. If acceptable, we intend to re-render our part of the building with a breathable product to prevent water ingress through a non-cavity front wall. This would be painted in a light cream or white.

Summary:

We feel that this proposal would enable the provision of a comfortable 3-bedroom home without any impact on the local area. As we would be comprehensively and sympathetically renovating a dilapidated property, using reclaimed materials and restoring period features whilst bringing it up-to-date with current energy efficiency requirements, we feel this would not only add to local conservation efforts, but also improve the appearance of the surrounding area.