

Parking Provision Details

5A DRAGON LANE, NEWBOLD VERDON

LE9 9NG

**Proposed change of use from a
10-bedroom single residence (C3) to a
10-bedroom House in Multiple Occupation
(H.M.O.) (Sui Generis)**

For G&S Services (E. Mids.) CIC

Unit 1, Rectory Place

37 Old Parsonage Ln, Hoton,

Loughborough LE12 5SG

1st November 2023

Parking Provision Details

Proposal

The applicant proposes a change of use from a 10-bedroom single residence (C3) to a 10-bedroom House in Multiple Occupation (H.M.O.) (Sui Generis).

Motor Vehicle Parking (Off-Road)

The applicant proposes use of the 4 number off-road existing parking spaces as depicted in the following 1:500 scale plan - Parking Provision Details Plan. This arrangement was in-situ during the application site, formerly used as a care home for the elderly until July 2021.

The capacity of 4 off-road spaces will accommodate staff on site, including during shift changeover and a visitor vehicle.

Applicant experience indicates that vehicle ownership among the beneficiary cohort (residents of the proposed House in Multiple Occupation) is negligible to no ownership.

Photographs follow to demonstrate the street scene, with street lighting provision close to the existing parking area.

Motor Vehicle Parking (On-Road)

The following 1:500 scale plan - Parking Provision Details plan depicts the existing no waiting at any time restriction. On-road parking is permitted outside of the marked no waiting at any time restriction beyond number 7 and number 8 Dragon Lane, north of the application site.

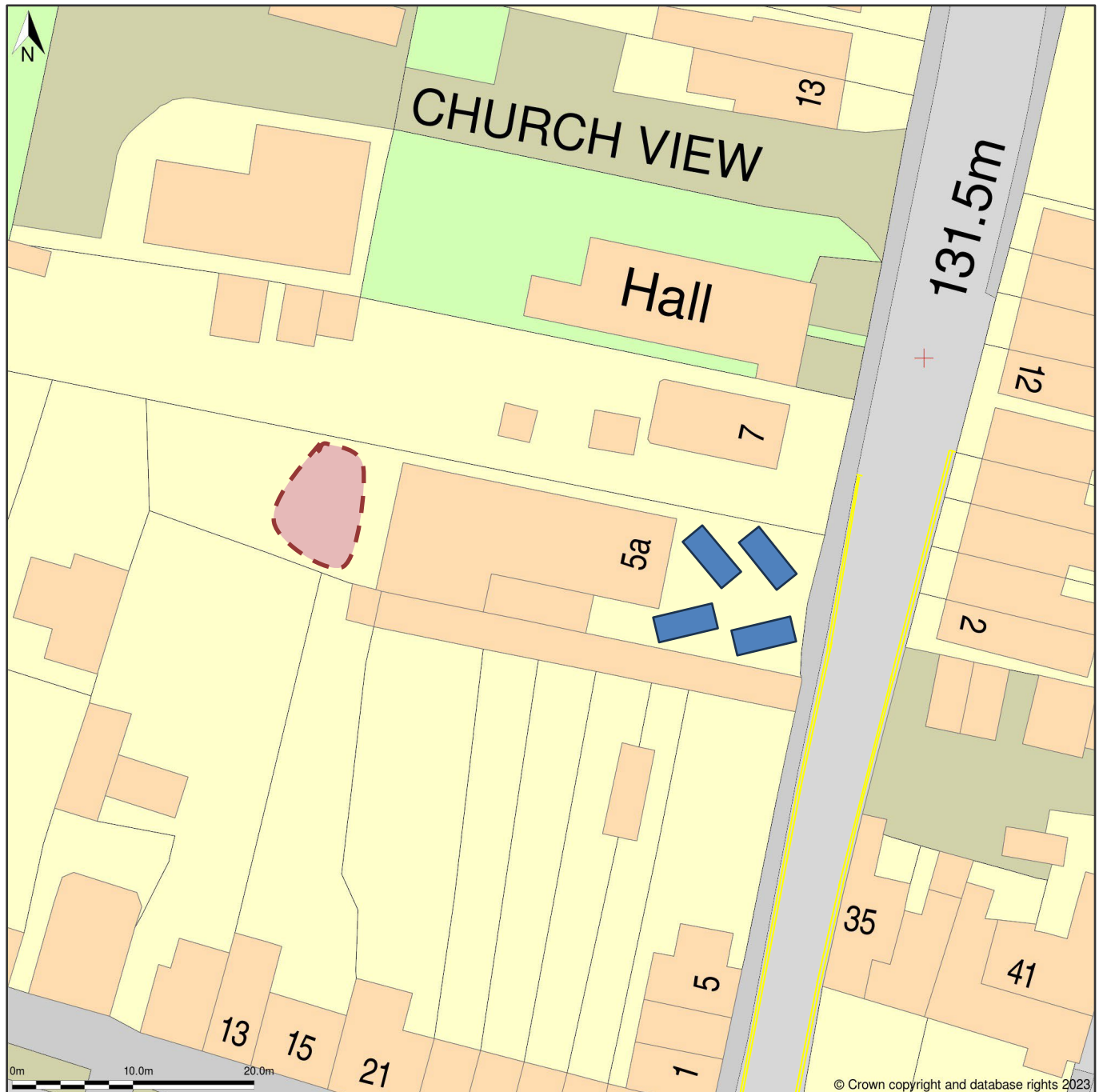
Photographs follow to demonstrate the street scene, with street lighting provision beyond the no waiting at any time restriction.

Cycle Parking Provision

Residents living at the proposed House in Multiple Occupation are more likely to own and use cycles than motor vehicles. The applicant has identified potential for a secure cycle parking space to the rear garden of the application site as depicted on the following Parking Provision Details plan.

Parking Provision Details Plan

5a, Dragon Lane, Newbold Verdon, Leicestershire, LE9 9NG



Site Plan (also called a Block Plan) shows area bounded by: 444363.93, 303739.98 444453.93, 303829.98 (at a scale of 1:500), OSGridRef: SK4440 378. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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4 Number off-road parking spaces 4.8m x 2.4m



No waiting at any time restriction



Potential for cycle parking

On-Street View – Dragon Lane, Newbold Verdon



Dragon Lane (southbound)



5A Dragon Lane (existing off-road parking)



Dragon Lane (northbound)