

NIGEL DUTTON
49 FALCON ROAD
ANSTEY
LEICS
LE7 7FY

Tel: 07760 160572/ 0116 2365663

E mail: nigel.dutton88@gmail.com

PLANNING STATEMENT

FOR

CAHNGE OF USE FROM OFFCIES
TO 4 NO DWELLINGS

7 LEICESTER ROAD HINCKLEY LE10 1LW

OCTOBER 2023

1.0 BACKGROUND

The property stands alongside Leicester road, Hinckley. The building has been used as offices since at least 1990 or even earlier. Around 2002 the buildings were occupied by a firm of solicitors, an accountancy firm and shoe designers. There were at that time 12-14 employees residing onsite.

However the use of the offices has decreased to where there is one office occupied by the owners Antoinette Designs. One more office is occupied by a part time accountant. Both the persons are well over retirement age and wish to move on.

AS there is no market for these offices it has been decided to apply for the change of use to 4 no flat units.

This requires minimum alterations to the building and has no effect to the external appearance.

The proposed units also include a small office for use of the eventual owners of the building for management of the building when necessary.

The current owners would like to remain owners of the large garden area as possible future development of some kind which may or may not be allowed by the Council in the future.

The present site is free from contamination and is not part of a flood zone.

2. 0. PARKING AND ACCESS

The current parking area holds 8 -10 cars.

The parking area with the change of use is to have 4 spaces and a provision for a secure cycle store on site.

The flats will be within easy walking to the city centre and is near present bus stops.

The existing access is not ideal but has served the offices since inception. The road was formerly the A47 but some 15 years ago it was downgraded to the B590 and a new bypass took the bulk of the traffic away from the town centre.

Therefore, the traffic movements would be considerably less through the existing access.



STREET ELEVATION



REAR ELEVATION