

Parking Provision

The existing property is a four-bedroom dwelling and currently benefits from a double garage, providing two off-street parking spaces, in addition to driveway parking.

The proposal involves the partial conversion of the garage into habitable accommodation, resulting in the retention of a single garage space. This represents a net reduction of one off-street parking space.

Notwithstanding this, the property will continue to provide a total of three off-street parking spaces in accordance with Leicestershire County Council parking standards for a four-bedroom dwelling. This comprises one space within the retained garage and space for two vehicles on the existing driveway, which is of sufficient size to accommodate two cars.

The proposal does not increase the number of bedrooms or create an additional dwelling and therefore will not give rise to any increase in parking demand.

It is also noted that similar garage conversions within the locality have been approved, where adequate off-street parking has been retained. The proposal is therefore consistent with established local precedent.

Accordingly, the development will not result in overspill parking or any adverse impact on highway safety and is considered acceptable in parking and highways terms.