

Leicester
City Council

SECOND DESPATCH

**MEETING OF THE PLANNING AND DEVELOPMENT CONTROL
COMMITTEE**

WEDNESDAY, 10 MARCH 2021

Further to the agenda for the above meeting which has already been circulated, please find attached the following:-

PLANNING APPLICATIONS AND CONTRAVENTIONS

The Committee is asked to consider the recommendations of the Director, Planning, Development and Transportation contained in the attached reports, within the categories identified in the index appended with the reports.

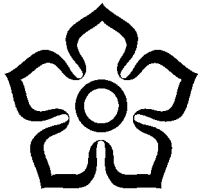
Additional information has been published:

1. Supplementary Report (Addendum)
2. Officer presentation

Officer contacts

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Leicester
City Council

Planning & Development Control Committee

10th March 2021

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS

Recommendation: Conditional approval	
20200333	Groby Road, Glenfield Hospital
Proposal:	Construction of two storey detached building at hospital (Class D1)
Applicant:	University Hospitals of Leicester NHS Trust
App type:	Operational development - full application

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Amended Condition: Plan numbering updated. No change to proposal.

13. This consent shall relate solely to the submitted plans ref. no. GGH-PHS-XX-XX-DR-A-90-010 X2 P02 - Proposed Block Plan; GGH-PHS-06-ZZ-DR-A-90-006 X2 P04 – Proposed Site and Demolition Plan; GGH-PHS-06-ZZ-DR-A-90-007 X2 P02 – Proposed Site Finishes; Arboricultural Assessment; Biodiversity Survey & Report; Flood Risk Assessment; Noise Survey; and Sustainable Design & Construction Statement received by the City Council as local planning authority on 19/02/2020; Design & Access Statement received by the City Council as local planning authority on 15/06/2020; plans ref. no. GGH-PHS-06-ZZ-DR-A-90-001 X2 C02 – Location Plan; GGH-PHS-06-00-DR-A-22-001 X2 C02 – Proposed Ground Floor Plan; and GGH-PHS-06-01-DR-A-22-002 X2 C02 – Proposed First Floor Plan received by the City Council as local planning authority on 16/06/2020; plan ref. no. GGH-PHS-06-RF-DR-A-27-001 X2 C02 – Proposed Roof Plan received by the City Council as local planning authority on 17/06/2020; plan ref. no. GGH-PHS-06-ZZ-DR-A-20-001 X2 C03 – Proposed Elevations received by the City Council as local planning authority on 08/07/2020; plans ref. no. FS 5236 - S - 7008 A - External Works Plan and FS 5236 - S - 7009 A – Internal Drainage Layout received by the City Council as local planning authority on 28/07/2020; plans ref. no. M4815-DSSR-X-01-DR-MEP-63001_P2 First Floor Lighting; M4815-DSSR-X-XX-DR-MEP-90002_P2 External Services Layout; M4815-DSSR-X-00-DR-MEP-63001_P2 Ground Floor Lighting; M4815-DSSR-X-00-DR-MEP-63002_P1 Ground Floor Lighting and Emergency Lighting; M4815-DSSR-X-01-DR-MEP-63002_P1 First Floor Lighting and Emergency Lighting; Planning Responses; Stage 2 Energy Statement; Engineering Services Strategy and Preliminary Ecological Assessment received by the City Council as local planning authority on 18/11/2020; plans ref. no. 201388-PEV-XX-ZZ-DR-C-0510 Flood Exceedance Plan; 201388-PEV-XX-ZZ-DR-C-0500 Proposed Drainage Layout; Drainage Strategy; and Maintenance Plan received by the City Council as local planning authority on 15/12/2020 and Biodiversity Net Gains Report received by the City Council as local planning authority on 22/12/2020, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

Recommendation: Refusal	
20202123	28 St Barnabas Road
Proposal:	Change of use from function hall, to function hall and restaurant (Sui Generis): single storey extension to side; installation of ventilation flue to side of main building.
Applicant:	MR E. SABAT
App type:	Operational development - full application
Status:	
Expiry Date:	18 January 2021
SSB	WARD: North Evington

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Representations

The applicant submitted a representation challenging certain aspects of the published report:

- The facility would employ more than 10 people not the additional two indicated in the report
- They would be prepared to discuss and amend details of the flue
- The reference in the report to the previously built and approved extensions should not have a bearing on these applications
- They have a good track record of preserving and enhancing listed buildings
- The proposal will support a good business in difficult times in the interest of the future of the building

The applicant has also submitted additional information in support of his proposal which he has sent for the attention of members of the committee. It includes: -

- Details of the proposed canopy for the kitchen.
- Communication from officers stating limited period approval could be considered.
- Photographs of the interior of the hall.
- A brochure promoting the business.

Accompanying those documents the applicant' e-mail makes the following points:

- The applications have not been fairly considered
- Officers have not allowed further discussions to provide the details needed
- The applicant respects the listed building and would ensure that harm was avoided.
- The proposals would support a thriving business and support future upkeep of the listed building

Recommendation: Refusal	
20202124	28 St Barnabas Road
Proposal:	Listed Building
Applicant:	MR E. SABAT
App type:	Listed building consent
Status:	
Expiry Date:	29 December 2020
SSB	WARD: North Evington

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Correction to report

Page 37: Third sentence under *Conclusion* should read:

.... will result in less than substantial harm.....

Representations

Additional representations have been sent by applicant in support of his application and copies of the latest has been sent to Members. (See supplementary report above in relation to application 20202123).

Contravention Report

20210008C	11 Franche Road
	Dormers not constructed in accordance with Planning Permission 20201727

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Representations

One of the complainants has submitted photographs and has made the following points:

- The representation is written on behalf of self and others.
- Privacy issues exist for whole of rear of 7 Saint Dunstan Road.
- Additional size and dark colour of dormer is oppressive, sucking the joy out of the area.
- Uncomfortable to be in gardens overlooked by it.
- Loss of light to attic room and overlooking of kitchen in 9 Franche Road.
- Removal of sanctuary of outdoor spaces.
- Non-oppressive nature of pretty, white dormer on Franche Road from when property was built looking at 7 Saint Dunstan Road.
- Sympathetic and considerate design especially in terms of size has a beneficial psychological effect on peoples wellbeing, especially in their homes. Dark ominous prison like structures are negative and depressing.
- Reduction in size of dormer in line with original plans would be appreciated as would reduce overdominance of structure.
- Arrogance of developers not considerate to residents, who carried on construction even when knowing was in breach.
- Developers obviously confident that Planning will support them and override neighbours/residents again.
- Residents do not feel listened to or considered.
- Planning have at no time supported the needs and concerns of the families and residents of the homes close to this project.
- Somebody who does not live where the residents live affects them so inconsiderately and taking what they want.
- Residents ask that they are given back some of their privacy and sanctuary that they have lost so much of already.

Councillor Waddington states that she sees that the recommendation is to give permission for contraventions of the previous application (20201727) and wishes the Committee to be aware of the objections of residents, as follows.

Residents were opposed to the application to convert the three bed terraced house into a seven bedroom house in multiple occupation, but permission was granted [at the Planning Committee on 9th December 2020]. Councillor Waddington explains that she, Councillor Cassidy and residents spoke at the meeting to explain their objections, which were overruled, and that the developers then proceeded to construct two dormers which are larger than those on the plans that were approved.

Nearby residents feel that these two larger dormers are interfering with their amenities, and are overbearing in the context of the space.

Councillor Waddington hopes that retrospective permission is withheld in this case.

Further Considerations

The setback of 0.3m referred to in the report appears to be smaller following installation of the tiles.

The issue is not the use of the property, but the departure from the approved plans for the dormers.

Planning & Development Control Committee

10th March 2021

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Planning Applications Index

Planning & Development Control Committee 10th March 2021

20200333

Groby Road, Glenfield Hospital

20202099

∞

83 Heyworth Road

20202123 & 20202124

28 St Barnabas Road

20210008C

11 Franche Road



Leicester
City Council

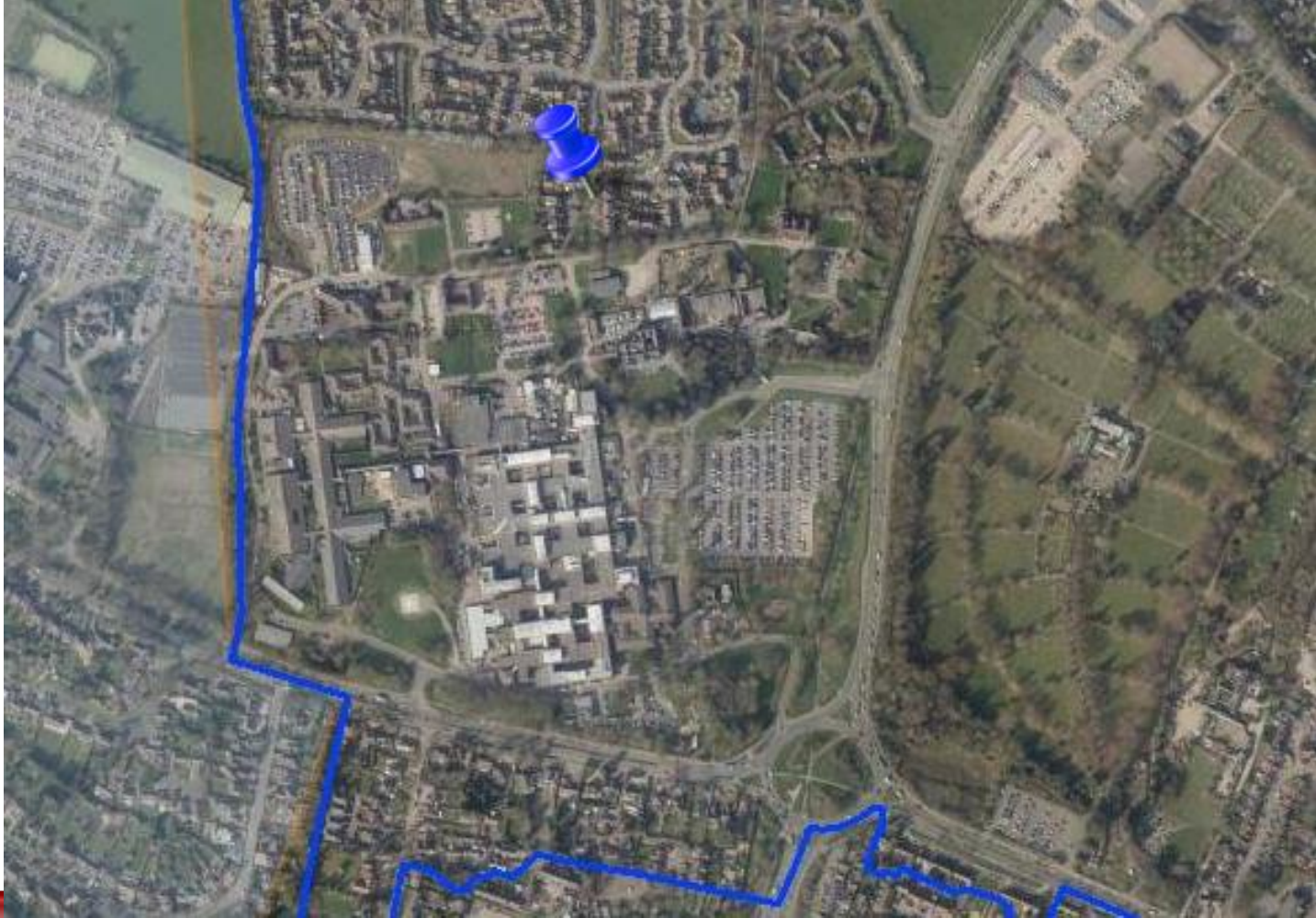
Groby Road, Glenfield Hospital

20200333

P&DCC 10th March 2021

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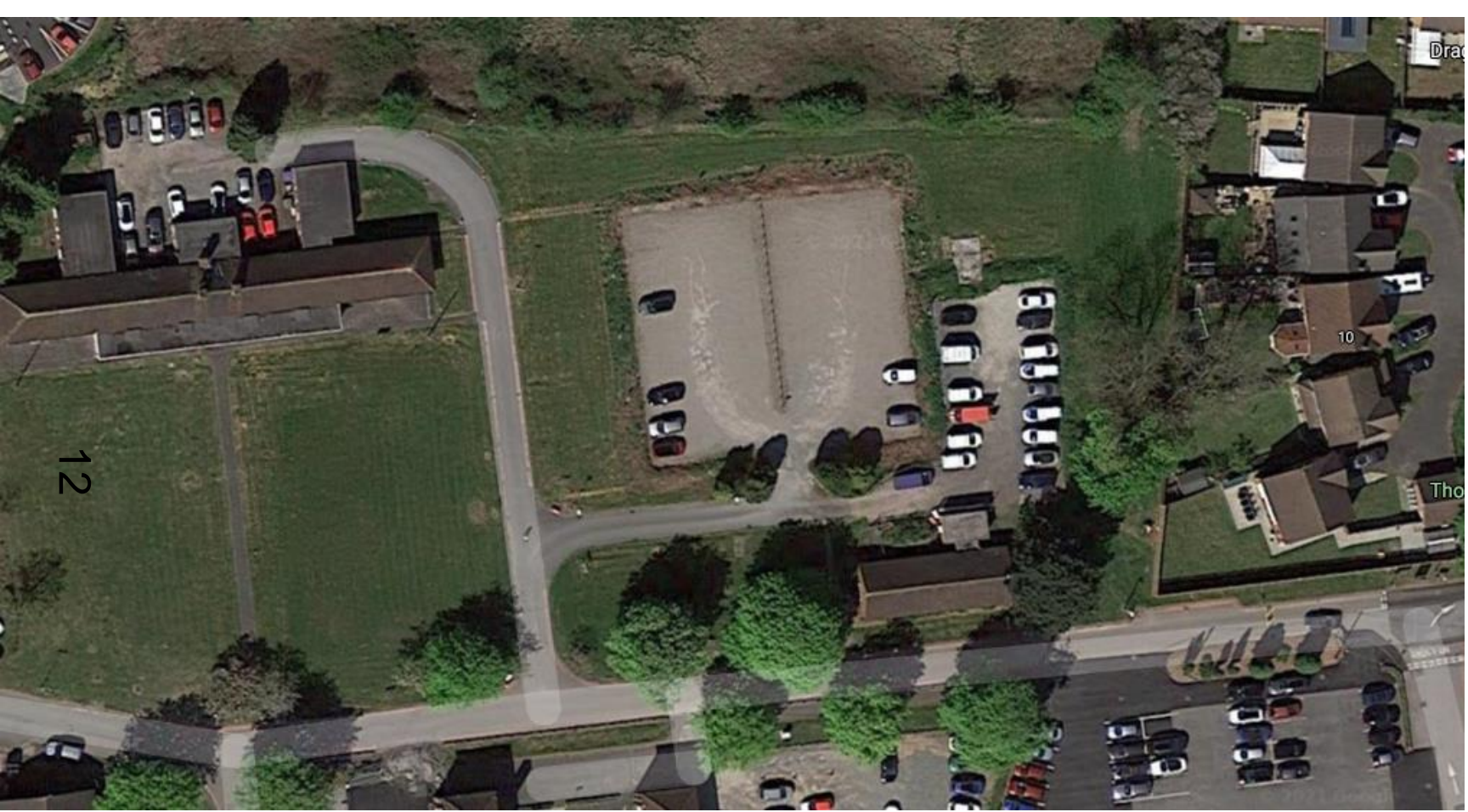
[CLICK - 3D VIEW](#)

20200333

Groby Road, Glenfield Hospital



Leicester Council Licence 100019264 2019



[CLICK - 3D VIEW](#)

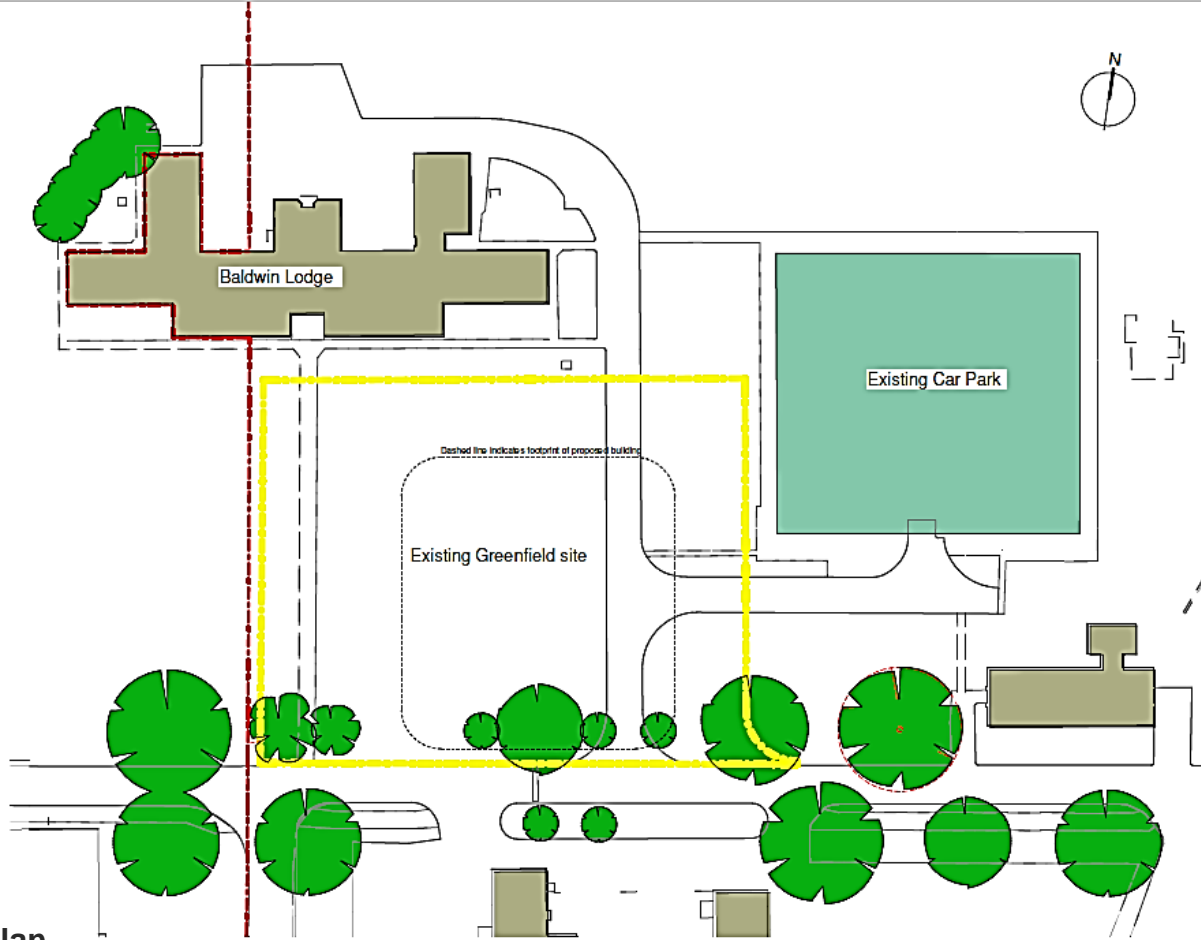
20200333
Groby Road, Glenfield Hospital



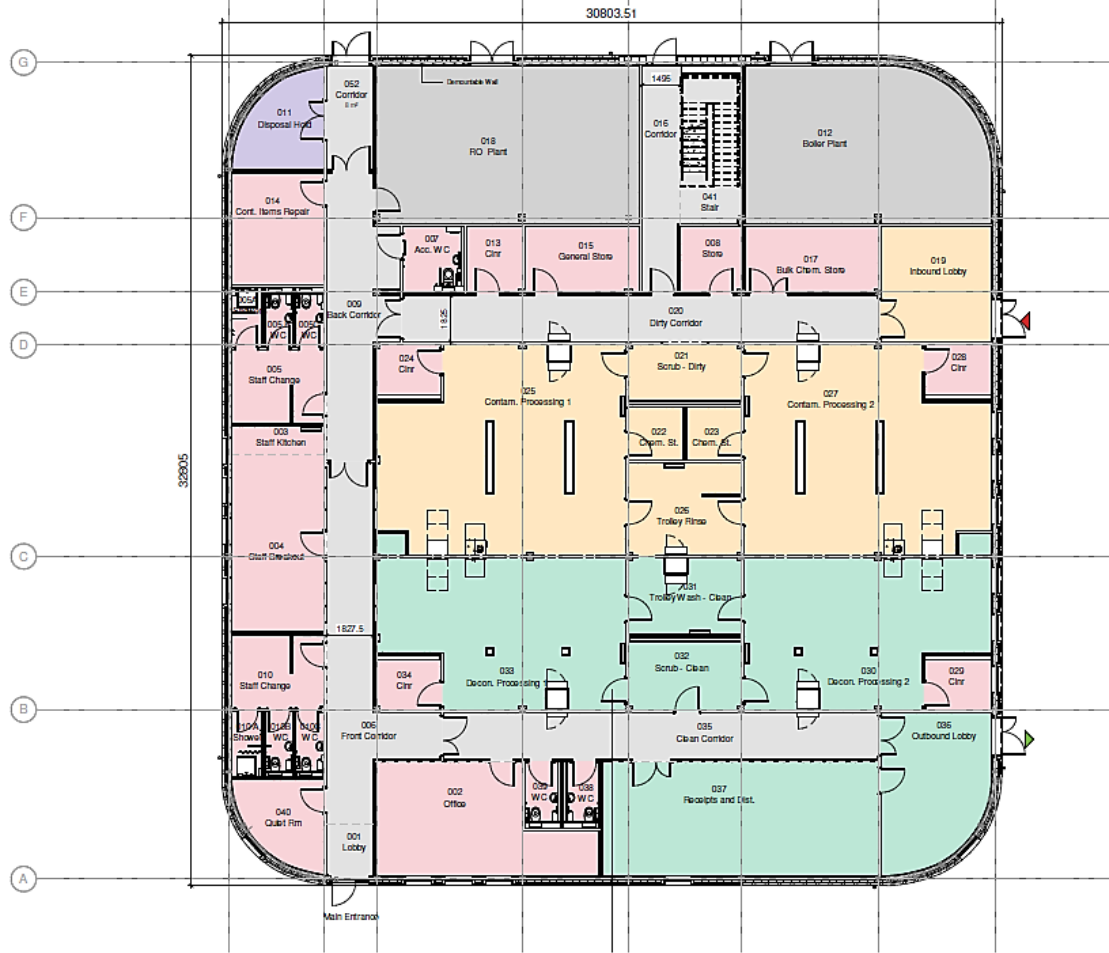




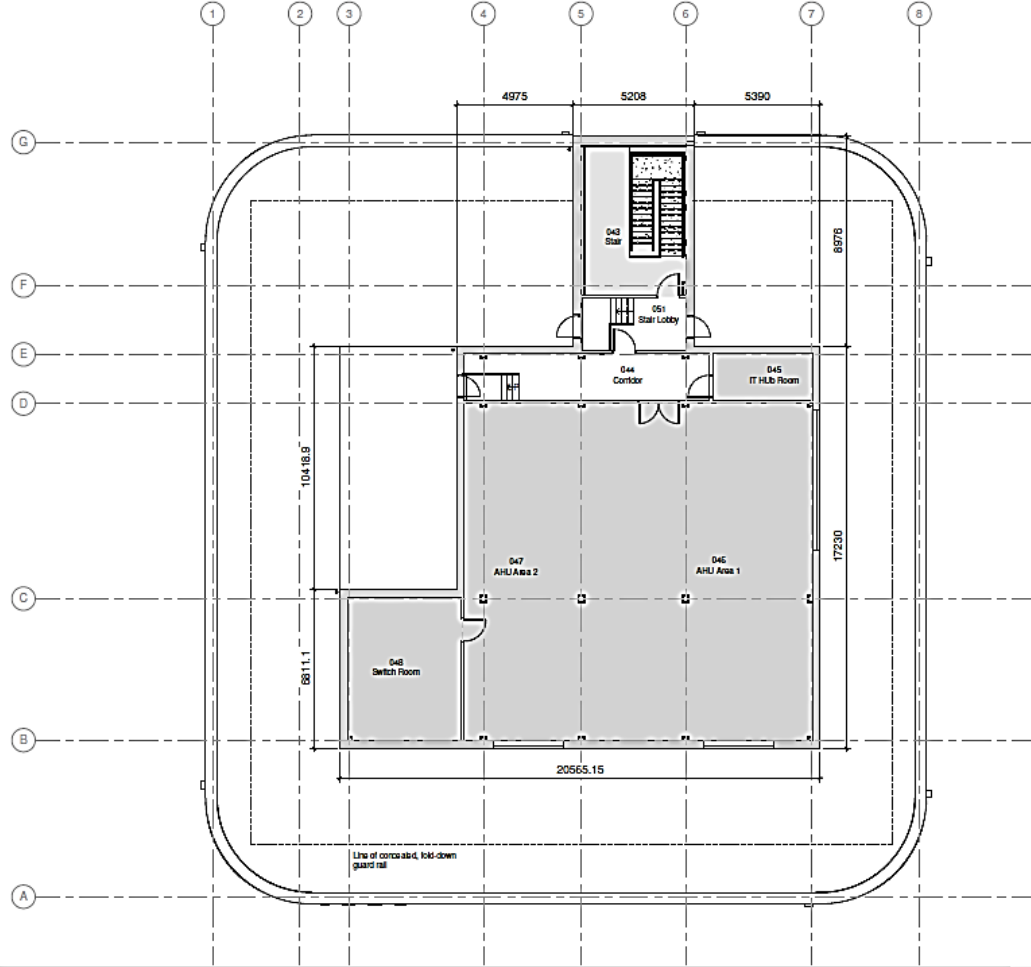




Existing Site Location Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



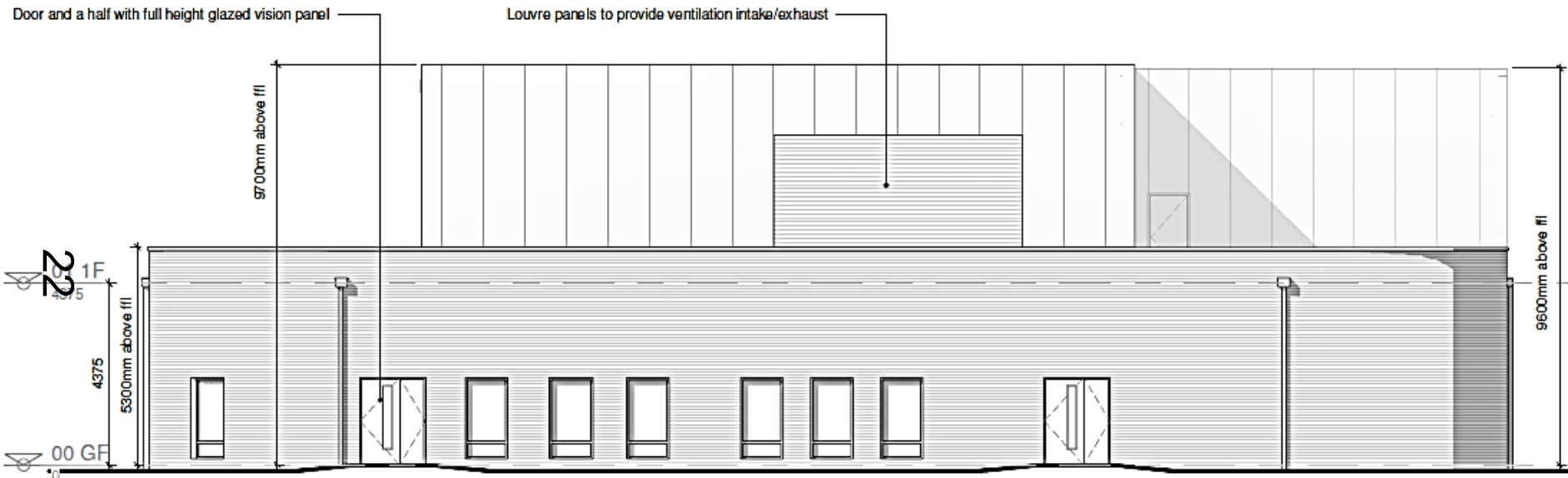
North Elevation

1 : 100

Proposed North Elevation

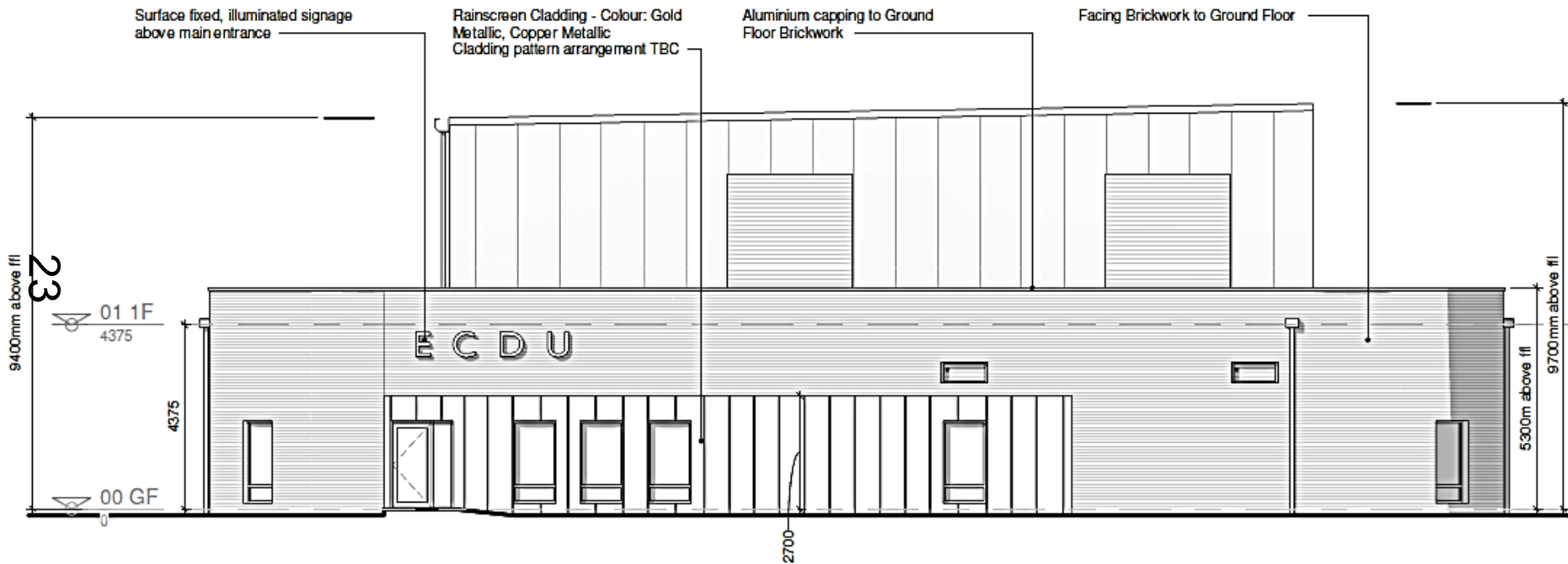
20200333

Groby Road, Glenfield Hospital



East Elevation
1 : 100

Proposed East Elevation



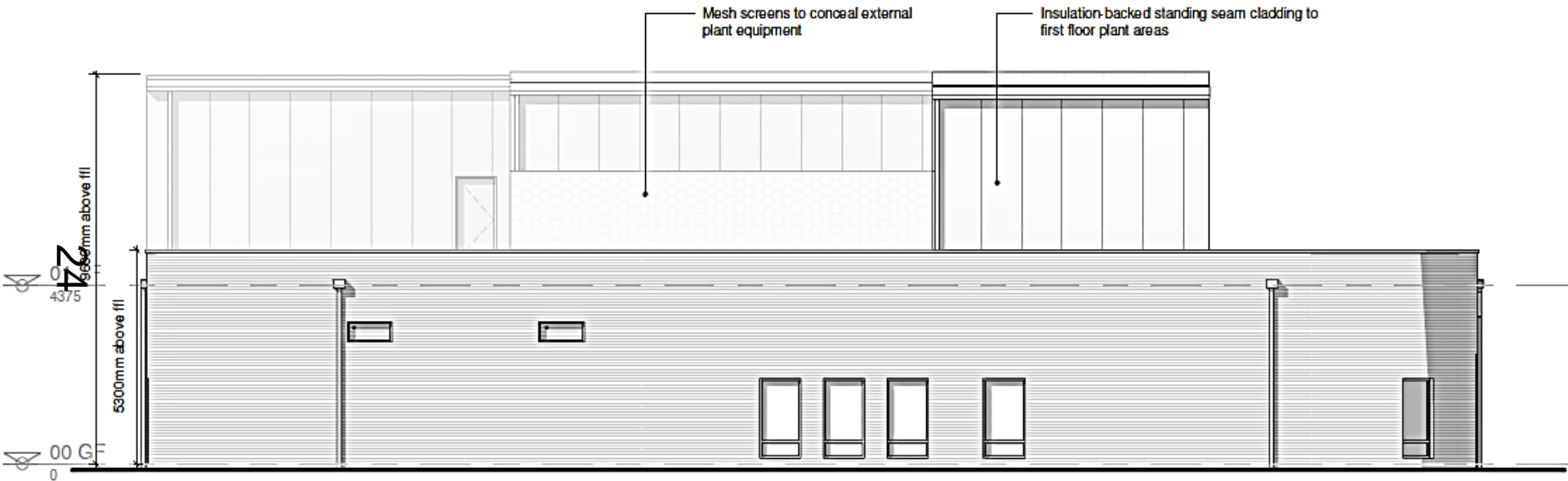
South Elevation

1:100

Proposed South Elevation

20200333

Groby Road, Glenfield Hospital



West Elevation

1 : 100

Proposed West Elevation

83 Heyworth Road

20202099

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[CLICK - 3D VIEW](#)

20202099
83 Heyworth Road

28



20202099

83 Heyworth Road

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20202099

83 Heyworth Road

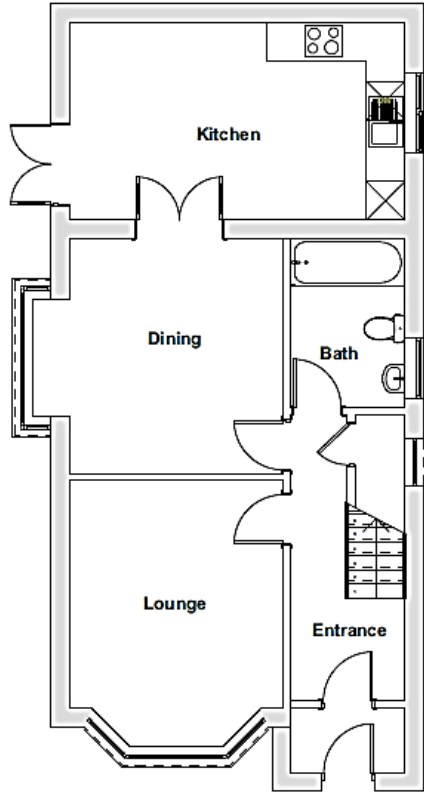
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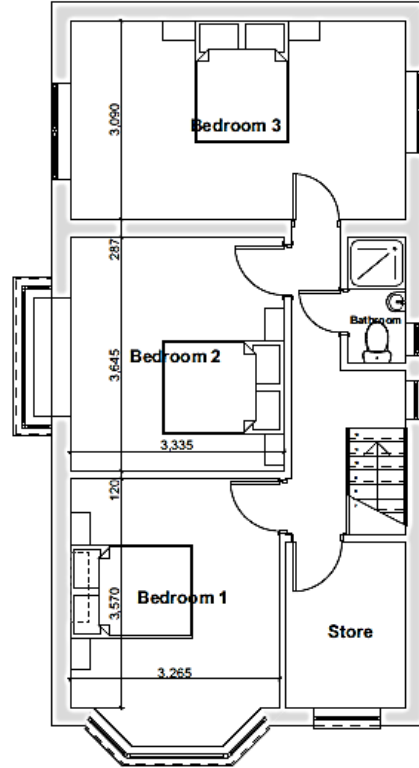
20202099

83 Heyworth Road





Ground Floor Plan



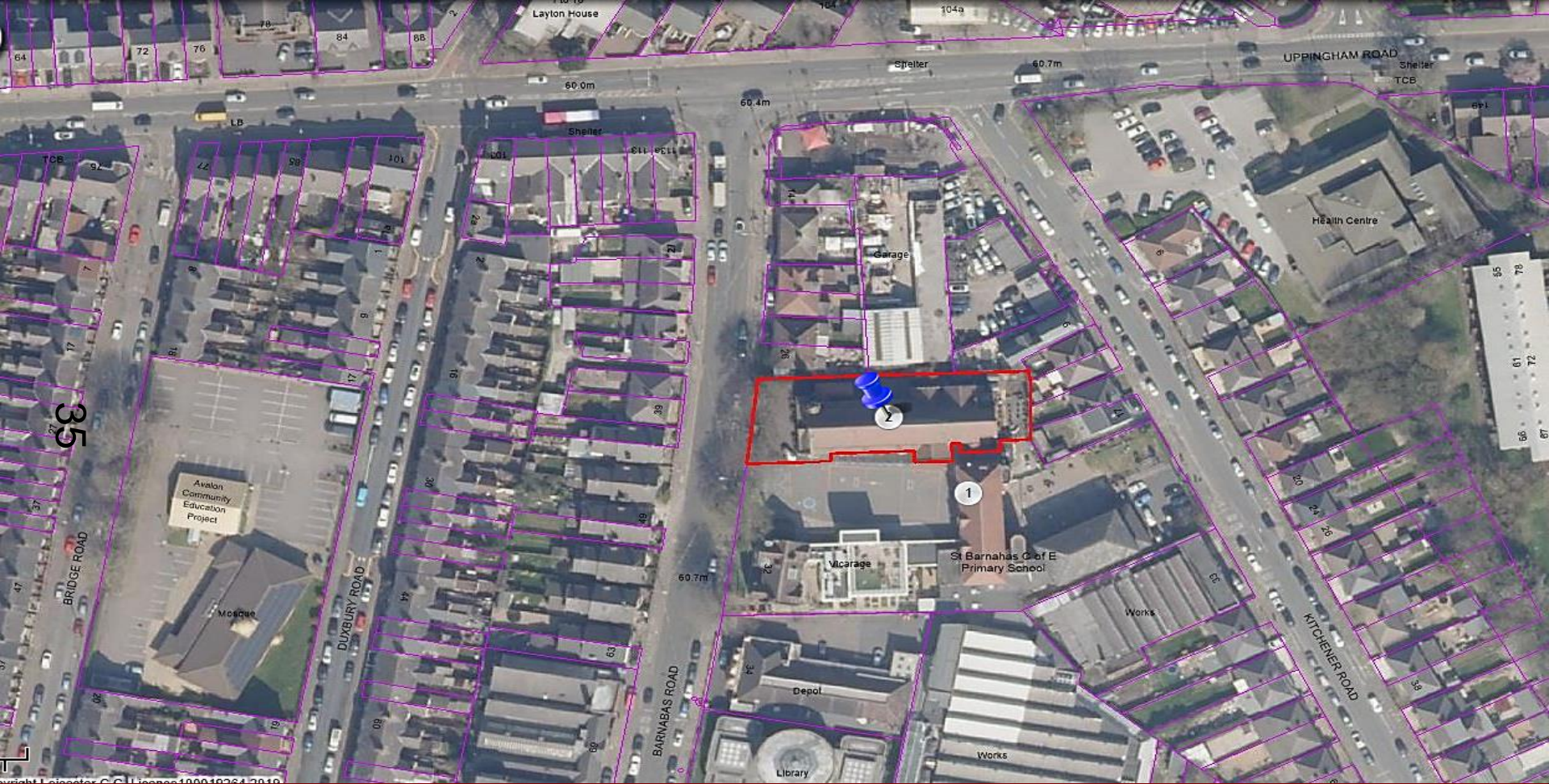
First Floor Plan

28 St Barnabas Road 20202123 & 20202124

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[CLICK - 3D VIEW](#)

20202123 & 20202124
83 Heyworth Road



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[CLICK - 3D VIEW](#)

20202123 & 20202124
83 Heyworth Road





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20202123 & 20202124
83 Heyworth Road





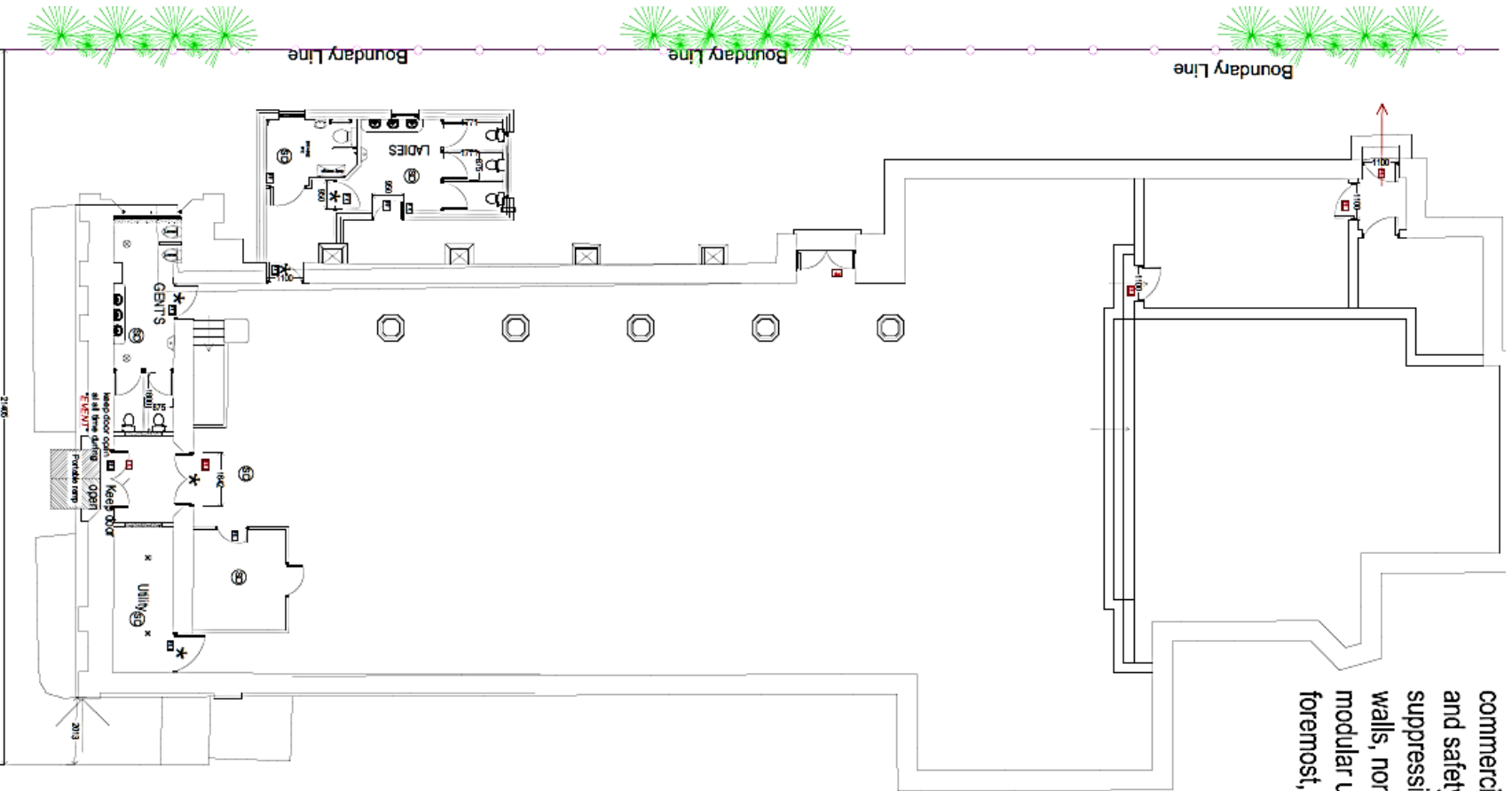




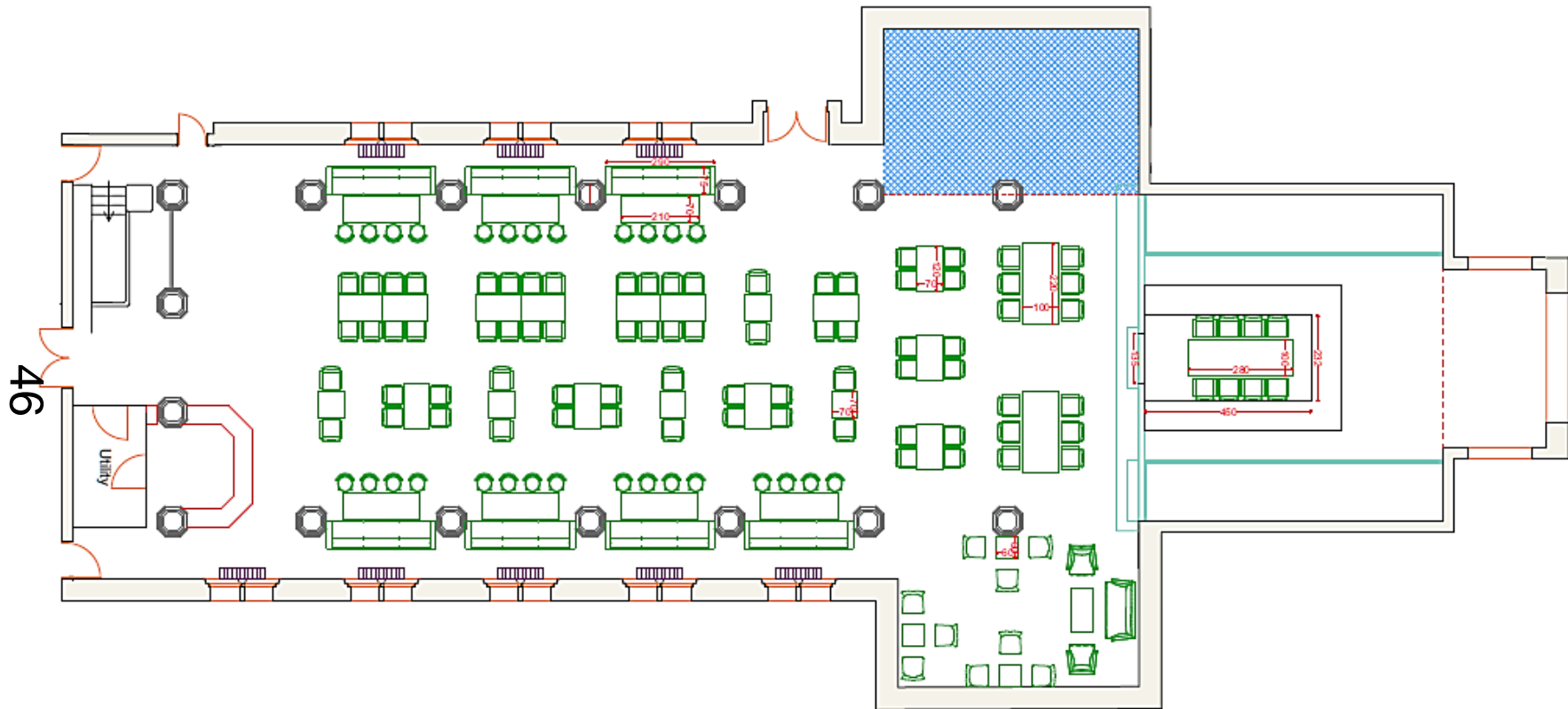
44

20202123 & 20202124
83 Heyworth Road

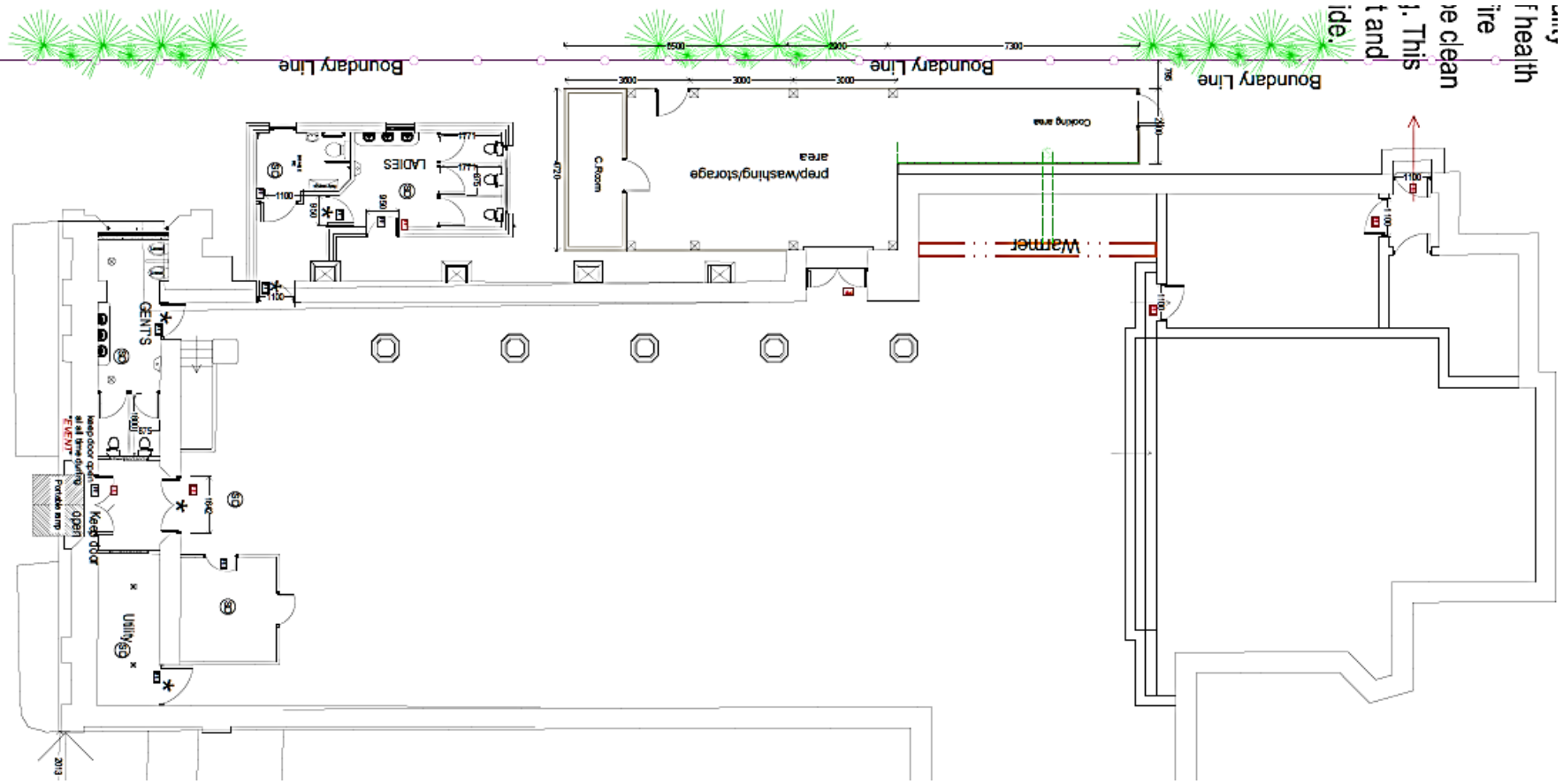
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EXISTING FLOOR LAYOUT



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PROPOSED FLOOR LAYOUT
47

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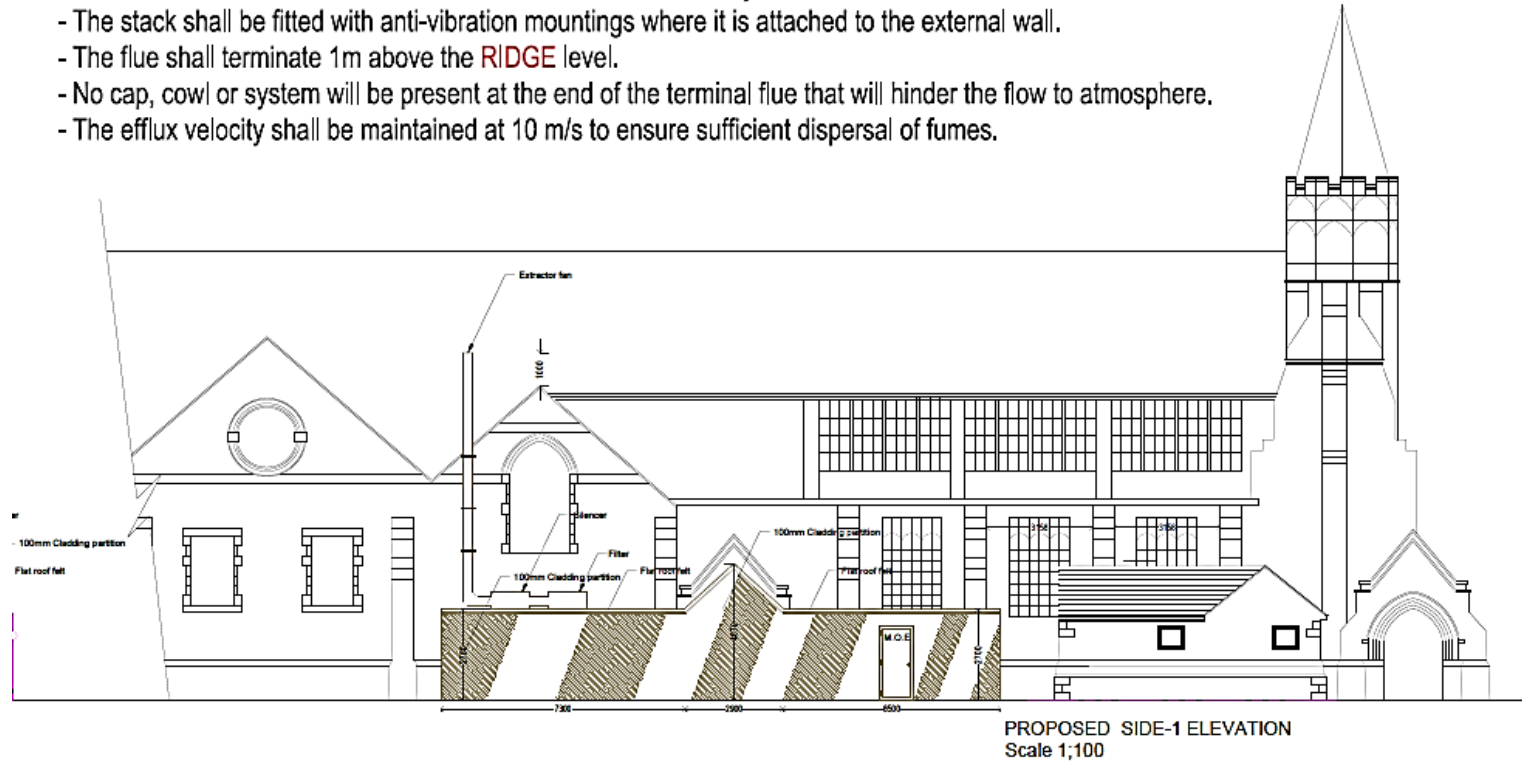


EXISTING SIDE-1 ELEVATION
Scale 1;100

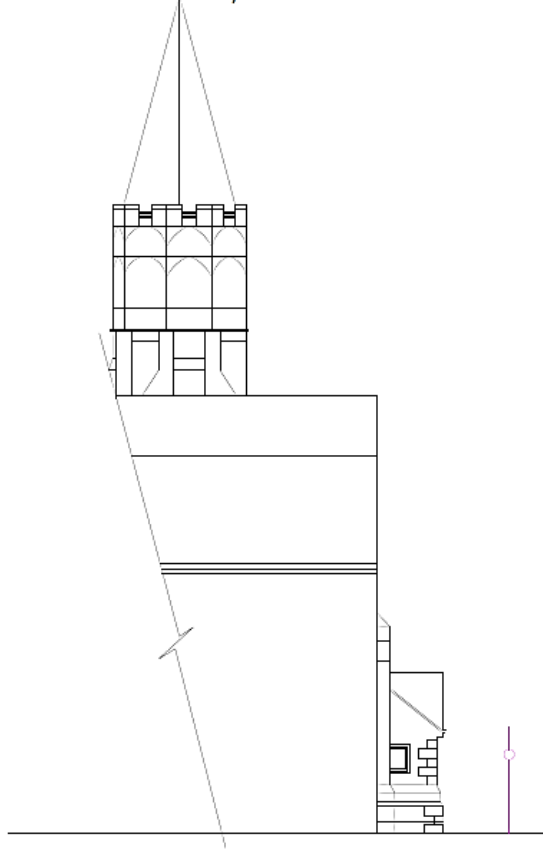
Odour Extraction & treatment System

- An extraction canopy shall be installed above the cooking range and shall be powered by an extraction fan that is capable of achieving a sufficient terminal efflux velocity to ensure adequate dispersal to atmosphere.
- Carbon filters shall be included and fitted within the extraction system to minimise odours.
- The stack shall be fitted with anti-vibration mountings where it is attached to the external wall.
- The flue shall terminate 1m above the RIDGE level.
- No cap, cowl or system will be present at the end of the terminal flue that will hinder the flow to atmosphere.
- The efflux velocity shall be maintained at 10 m/s to ensure sufficient dispersal of fumes.

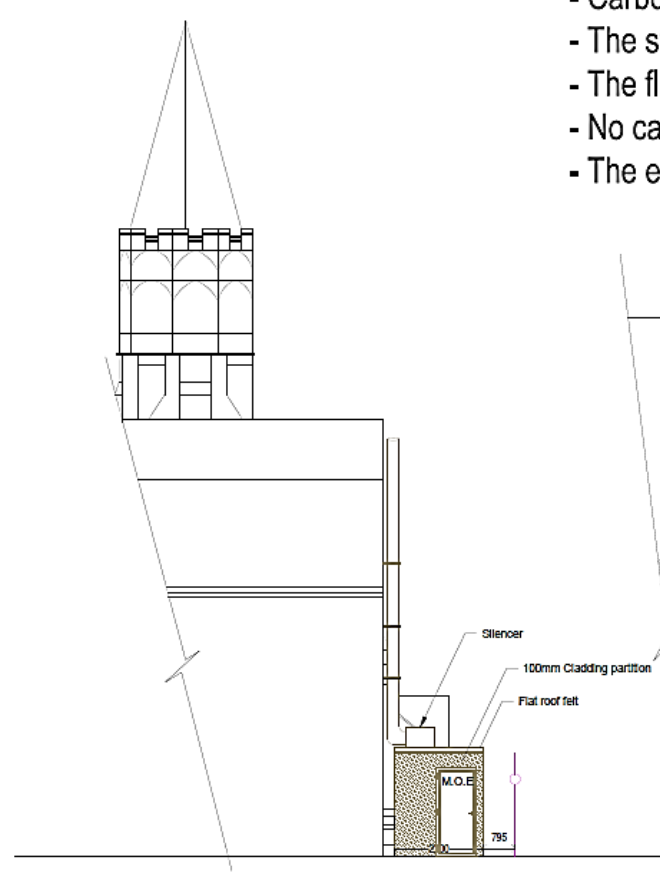
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50



EXISTING REAR ELEVATION
Scale 1;100



PROPOSED REAR ELEVATION
Scale 1;100

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- No ca
- The e

11 Franche Road

20210008C

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Sports Facility

Fosse Road Recreation Ground

53

FRANCHE ROAD

ST DUNSTAN ROAD

WENTWORTH ROAD

BRAMLEY ROAD

GLENFIELD ROAD

GLENFIELD ROAD

58.8m

61.9m

63.7m

Shelter

Factory

PH

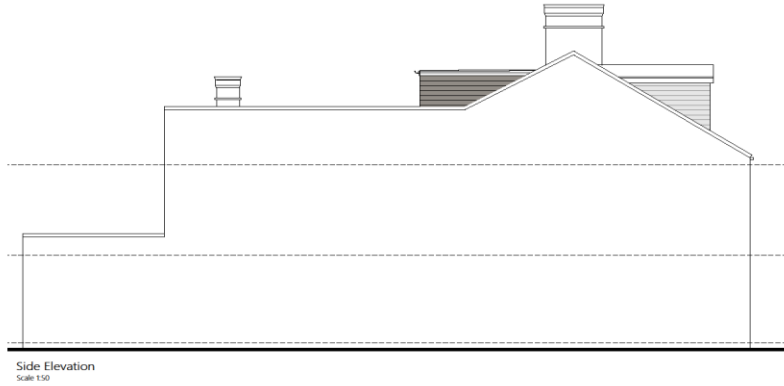
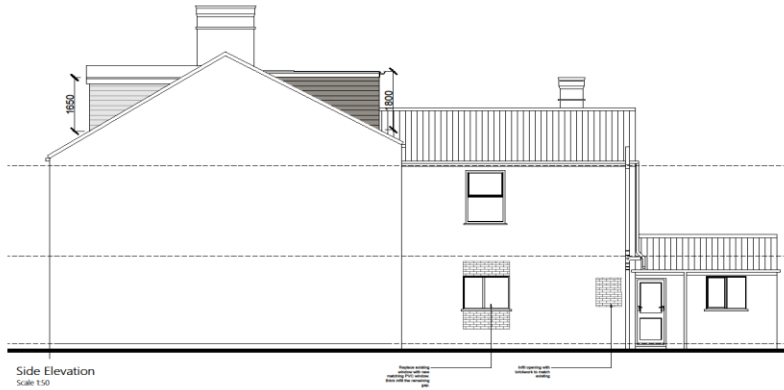
Shelter


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20210008C

11 Franche Road



STATUS	Planning		
	 Wilson Architects Ltd 11 Franche Road, Leicester, LE1 1JG 01533 414141 www.wilsonarchitects.co.uk		
CLIENT	Rob Whisson		
PROJECT	Proposed works to 11 Franche Road, Leicester		
TITLE	Proposed Elevations		
SCALE	1:50 @ A1	DRAWN BY	AW
DRAWING NUMBER	20105-P-103	REV	B

Proposed elevations (approved plan)

55

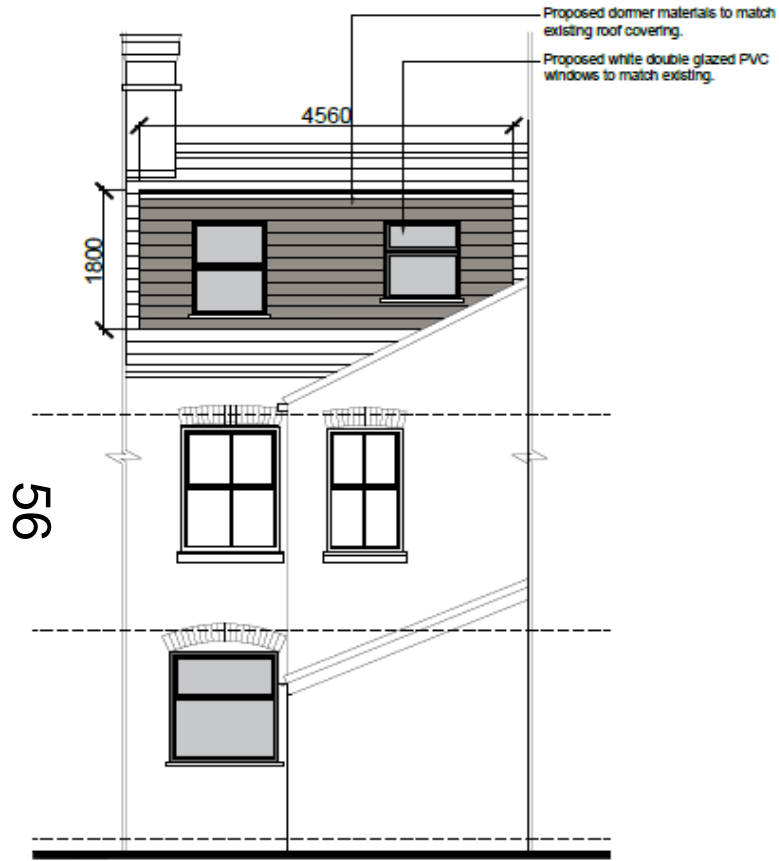


Front Elevation
Scale 1:50



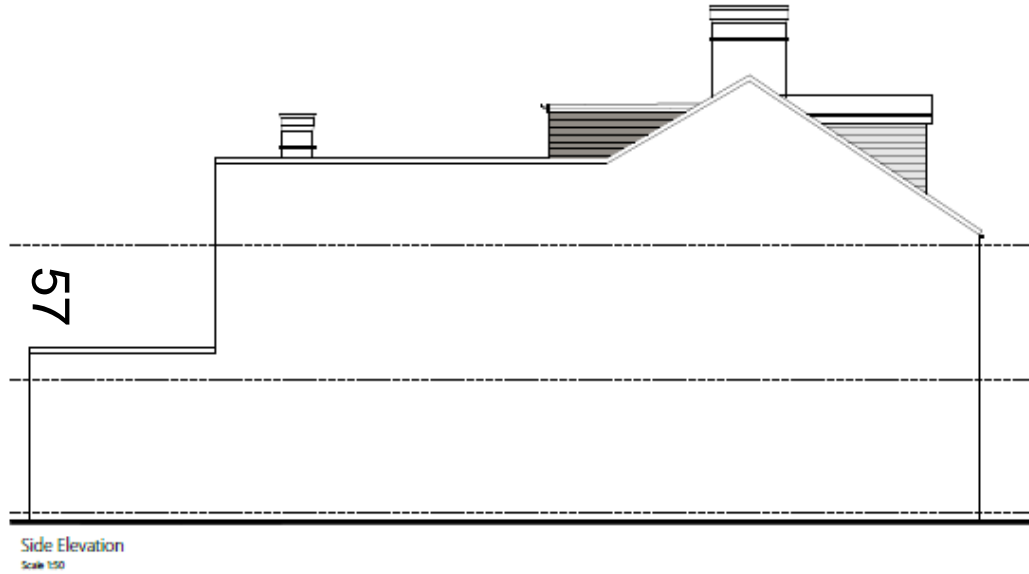
Proposed front elevation

Front elevation as built



Proposed rear elevation

Rear elevation as built



**Proposed side elevation
(from side of Number
13) Planning**



**Side elevation as
built**

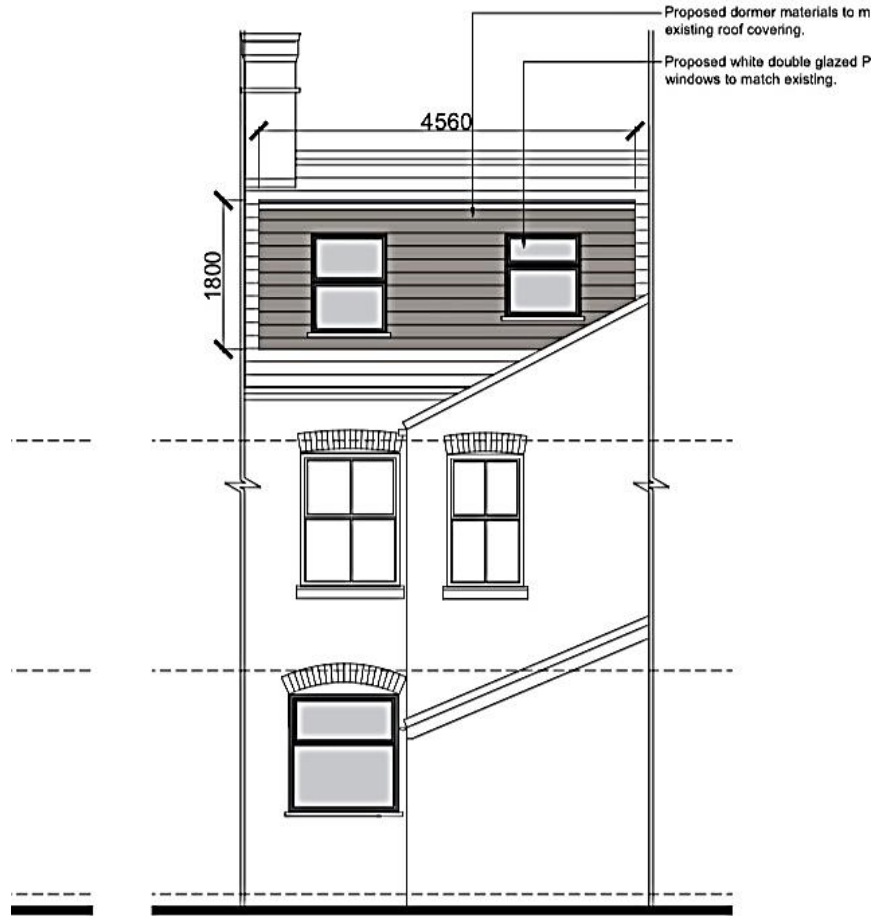


**Proposed side elevation
(from side of Number 11)**



Side elevation as built

Complainant's photographs



Rear Elevation

Scale 1:50

61



62





64



65



