

Leicester
City Council

SECOND DESPATCH

MEETING OF THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY, 4 AUGUST 2021

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

5. PLANNING APPLICATIONS AND CONTRAVENTIONS [Appendix B](#)

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.

4 August 2021:

Please note that the following supplementary information is now available and has been added to the agenda:

- **Supplementary Report (Addendum)**
- **Officers Presentation**

Officer contacts

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Aqil Sarang, tel: 0116 454 5591 email: aqil.sarang@leicester.gov.uk /
Jacob Mann, tel: 0116 454 5843 email: jacob.mann@leicester.gov.uk /***

Democratic Support, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

Wards: see individual reports



Planning & Development Control Committee

Date : 4th August 2021

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

INDEX

APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
29		20210881	26 Colwell Road	FS
39		20190377	32, 34 & 36 Barkbythorpe Road	TR
55		20210988	305 New Parks Boulevard	WT
59		20211307	96 Kerrysdale Avenue	RM
65		20211037	15A Evington Lane	ST
75		20202182	115 Uppingham Road	NE

20210881	26 Colwell Road	
Proposal:	Demolition of single storey building at rear; Construction canopy to front, single storey extension at side and rear; installation of render at front and alterations to medical centre (Class E) (Amended plans received 08/07/2021)	
Applicant:	Dr Boora	
App type:	Operational development - full application	
Status:		
Expiry Date:	14 July 2021	
AVB	TEAM: PD	WARD: Fosse

Page Number on Main Agenda: 29

Amended Description: Yes – cladding changed to render

Policy Considerations

On the 20th July 2021 the 2019 National Planning Policy Framework (NPPF) was revised.

The table below summarises and updates the paragraphs that were set out in the main agenda with the revised paragraphs as set out in revised NPPF 2021.

NPPF 2019 Para Ref in Report	New 2021 NPPF Para Reference	Additional Considerations
Paragraph 2 Applications must be determined in accordance with the development plan unless material consideration indicate otherwise	Paragraph 2 Applications must be determined in accordance with the development plan unless material consideration indicate otherwise	Unchanged so no further consideration needed
Paragraph 11 (Presumption in favour of Sustainable Development)	Paragraph 11 (Presumption in favour of Sustainable Development)	The sub notes have changes in the paragraph numbers. However, the consideration remains unchanged.
Paragraph 91 & 92 (Promoting healthy and safe communities) To provide positively and use of shared spaces, community facilities to enhance the sustainability of communities	Paragraph 92 & 93 (Promoting healthy and safe communities) To provide positively and use of shared spaces, community facilities to enhance the sustainability of communities	Unchanged so no further consideration needed

Paragraph 108 (Promoting Sustainable Transport) states that development proposals should take up appropriate opportunities to promote sustainable transport modes; ensure safe and suitable access can be achieved for all users and; any significant impact (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.	Paragraph 110 (Promoting Sustainable Transport) has added the following: c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46;	No change to the consideration in the main report.
Paragraph 109 (Sustainable Transport)	Paragraph 111 (Sustainable Transport)	No further consideration
Paragraph 124 (Achieving Well Designed Places)	Paragraph 126 (Achieving Well Designed Places)	The design aspect is included within the main report.
Paragraph 127 (Achieving Well Designed Places)	Paragraph 130 (Achieving Well Designed Places)	No further consideration
Paragraph 163 (Planning and Flood Risk)	Paragraph 166 (Planning and Flood Risk)	No further consideration

Representations

An objection has been received disputing the information provided by the applicants on the following grounds:

- Proposal will result in additional staff (6 full time employees) and patients over and above the level of staffing currently experienced (stated as 1 GP, a nurse and receptionist) that will lead to higher demand for parking and congestion in the area;
- No provision for disabled parking which will impact on people with limited mobility and
- The surgery will be open longer than previously resulting in additional patients, traffic, noise/air pollution and have a detrimental impact on the mental health of residents in the street.

Further Considerations

Description corrected to reflect that part of the front will be rendered and not cladded.

The revised NPPF does not result in any additional assessment that has not already been covered in the main report.

The issues raised by the objector has been covered in the main report.

20190377	32, 34 & 36 BARKBYTHORPE ROAD	
Proposal:	DEMOLITION OF EXISTING 3 DWELLINGS; CONSTRUCTION OF 18 DWELLINGS INCLUDING ASSOCIATED EXTERNAL WORKS (AMENDED PLANS. (S106 agreement)	
Applicant:	MRS P.P. WALKER	
App type:	Operational development - full application	
Status:		
Expiry Date:	31 August 2021	
AS	TEAM: PM	WARD: Troon

Page Number on Main Agenda: 39

Amended Recommendation: Yes – S106 has been signed and engrossed.

Amended Conditions and Notes

New condition 20 (finished floor level) and 21 (visibility splays) and previous condition 20 now 22. New note to applicant regarding access housing.

Policy Considerations

On the 20th July 2021 the 2019 National Planning Policy Framework (NPPF) was revised.

The table below summarises and updates the paragraphs that were set out in the main agenda with the revised paragraphs as set out in revised NPPF 2021.

NPPF 2019 Para Ref in Report	New 2021 NPPF Para Reference	Additional Considerations
Paragraph 2 Applications must be determined in accordance with the development plan unless material consideration indicate otherwise	Paragraph 2 Applications must be determined in accordance with the development plan unless material consideration indicate otherwise	Unchanged so no further consideration needed
Paragraph 11 (Presumption in favour of Sustainable Development)	Paragraph 11 (Presumption in favour of Sustainable Development)	Unchanged so no further consideration needed
Paragraph 64 (Provision of Affordable Housing)	Paragraph 65 (Provision of Affordable Housing)	Unchanged so no further consideration needed
Paragraph 102 (Transport issues to be considered at the earliest stage)	Paragraph 104 (Transport issues to be considered at the earliest stage)	Unchanged so no further consideration needed

<p>Paragraph 122 (Achieving appropriate densities)</p> <p>Planning policies and decisions should support development that makes efficient use of land, taking into account criteria.</p> <p>Paragraph 123</p> <p>Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site</p>	<p>124 (Achieving appropriate densities)</p> <p>Planning policies and decisions should support development that makes efficient use of land, taking into account criteria.</p> <p>Paragraph 125</p> <p>Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:</p>	<p>No further consideration</p>
<p>Paragraph 124 (Achieving Well Designed Places)</p> <p>Paragraph 126 (Design Expectations)</p> <p>Paragraph 127 (Achieving Well Designed Places)</p> <p>Paragraph 130 (Quality of approved permissions should not be diminished)</p>	<p>Paragraph 126 (Creation of High Quality, Beautiful and Sustainable Buildings)</p> <p>Paragraph 128 (Design Expectations)</p> <p>Paragraph 130 (Visually attractive, create places that are safe, inclusive and accessible and which promote health and well-being)</p> <p>Paragraph 132 (Design quality considered throughout the evolution</p>	<p>No further consideration</p>

	<p>and assessment of individual proposals)</p> <p>Paragraph 134 (Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. Development that is not well designed should be refused)</p> <p>Paragraph 135 (ensure that the quality of approved development is not materially diminished between permission and completion)</p>	
Section 14 (Meeting the challenge of climate change, flooding and coastal change)	No change to this section number	No further consideration
<p>Paragraph 170 (Planning policies and decisions should contribute to and enhance the natural environment)</p> <p>Paragraph 175 (Habitats and Biodiversity)</p>	<p>Paragraph 174 (Planning policies and decisions should contribute to and enhance the natural environment)</p> <p>Paragraph 180 – improve biodiversity in and around developments should be integrated as part of their design or enhance public access to nature is appropriate</p>	<p>No further consideration</p> <p>No further consideration</p>
<p>Paragraph 178 (Good conditions and pollution)</p> <p>Planning policies and decisions should ensure that: a site is suitable for its proposed use taking account of ground conditions and any risks arising from land</p>	<p>Paragraph 183 (Good conditions and pollution)</p> <p>Planning policies and decisions should ensure that: a site is suitable for its proposed use taking account of ground conditions and any risks arising from land</p>	Unchanged so no further consideration needed

instability and contamination Paragraph 179 Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.	instability and contamination Paragraph 180 Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.	Unchanged so no further consideration needed
Paragraph 189 (Proposal affecting Heritage assets) Heritage assets should be conserved in a manner appropriate to their significance	Paragraph 194 (Proposal affecting Heritage assets) Heritage assets should be conserved in a manner appropriate to their significance	Unchanged so no further consideration needed

Further Considerations

A condition (no. 20) relating to finished floor level to protect the development from the risk of flooding has been added. A further condition (21) has been added regarding visibility splays to Barkbythorpe Road in the interest of highway safety. An informative note to applicant (4) has been added to make the developer aware of the requirement to meet the Category 2, M4(2).

The S106 agreement has been completed **so the recommendation is now for an approval subject to the conditions stated in the main report, together with two additional conditions, the note to the applicant below along with the provisions of the completed S106 agreement**

The revised NPPF does not result in any additional assessment that has not already been covered in the main report.

CONDITIONS

20. Finished floor levels within the proposed development shall be set no lower than existing finished floor levels and flood proofing/resilience techniques

shall be incorporated in accordance with 'Improving the Flood Performance of New Buildings' (Department of Communities and Local Government, 2007). (To minimise the risk of damage in times of flooding, and in accordance with policy CS02 of the Core Strategy).

21. Prior to the commencement of the development above ground level an updated visibility splay drawing showing 54m visibility splays in both directions on Barkbythorpe Road shall be submitted to and agreed in writing with the local planning authority and they shall be retained thereafter. (In the interests of the safety of pedestrians and other road users, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)

- 23 This consent shall relate solely to the following plans:

P001 site location
P003d proposed site plan
P004b visibility splays
P005b speed table
P006c landscape
P101b type A1 & A2 plans
P102c type A1 elevations
P103c type A2 elevations
P201a type B floor plans
P202c type B elevations
P301b type C plans
P302c type C elevations
P401b type S plans
P402b type S elevations
P501a type T plans
P502c type T elevations
P801b street elevations
P901a plot 1 & 2 garage
P902a single garage

(For the avoidance of doubt)

NOTES FOR APPLICANT

4. To meet condition 19, all those delivering the scheme (including agents and contractors) should be alerted to this condition, and understand the detailed provisions of The Building Control Body for this scheme must be informed at the earliest opportunity that the units stated are to be to Category 2 M4(2) requirements. Any application to discharge this condition will only be considered if accompanied by a building regulations completion certificate/s as stated above.

20210988	305 New Parks Boulevard	
Proposal:	Construction of a single storey extension at side and front of house (Class C3); (Amended 16/07/2021)	
Applicant:	Mr Mick Linthwaite	
App type:	Operational development - full application	
Status:		
Expiry Date:	17 June 2021	
DJ	TEAM: PD	WARD: Western

Page Number on Main Agenda: 55

Policy Considerations

On the 20th July 2021 the 2019 National Planning Policy Framework (NPPF) was revised.

The table below summarises and updates the paragraphs that were set out in the main agenda with the revised paragraphs as set out in revised NPPF 2021.

NPPF 2019 Para Ref in Report	New 2021 NPPF Para Reference	Additional Considerations
Paragraph 127 (Achieving Well Designed Places)	Paragraph 130 (Achieving Well Designed Places)	Unchanged so no further consideration
Paragraph 130 (Achieving Well Designed Places) Permission refused for poor design	Paragraph 134 (Achieving Well Designed Places) Development that is not well designed should be refused	The design aspect has been considered within the main report.

Further Considerations

The changes to the NPPF do not change the considerations given to the recommended approval for this application.

20211307	96 Kerrysdale Avenue	
Proposal:	Construction of single storey extension at front and rear; two storey extension at side and rear; single storey detached outbuilding at rear of house (Class C3) (Amended plans received on 03/08/2021)	
Applicant:	Sima Chauhan	
App type:	Operational development - full application	
Status:		
Expiry Date:	18 August 2021	
JP2	TEAM: PD	WARD: Rushey Mead

Page Number on Main Agenda: 59

Amended Description: Yes – amended plans

Amended Conditions: Condition 4 and Note to Applicant 1 amended

Policy Considerations

On the 20th July 2021 the 2019 National Planning Policy Framework (NPPF) was revised.

The table below summarises and updates the paragraphs that were set out in the main agenda with the revised paragraphs as set out in revised NPPF 2021.

NPPF 2019 Para Ref in Report	New 2021 NPPF Para Reference	Additional Considerations
Paragraph 127 (Achieving Well Designed Places)	Paragraph 130 (Achieving Well Designed Places)	Unchanged so no further consideration
Paragraph 130 (Achieving Well Designed Places) Permission refused for poor design	Paragraph 134 (Achieving Well Designed Places) Development that is not well designed should be refused where it fails to reflect local design policies and guidance and government guidance on design contained in the National Design Guide and National Model Design Code	The design aspect has been considered within the main report.

Further Considerations

The ground floor layout has been altered from a prayer room, shower room and study to a larger playroom to allow outlook from and light into this principal room from the front elevation in accordance with the Residential Amenity SPD.

The proposed windows on the side elevation of the ground floor facing 98 Kerrysdale Avenue have also been altered. The amended proposal is acceptable.

The revised NPPF does not result in any additional assessment that has not already been covered in the main and supplementary reports.

The description, plan condition 4 and Note to Applicant (Note 1) have been changed to reflect the amended plans.

CONDITIONS

4. Development shall be carried out in accordance with the following approved plans:
Proposed Location Plan & Proposed Site Plan, 20/450/PL01, REVISION B, received 03/08/2021.
Proposed Plans, 20/450/PL03, REVISION B, received 03/08/2021.
Proposed Elevations, 20/450/PL04, REVISION C, received 03/08/2021.
Proposed Outbuilding Plans & Elevations, 20/450/PL05, REVISION A, received 24/05/2021.
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).

The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.

20211037	15A Evington Lane	
Proposal:	Raised ridge height; construction of dormer extensions at front; single storey and dormer extensions at side; single storey and dormer extensions at rear; alterations to bungalow (Class C3) (amended plans received 28/06/2021)	
Applicant:	Mr. Nathani	
App type:	Operational development - full application	
Status:		
Expiry Date:	5 August 2021	
RB	TEAM: PD	WARD: Stoneygate

Page Number on Main Agenda: 65

Policy Considerations

On the 20th July 2021 the 2019 National Planning Policy Framework (NPPF) was revised.

The table below summarises and updates the paragraphs that were set out in the main agenda with the revised paragraphs as set out in revised NPPF 2021.

NPPF 2019 Para Ref in Report	New 2021 NPPF Para Reference	Additional Considerations
Paragraph 2 Applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise	Paragraph 2 remains unchanged	Unchanged so no further consideration needed
Paragraph 12 focuses on requiring good design.	Paragraph 12 focuses on requiring good design.	Unchanged so no further consideration needed
Paragraph 108 of the NPPF (2019) Proposals should take up appropriate opportunities to promote sustainable transport modes; ensure safe and suitable access can be achieved for all users.	Paragraph 111 of the NPPF (2021) Proposals should take up appropriate opportunities to promote sustainable transport modes; ensure safe and suitable access can be achieved for all users. National guidance, including the National Design Guide and the National Model Design Code and; any significant impact (in terms of	No further consideration

	capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.	
Paragraph 124 (Achieving Well Designed Places)	Paragraph 130 (Achieving Well Designed Places)	Unchanged so no further consideration
Paragraph 127 127 (Achieving Well Designed Places)	Paragraph 130 (Achieving Well Designed Places)	Unchanged so no further consideration needed
Paragraph 130 (Achieving Well Designed Places) Permission refused for poor design	Paragraph 134 (Achieving Well Designed Places) Development that is not well designed should be refused	The design aspect has been considered within the main report.

Representations

A further representation has been received requesting for photographs to be shown at the committee meeting.

Further Considerations

The revised NPPF does not result in any additional assessment that has not already been covered in the main report.

The photographs will be included in the presentation to the Committee.

20202182	115 Uppingham Road	
Proposal:	Construction of single storey building to accommodate car wash, valet service and window tinting business (Sui Generis) (Amended plans received 26/5/2021)	
Applicant:	Mr N Okeke	
App type:	Operational development - full application	
Status:		
Expiry Date:	16 July 2021	
ACB	TEAM: PE	WARD: North Evington

Page Number on Main Agenda: 75

Policy Considerations

On the 20th July 2021 the 2019 National Planning Policy Framework (NPPF) was revised.

The table below summarises and updates the paragraphs that were set out in the main agenda with the revised paragraphs as set out in revised NPPF 2021.

NPPF 2019 Para Ref in Report	New 2021 NPPF Para Reference	Additional Considerations
Paragraph 11 (Presumption in favour of Sustainable Development)	Paragraph 11 (Presumption in favour of Sustainable Development)	The sub notes have changes in the paragraph numbers. However, the consideration remains unchanged.
Paragraph 109 (Severe impact on highway)	Paragraph 111 (Severe impact on highway)	Unchanged so no further consideration
Paragraph 120 (Alternative uses for land)	Paragraph 122 (Alternative uses for land)	Unchanged so no further consideration
Paragraph 124 (Achieving Well Designed Places)	Paragraph 126 (Achieving Well Designed Places)	The design aspect is included within the main report.
Paragraph 127 (Achieving Well Designed Places)	Paragraph 130 (Achieving Well Designed Places)	Unchanged so no further consideration
Paragraph 130 (Permission refused for poor design)	Paragraph 134 (Development that is not well designed should be refused)	The changes to the paragraph add further weight to the proposed reason for refusal
Paragraph 155 (Development and flood risk)	Paragraph 159 (Development and flood risk)	Unchanged so no further consideration

Paragraph 193 (Impact on designated heritage assets)	Paragraph 199 (Impact on designated heritage assets)	Unchanged so no further consideration
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Further Considerations

The changes to the NPPF have effectively emphasised that more weight be placed on the design of development and I consider that the proposal represents development that is not well designed.

Planning & Development Control Committee 4th August 2021

17



Planning Applications Index

Planning & Development Control Committee 4th August 2021

20190377

**32, 34 & 36 BARKBYTHORPE
ROAD**

20211037

15A Evington Lane

20211307

96 Kerrysdale Avenue

20202182

115 Uppingham Road

20210881

26 Colwell Road

20210988

305 New Parks Boulevard

32, 34 & 36 BARKBYTHORPE ROAD

20190377

P&DCC 4 August 2021

19





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[CLICK - 3D VIEW](#)

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View of front of No 34 & 36

20190377
32, 34 & 36 BARKBYTHORPE ROAD



**View of existing access
between No 32a & 34**

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View of the rear of the site

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View of west of site

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View of east of site

20190377
32, 34 & 36 BARKBYTHORPE ROAD



Bungalow at No 32

20190377
32, 34 & 36 BARKBYTHORPE ROAD



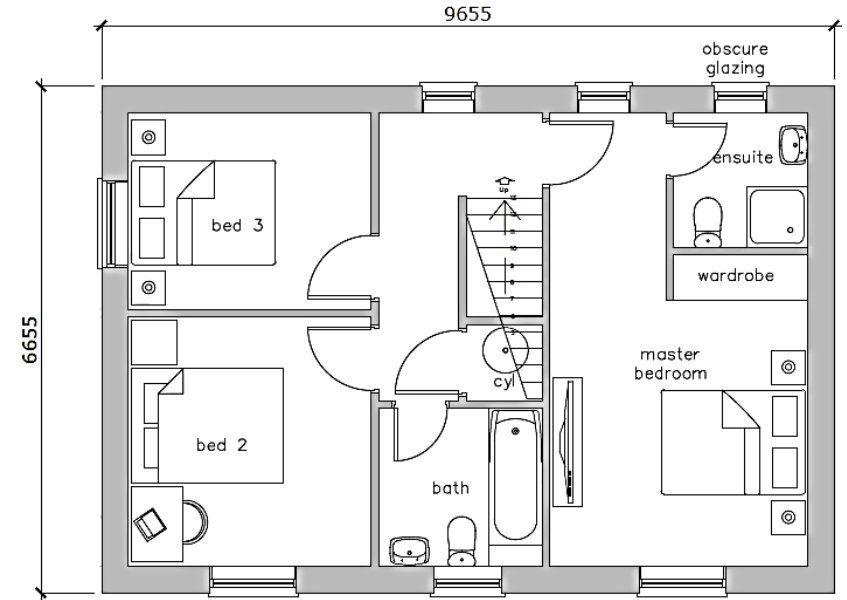
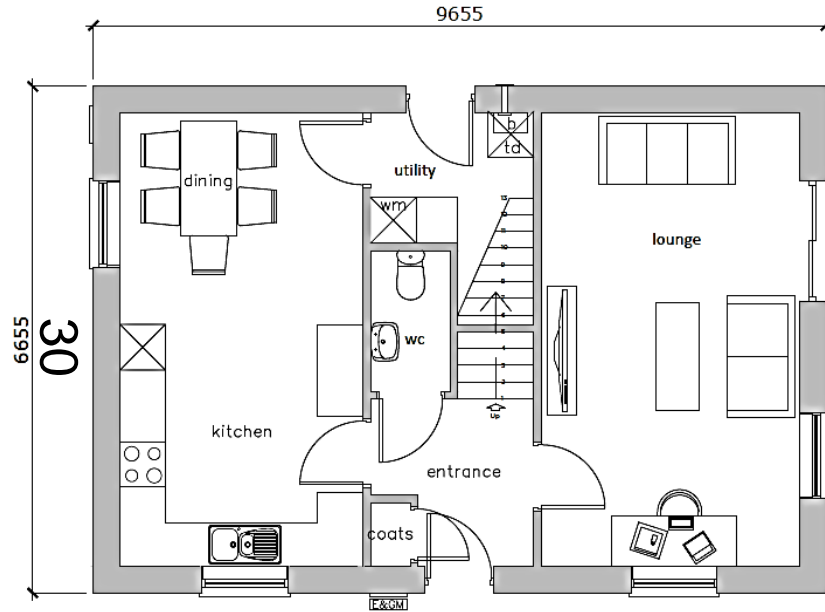
**View towards Barkbythorpe
Road**

20190377
32, 34 & 36 BARKBYTHORPE ROAD



Proposed layout

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type A1 Floor Plans

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type A1 – Detached -Front & Side Elevations

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type A1 Rear & Side Elevations

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View from Barkbythorpe
Road (North)

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View from Barkbythorpe
Road (North)

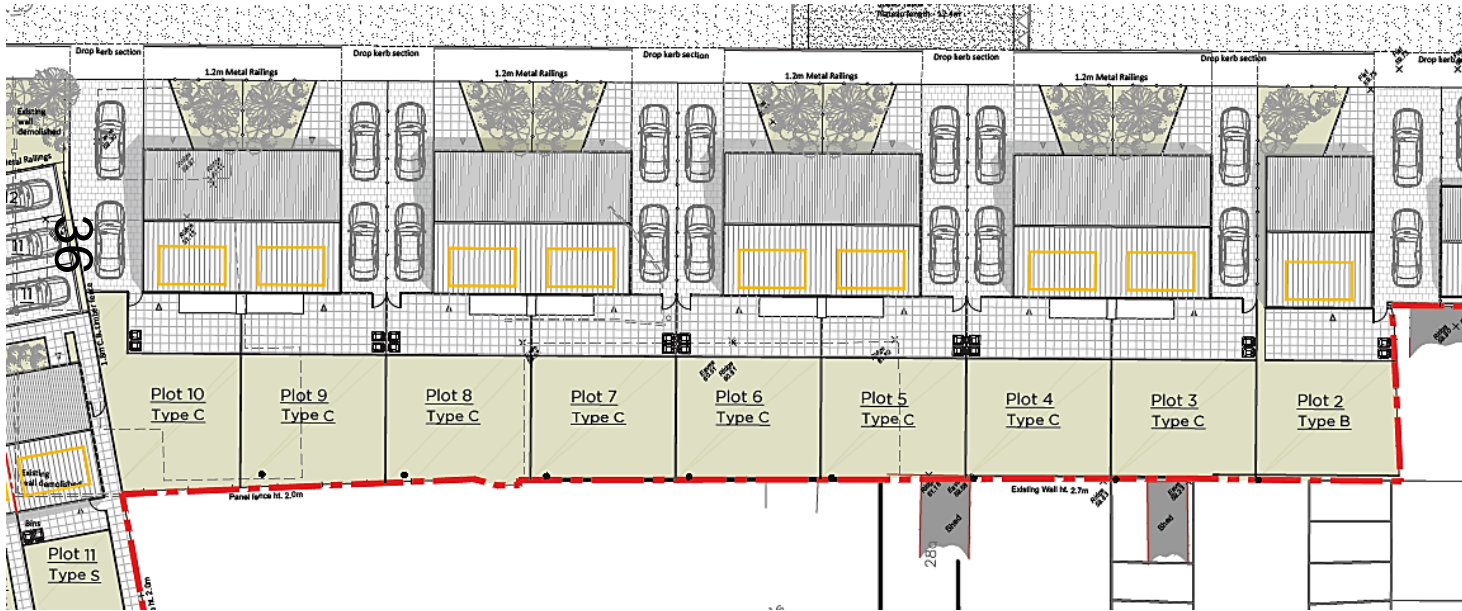
20190377
32, 34 & 36 BARKBYTHORPE ROAD



View 1

CGI View of Plot 1 (House Type A1)

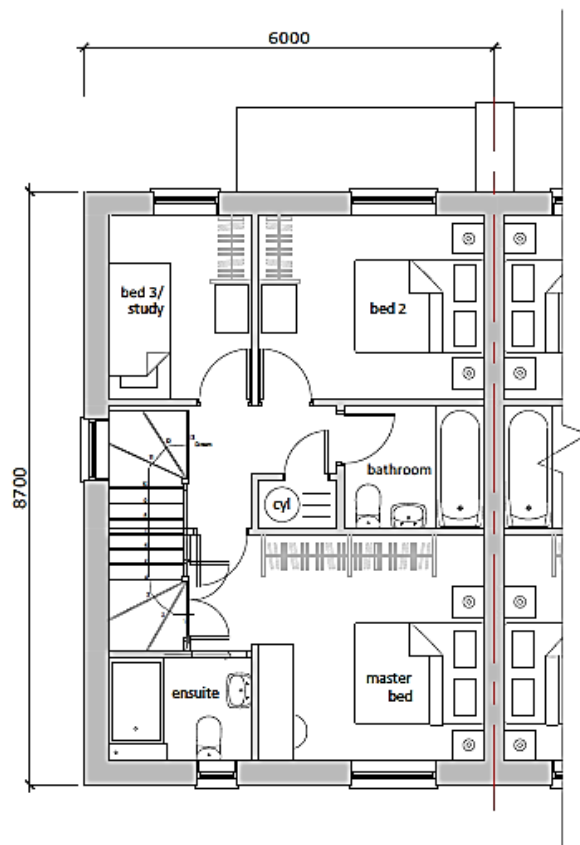
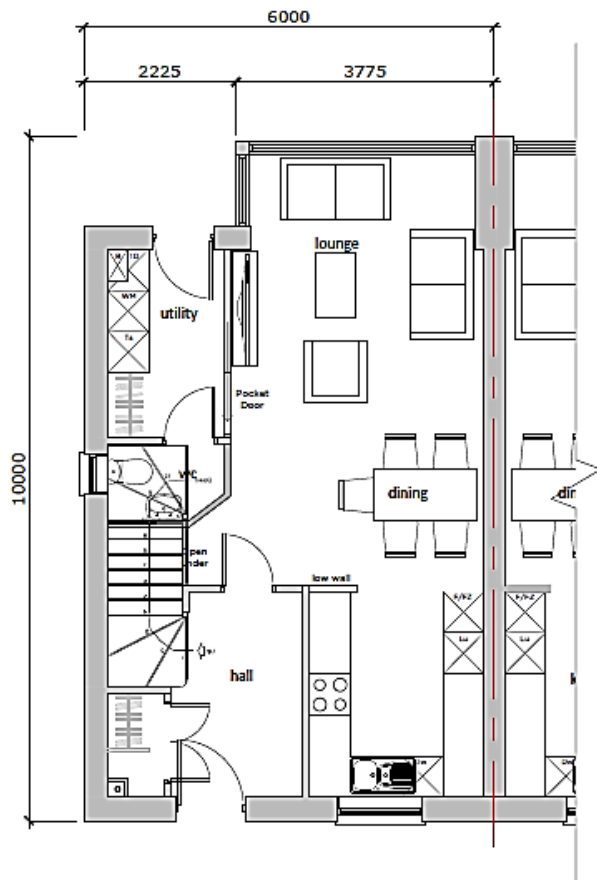
20190377
32, 34 & 36 BARKBYTHORPE ROAD



**House Type B & Cs– 1 detached
& 8 semi detached Layout**

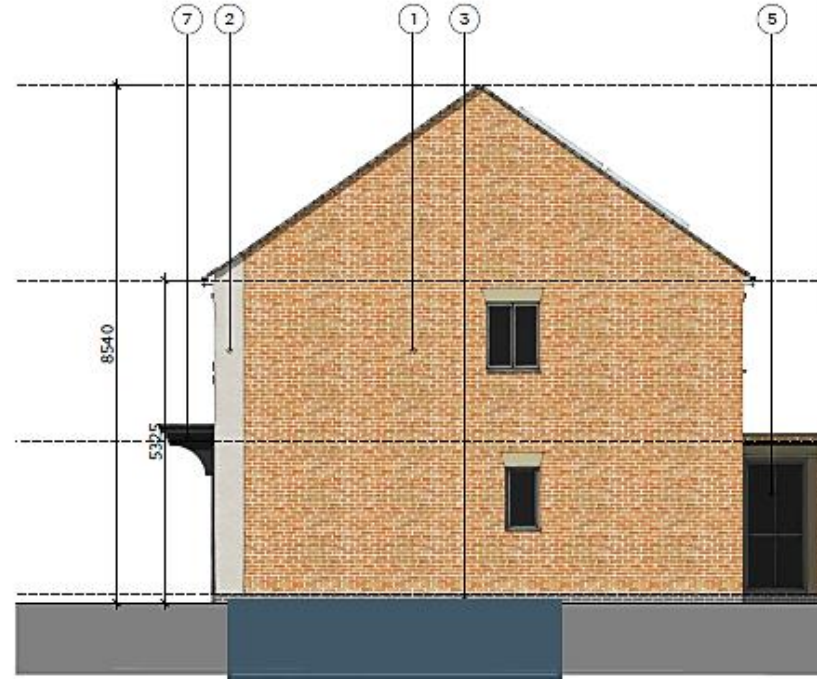
**20190377
32, 34 & 36 BARKBYTHORPE ROAD**

37



House Type C 8 semis x 3 beds
Floor Plans

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type C Front & Side Elevations

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type C Front & Side Elevations

20190377
32, 34 & 36 BARKBYTHORPE ROAD

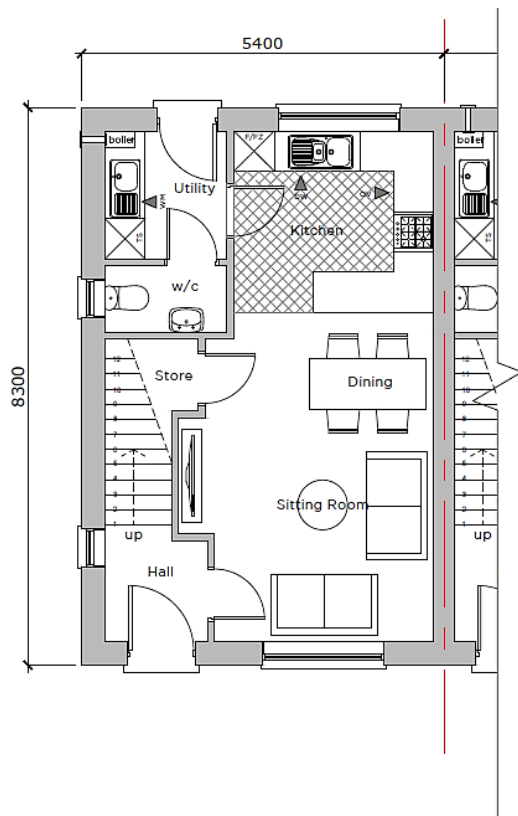


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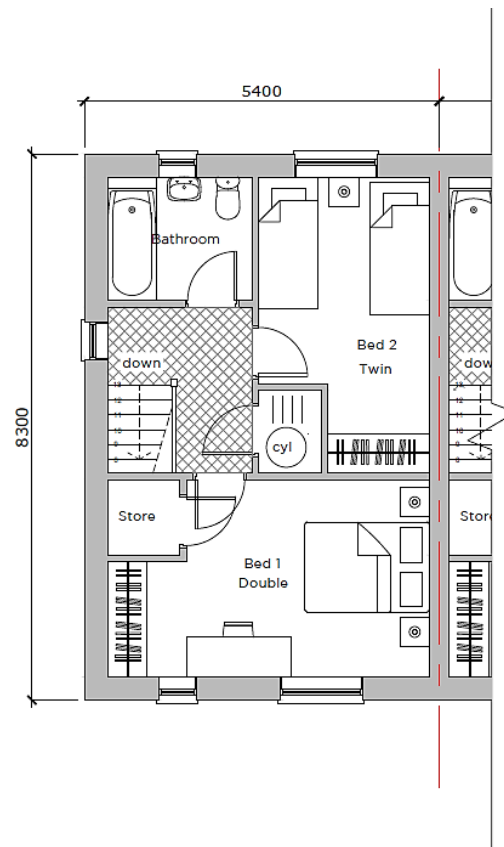
View 2

CGI House Type C (Plots 2-10)

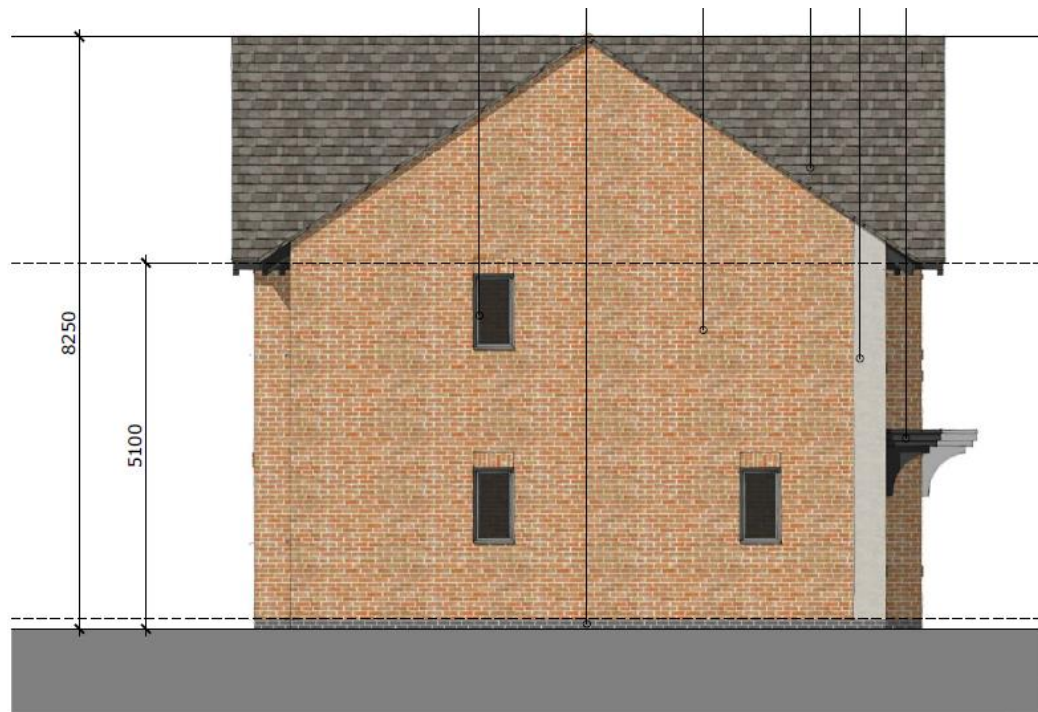
20190377
32, 34 & 36 BARKBYTHORPE ROAD



Ground Floor



First Floor



House Type S Front & Side Elevations

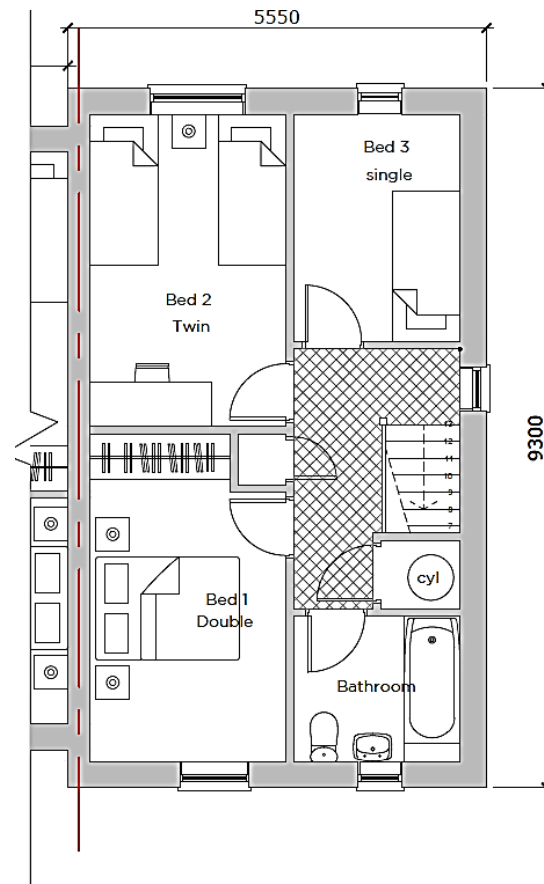
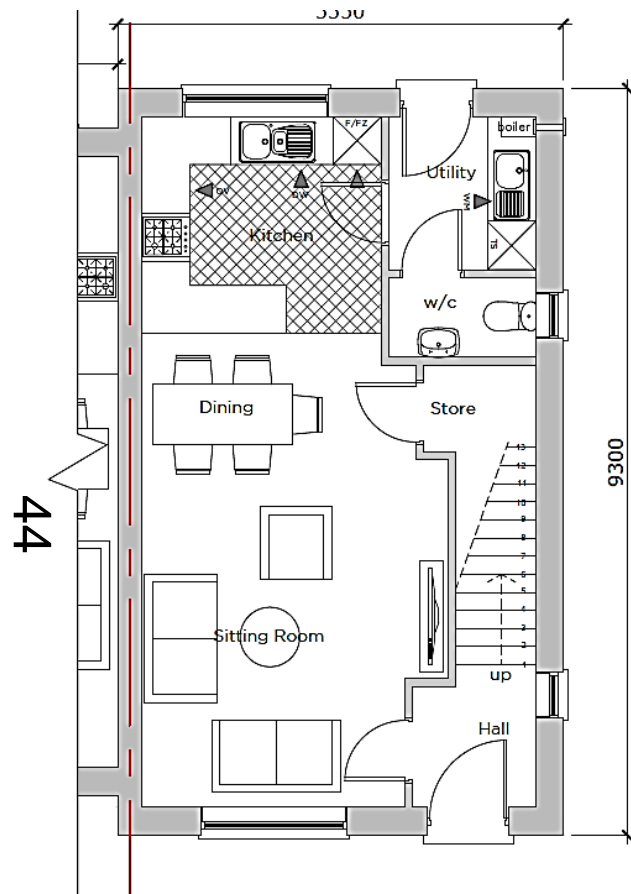
20190377
32, 34 & 36 BARKBYTHORPE ROAD

43



House Type S Rear Elevation

20190377
32, 34 & 36 BARKBYTHORPE ROAD



**House Type T 1 x 3 bed terrace
Floor Plans**

**20190377
32, 34 & 36 BARKBYTHORPE ROAD**



House Type T Front & Side Elevation

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type T Rear Elevation



View 6

CGI View -House Type S & T

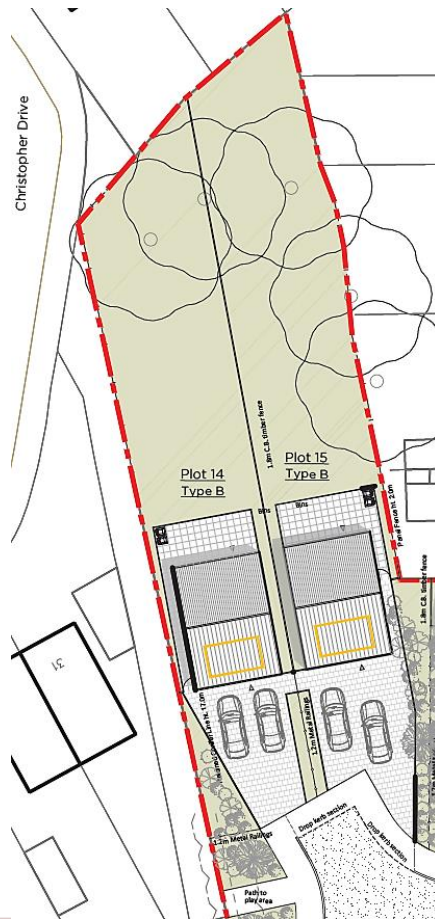
20190377
32, 34 & 36 BARKBYTHORPE ROAD



Southern Street Elevation

Plots 1-13

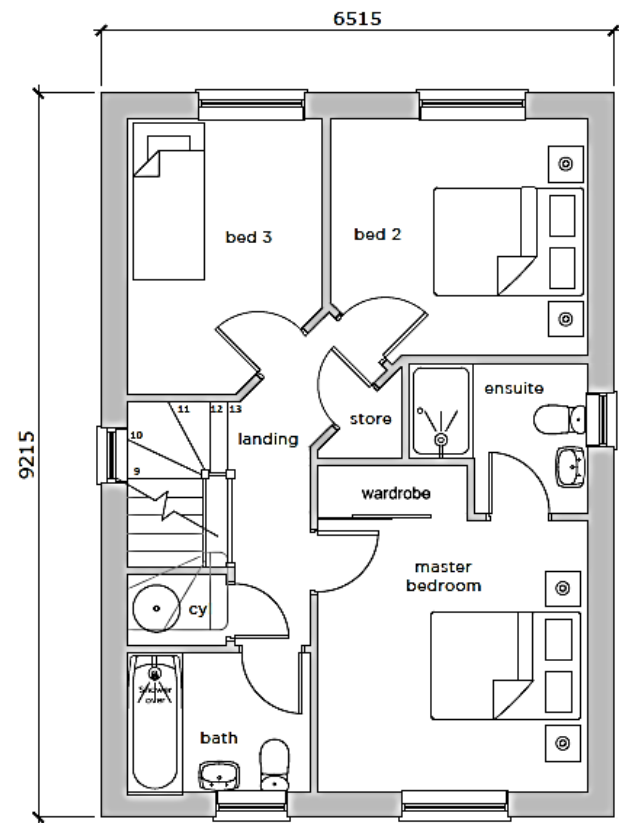
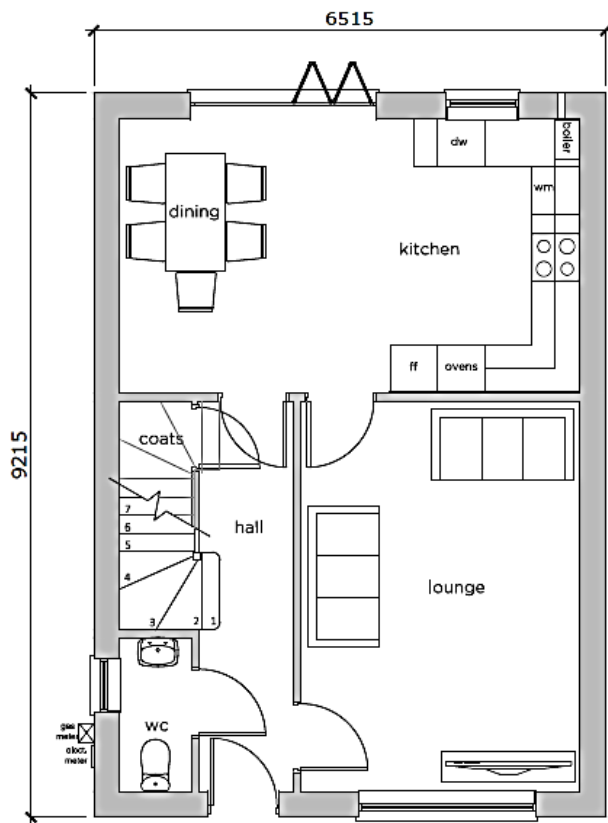
20190377
32, 34 & 36 BARKBYTHORPE ROAD



**House Type B 2 x 3 bed
Location & Layout**

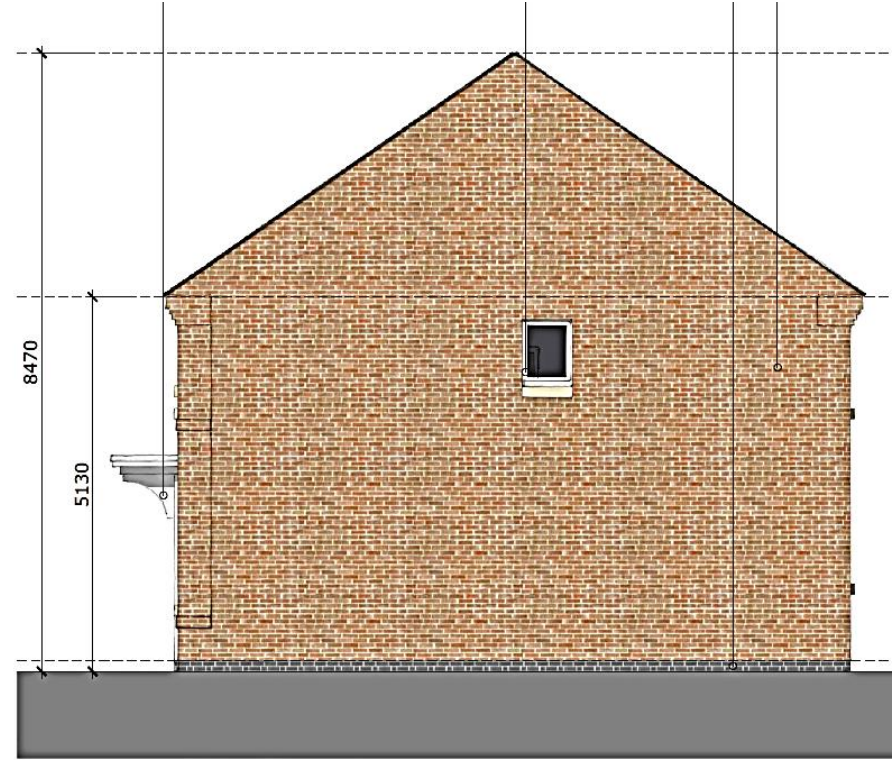
**20190377
32, 34 & 36 BARKBYTHORPE ROAD**

50



House Type B Floor Plans

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type B Front & Side Elevations

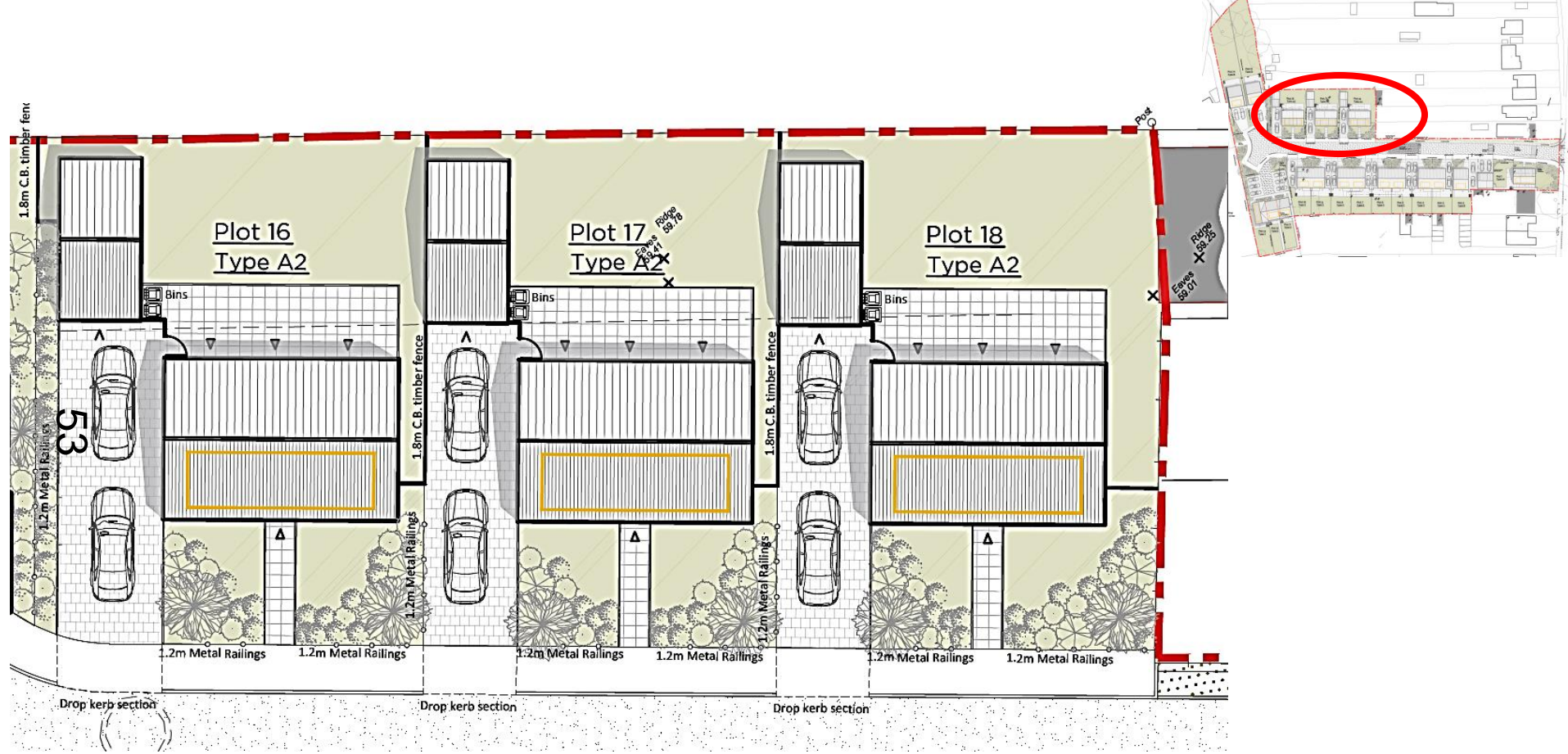
20190377
32, 34 & 36 BARKBYTHORPE ROAD



View 5

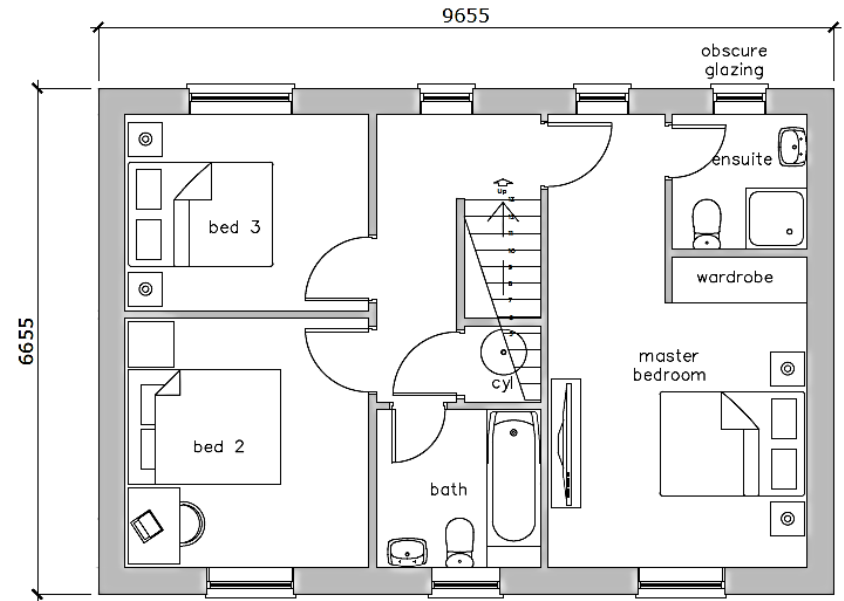
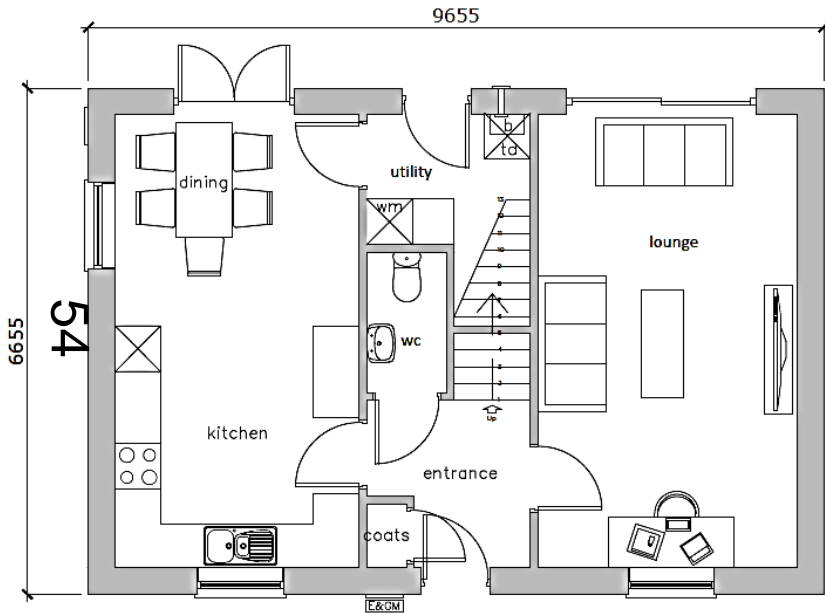
CGI View House Type B

20190377
32, 34 & 36 BARKBYTHORPE ROAD



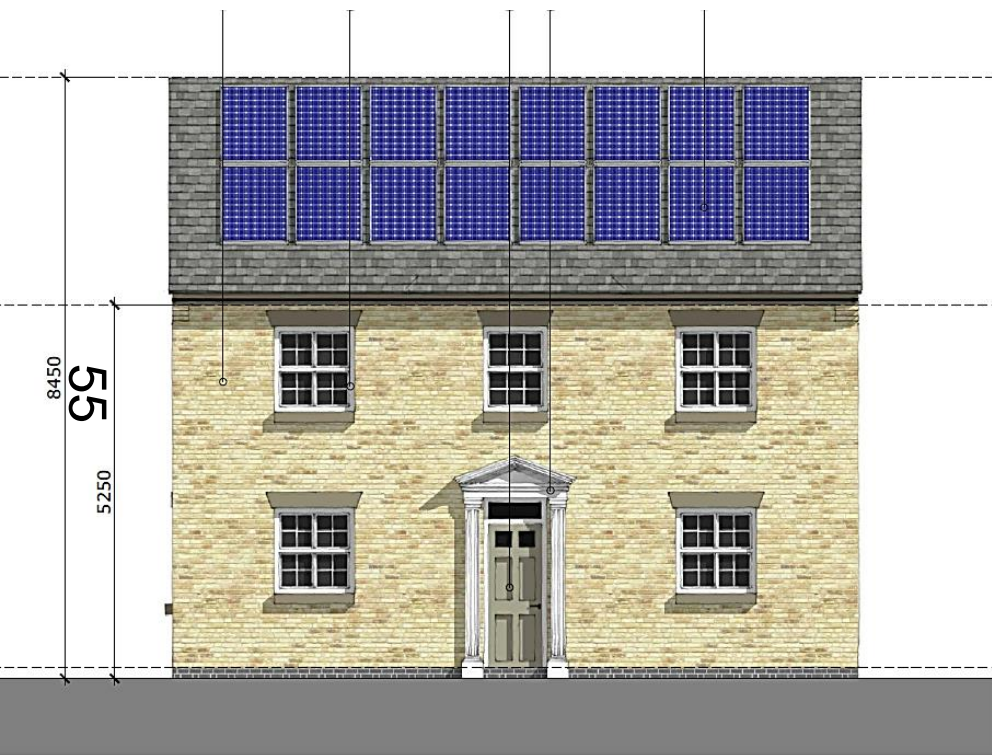
House Type A2 3 x 3 beds detached
Location & Layout

20190377
32, 34 & 36 BARKBYTHORPE ROAD



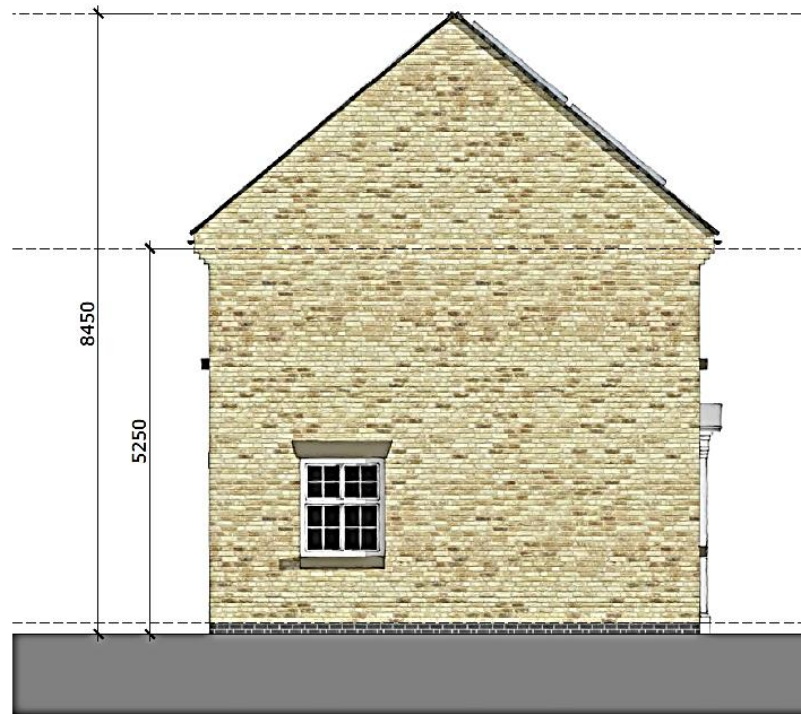
House Type A2 Floor Plans

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type A2 Front & Side Elevations

20190377
32, 34 & 36 BARKBYTHORPE ROAD



House Type A2 Rear & Side Elevations

20190377
32, 34 & 36 BARKBYTHORPE ROAD



View 4

CGI View House Type A2

20190377
32, 34 & 36 BARKBYTHORPE ROAD



58

View 3

View towards end of cul de sac

20190377
32, 34 & 36 BARKBYTHORPE ROAD



Barkbythorpe Road Street Elevation



Northern Street Elevation

115 Uppingham Road

20202182

P&DCC 4 August 2021

61





Aerial Photos

B&W Base

Colour Base

1 to 15
Layton House

Shelter

60.0m

60.4m

60.7m

UPPINGHAM ROAD

Shelter

TCB

Health Centre

Garage

62

[CLICK - 3D VIEW](#)

20202182
115 Uppingham Road

3



Vehicle access from Kitchener Road

20202182
115 Uppingham Road



Long view south side of Uppingham Road

20202182
115 Uppingham Road



View of front of site / Kitchener Road

20202182
115 Uppingham Road



View from West side of site / St Barnabas Road

20202182
115 Uppingham Road



Vehicular exit onto St Barnabas Road

20202182
115 Uppingham Road



Building at 104a Uppingham Road

20202182
115 Uppingham Road

4m

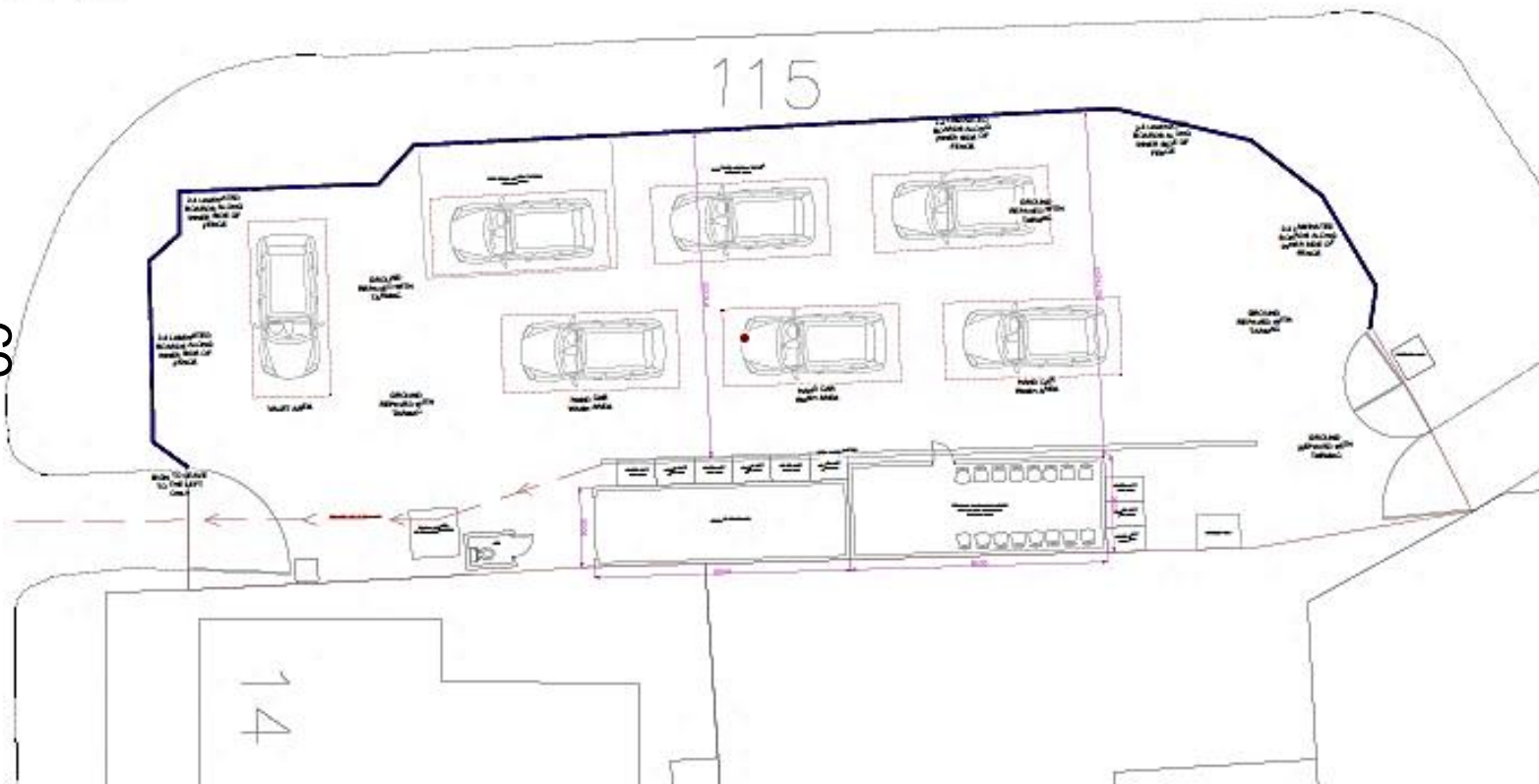
69

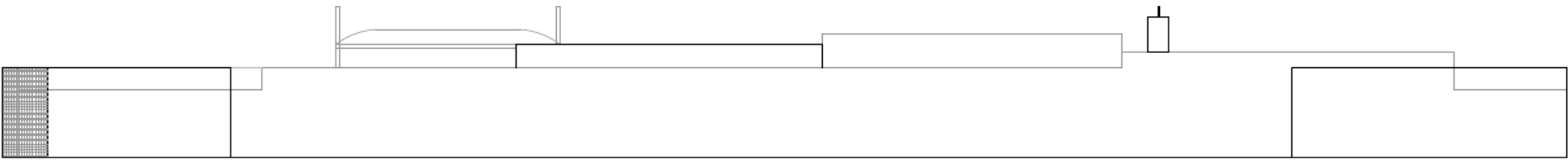
115

14

Existing site plan

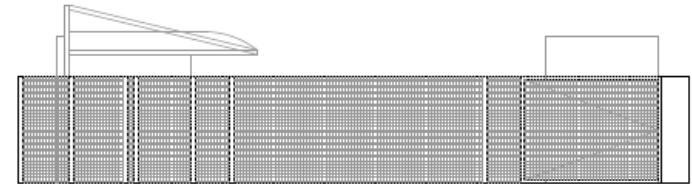
20202182
115 Uppingham Road



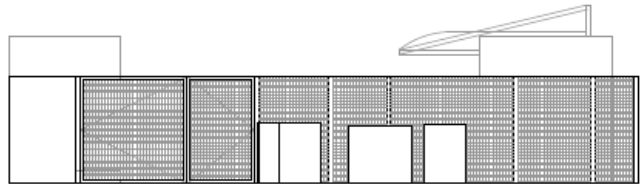


EXISTING:
SOUTH ELEVATION @ 1:100

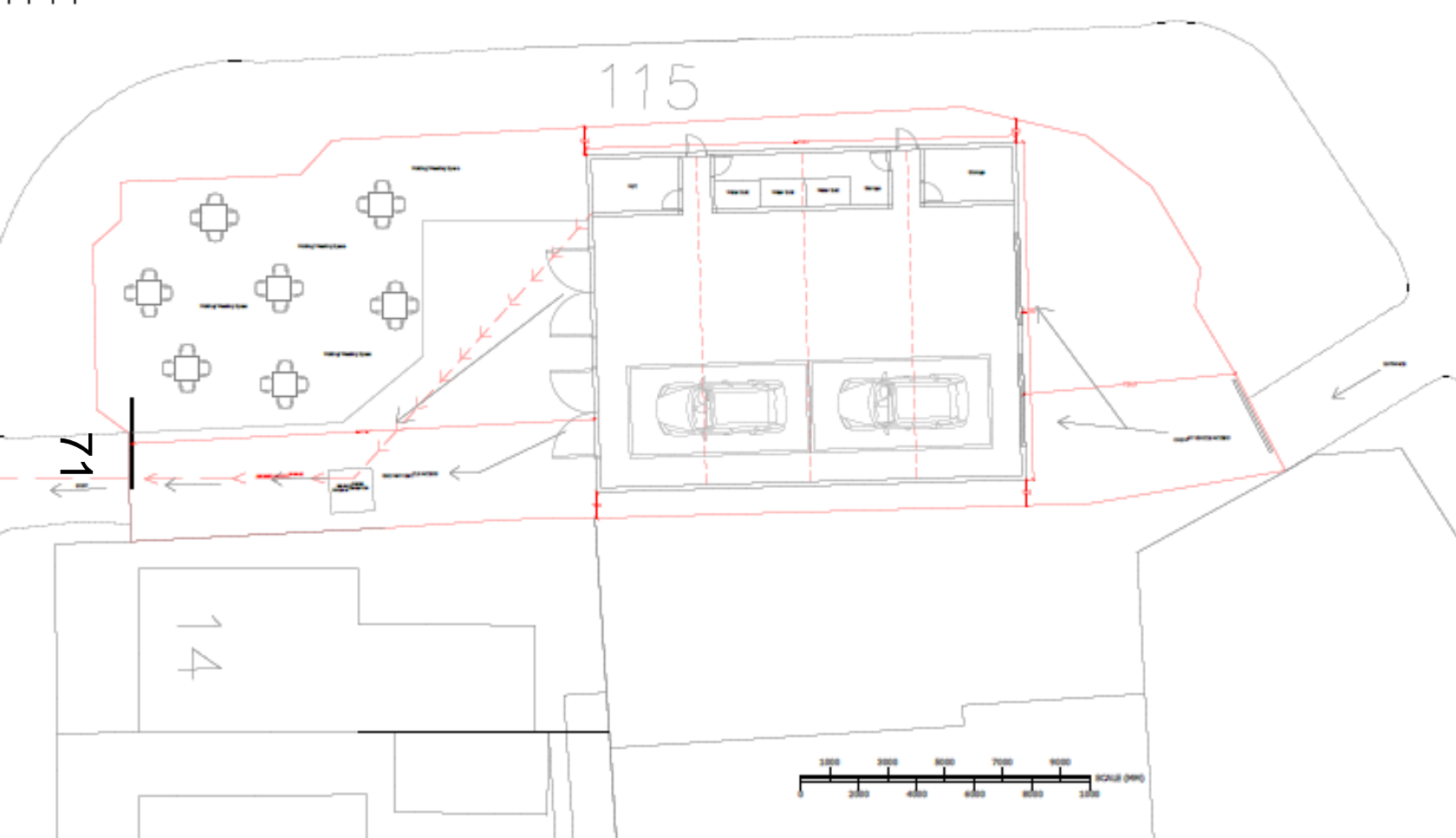
70



EXISTING:
WEST ELEVATION @ 1:100

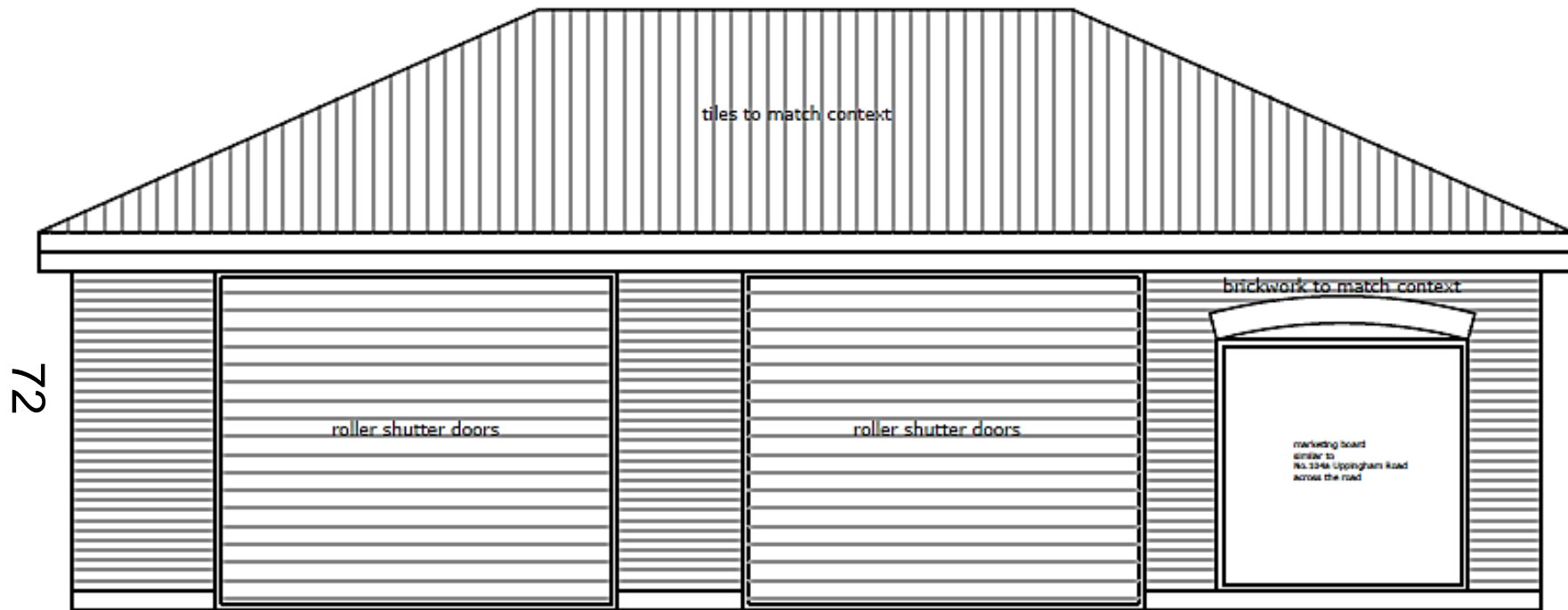


EXISTING:
EAST ELEVATION @ 1:100



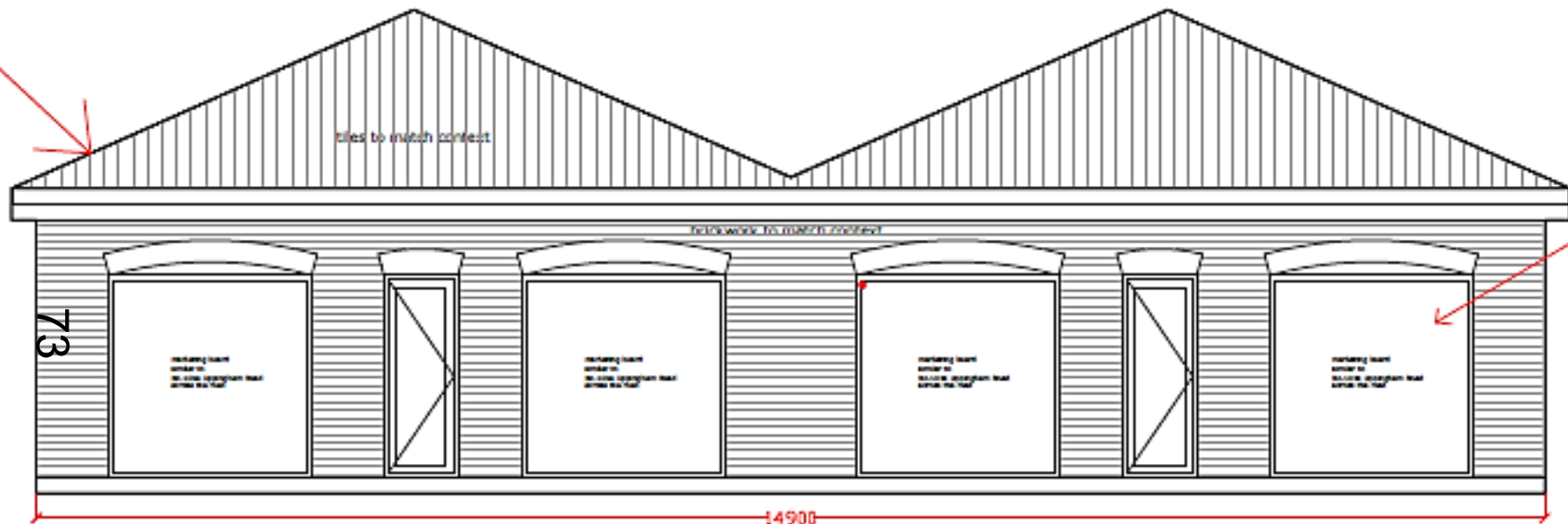
Proposed site plan

20202182
115 Uppingham Road



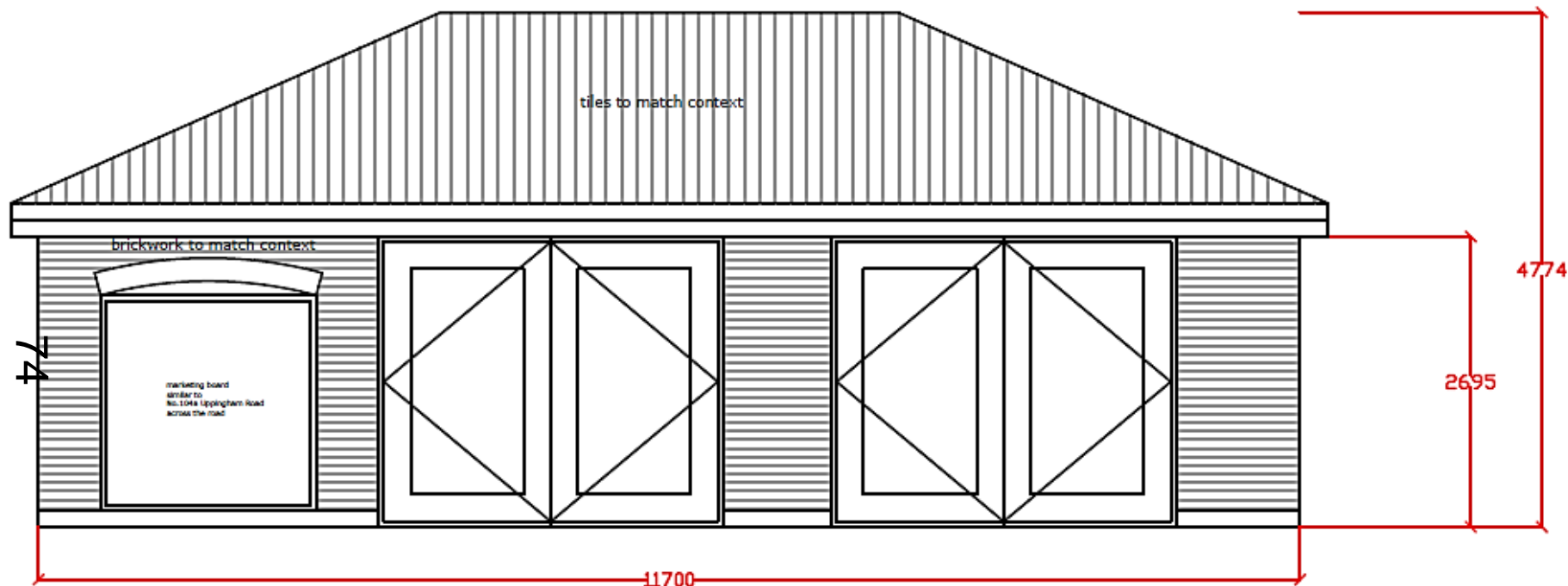
Proposed side elevation fronting Kitcheners Road

20202182
115 Uppingham Road



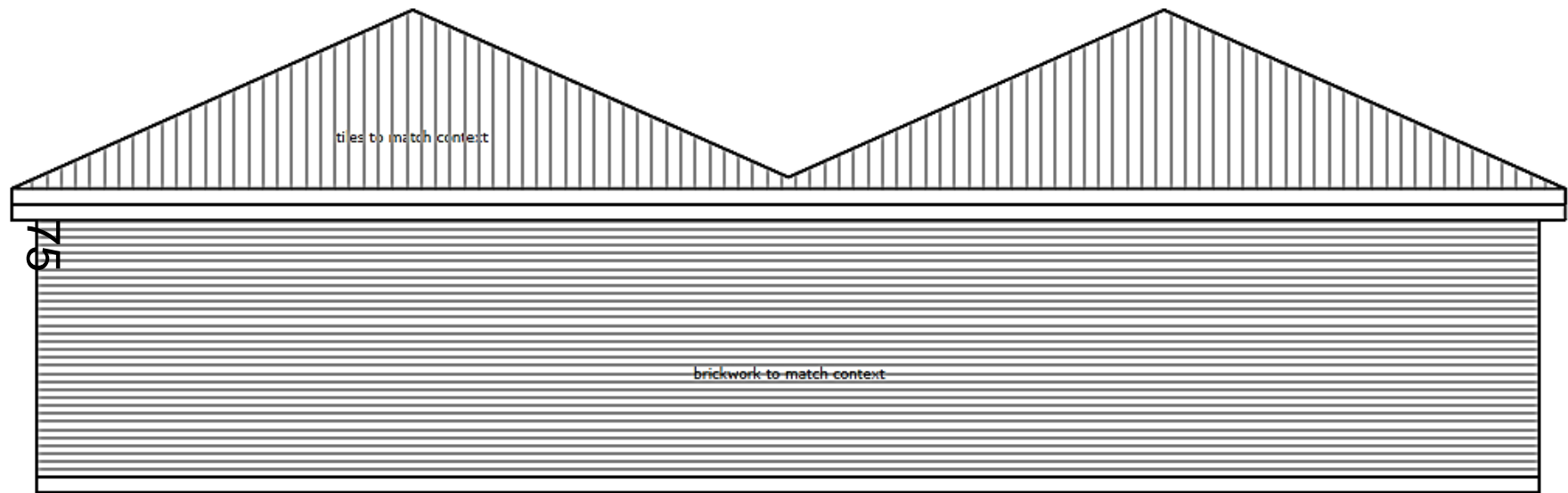
Proposed front elevation to Uppingham Road

20202182
115 Uppingham Road



Proposed side elevation to St Barnabas Road

20202182
115 Uppingham Road



Proposed rear elevation

20202182
115 Uppingham Road

26 Colwell Road

20210881

P&DCC 4 August 2021

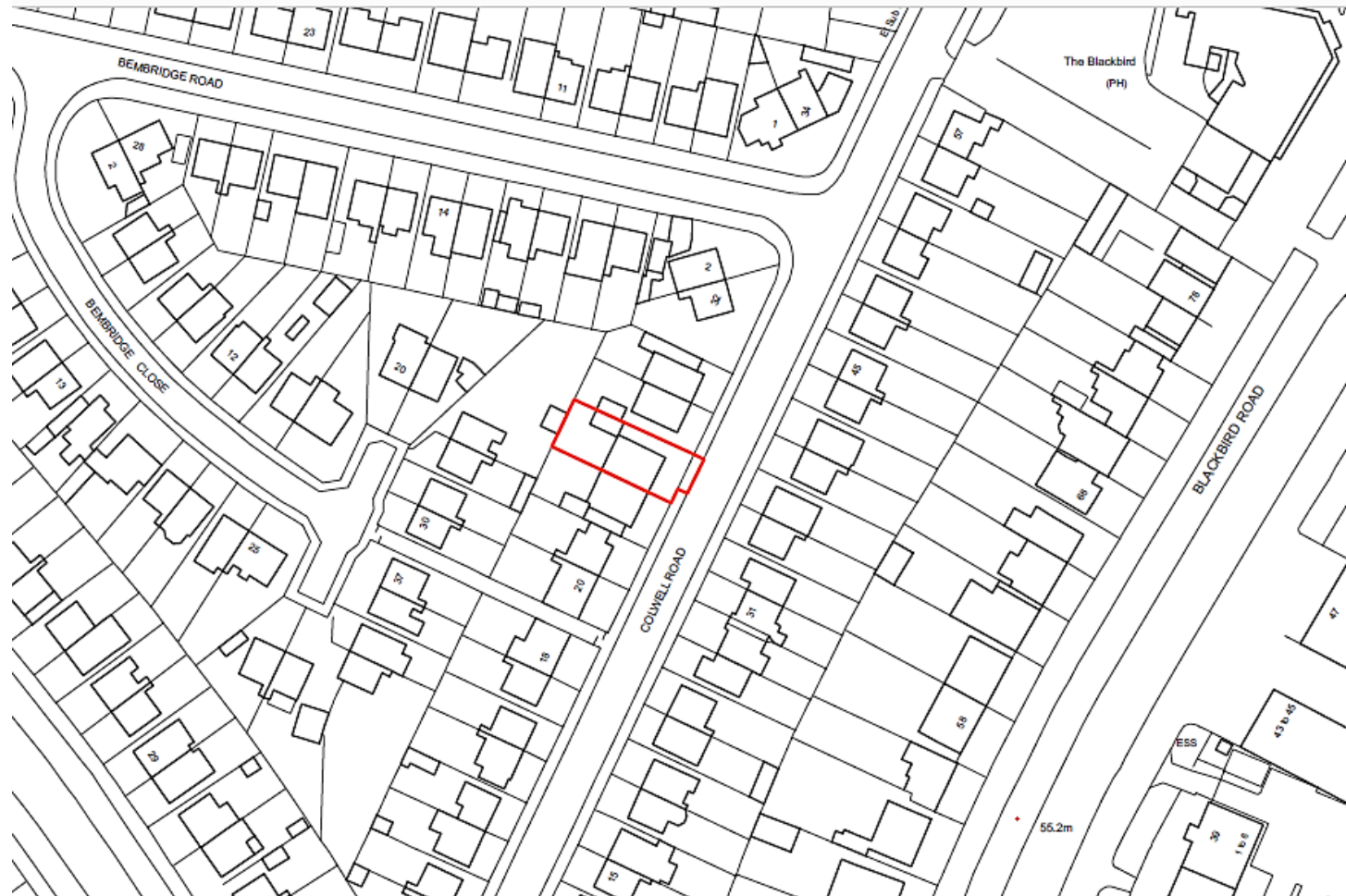
76





[CLICK - 3D VIEW](#)

20210881
26 Colwell Road





20210881 Street elevation looking south towards Buckminster Road
26 Colwell Road



20210881 Front elevation
26 Colwell Road



20210881 Front elevation
26 Colwell Road



20210881 rear elevation
26 Colwell Road

83



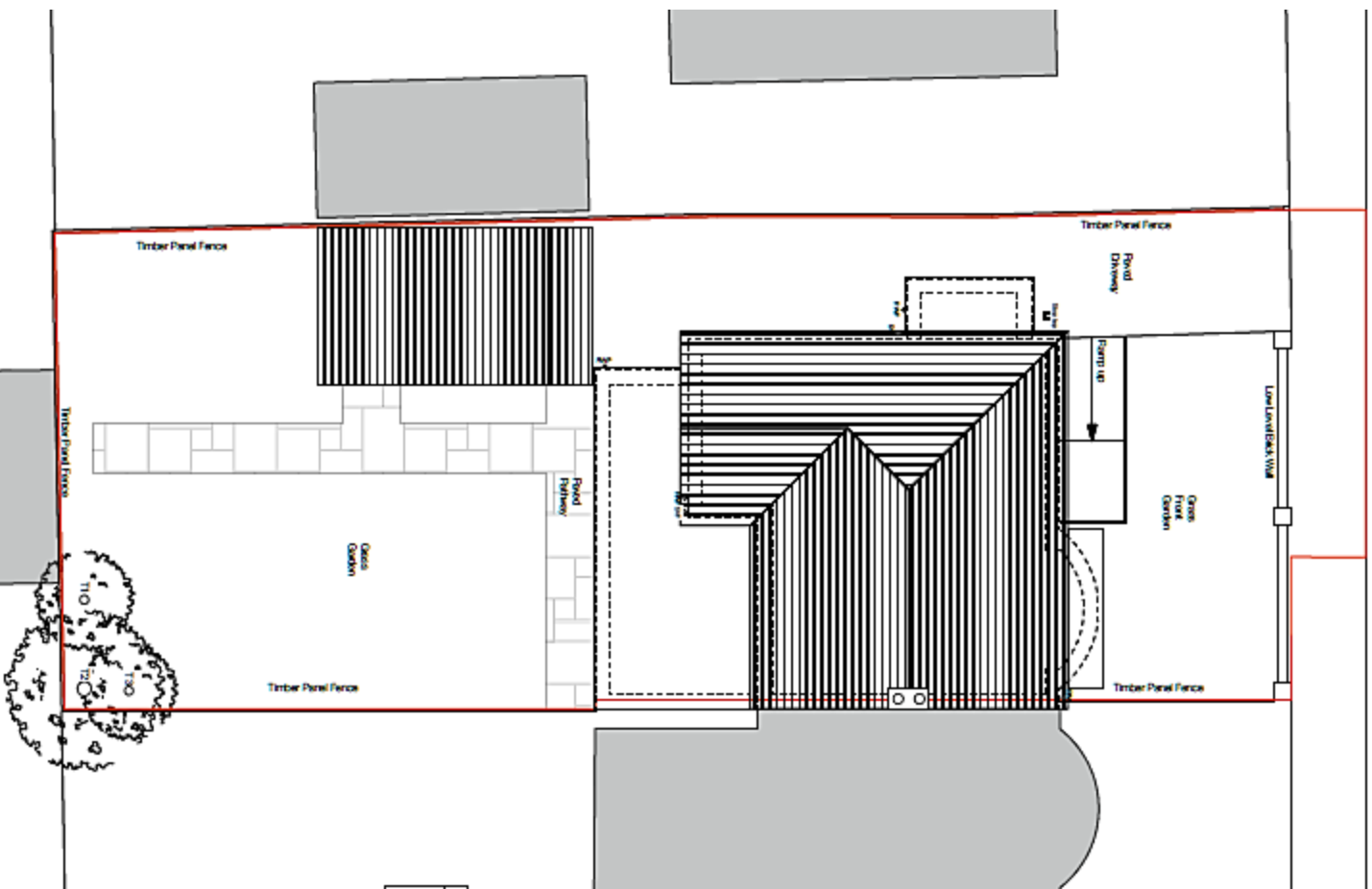
20210881 rear elevation
26 Colwell Road



20210881 rear boundary to
24 Colwell Road

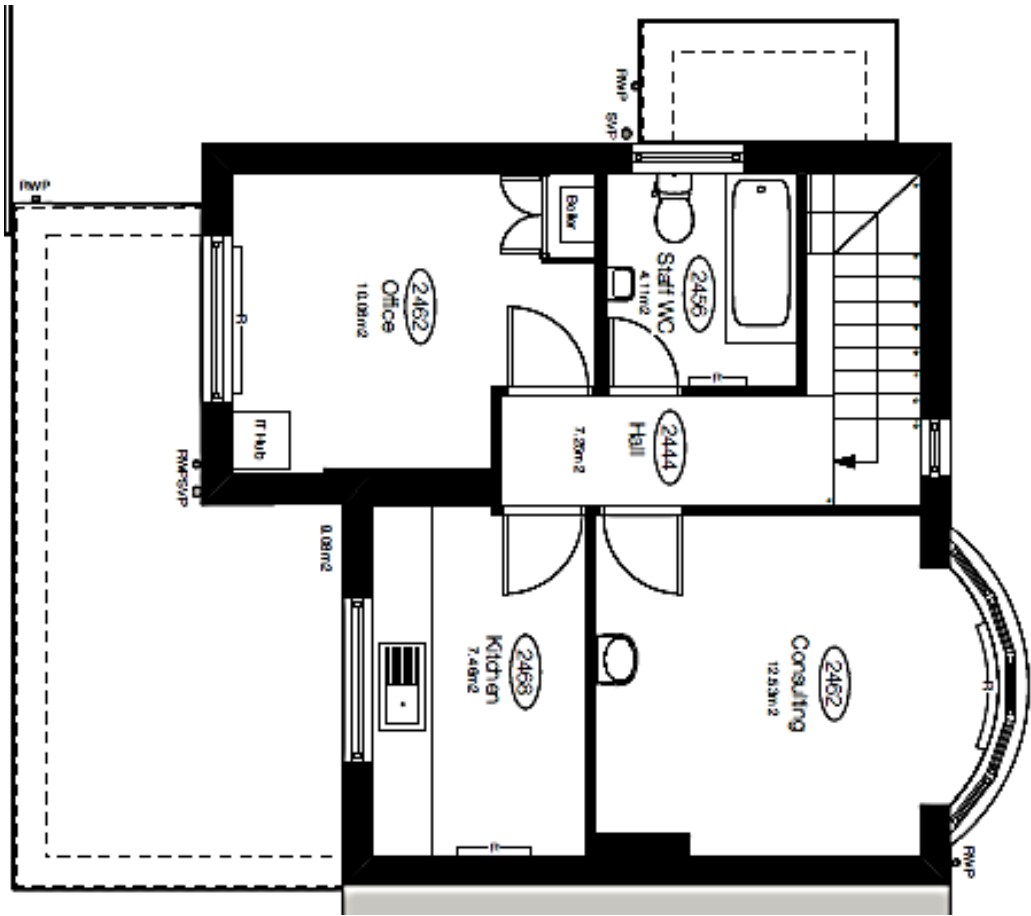


Colwell Road





Existing
first
floor





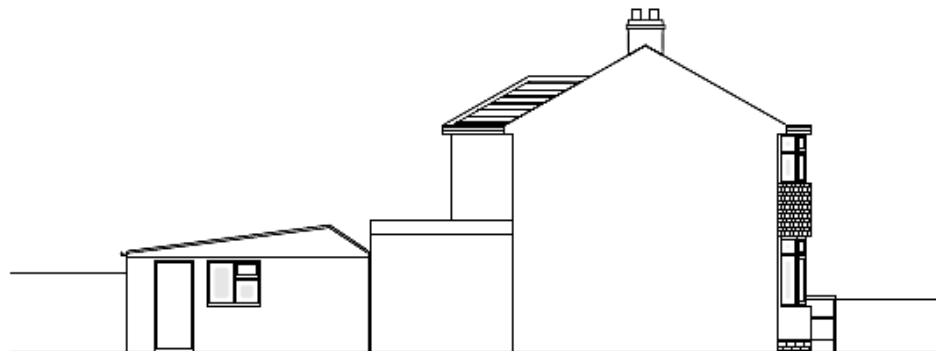
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

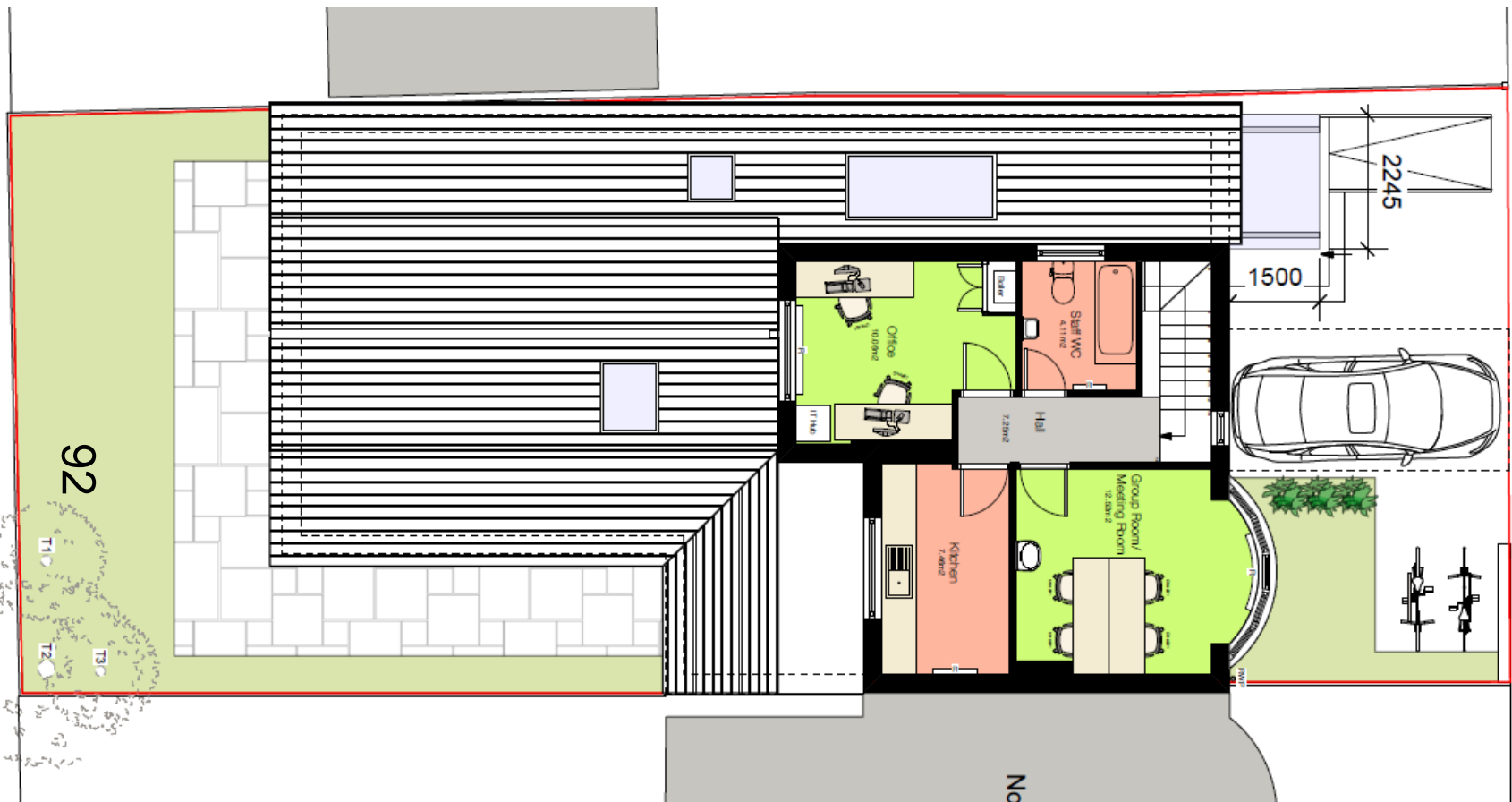


EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION





20210881

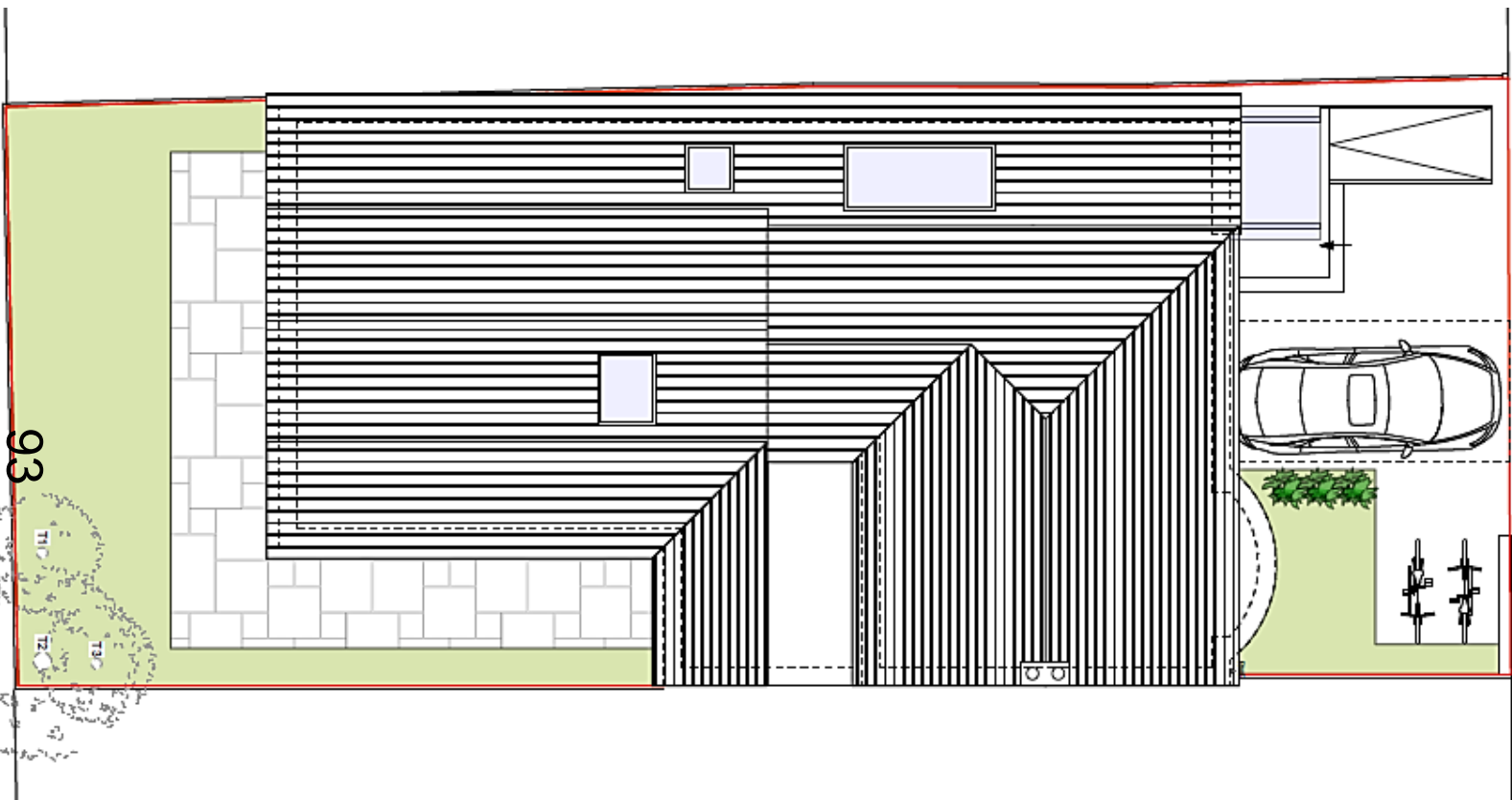
Proposed first floor 26 Colwell Road

Colwell Road

ad Kerb

Full Kerb Raised

New Dropped Kerb



20210881

26 Colwell Road



PROPOSED FRONT ELEVATION

95

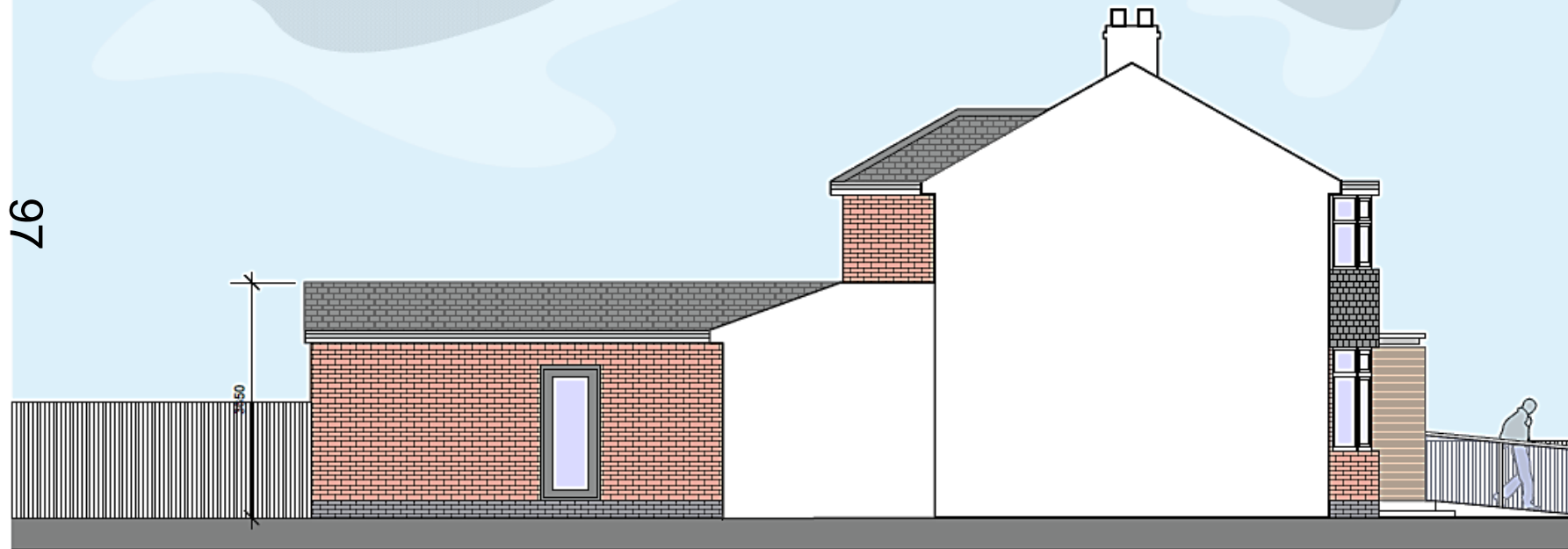


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

97



PROPOSED SIDE ELEVATION

305 New Park Boulevard

20210988

P&DCC 04/08/2021

86



[CLICK - 3D VIEW](#)

20210988
305 New Park Boulevard

100



Front elevation

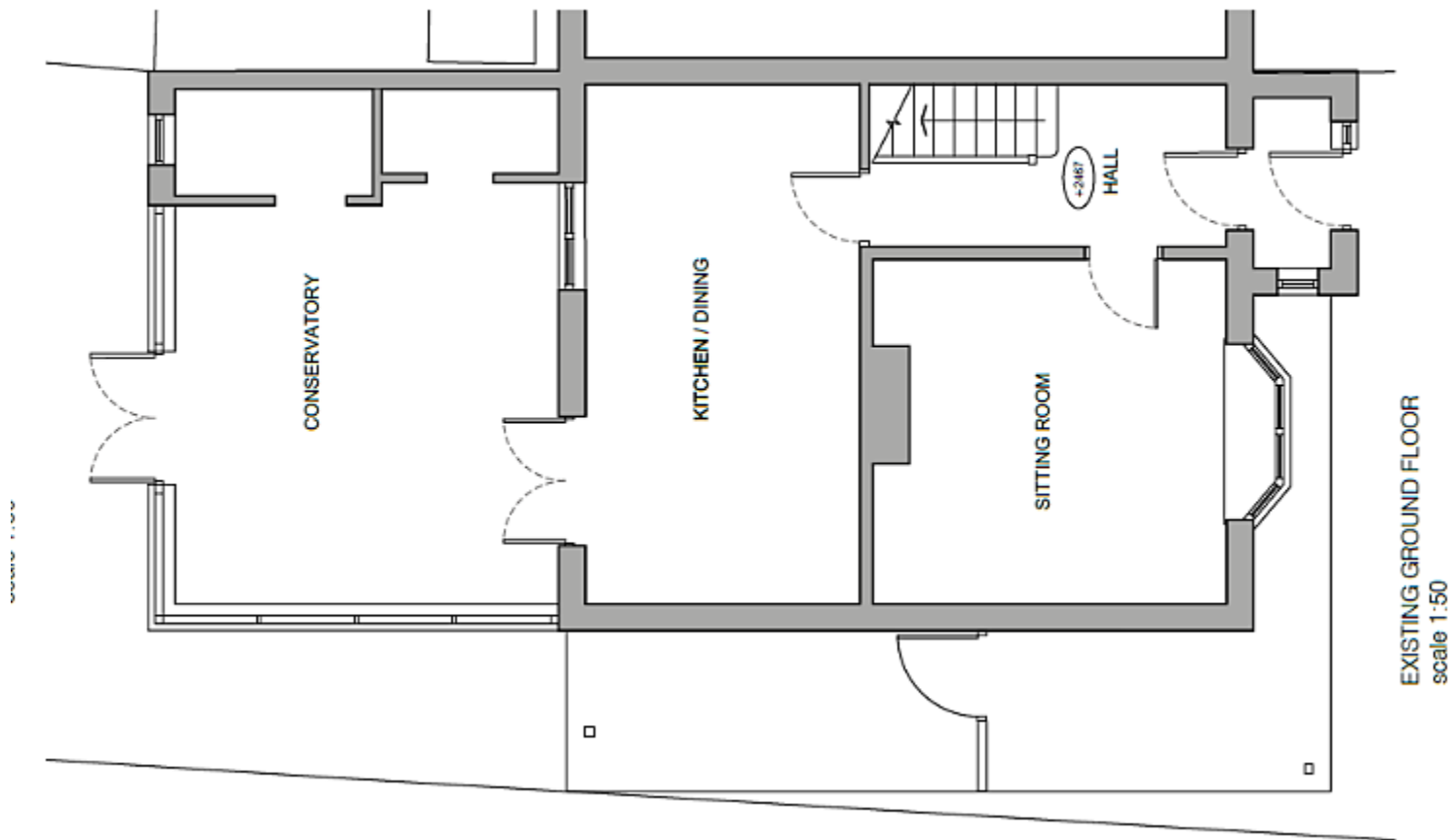
20210988
305 New Park Boulevard

101



Side elevation viewed from the rear

20210988
305 New Park Boulevard

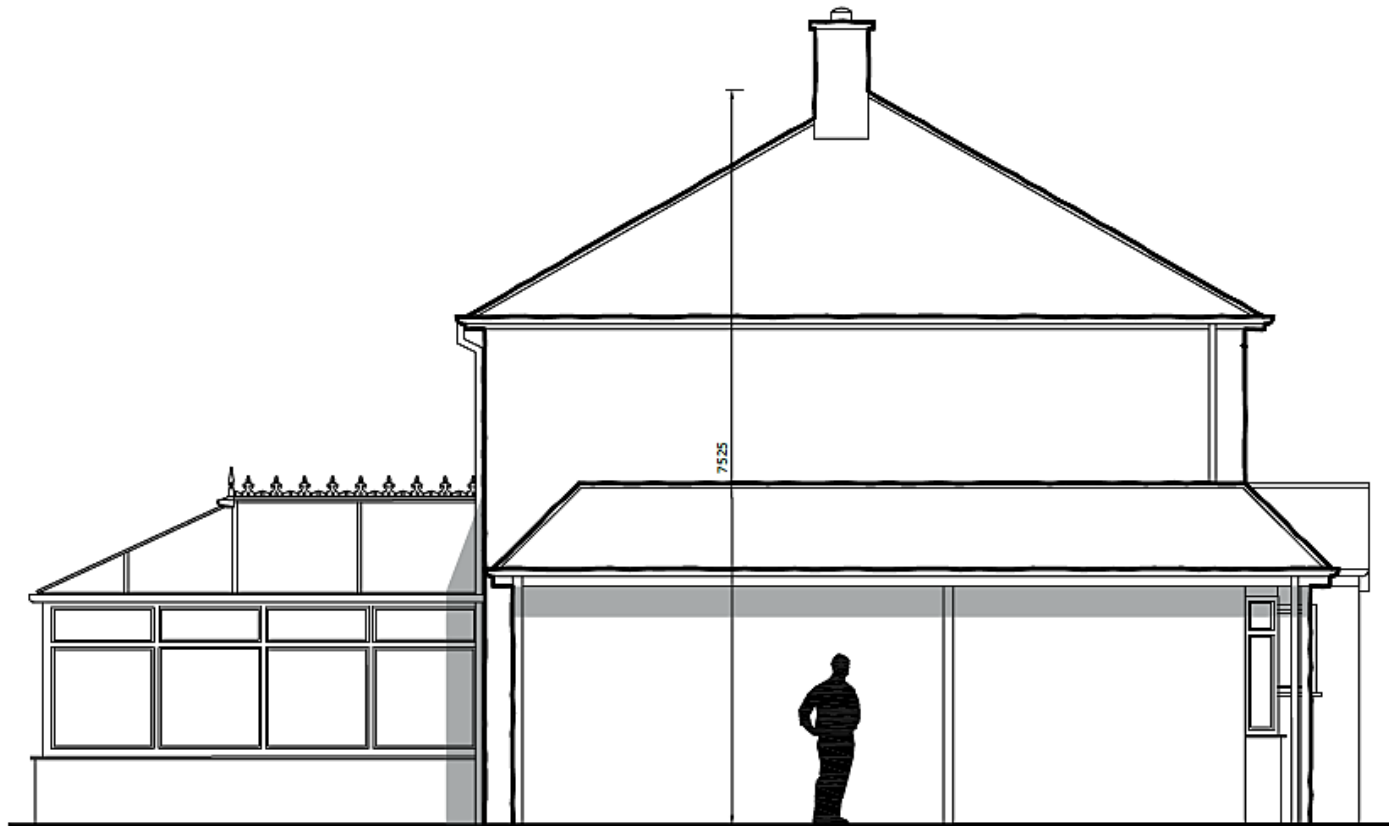




Existing front elevation

20210988
305 New Park Boulevard

104



EXISTING SIDE ELEVATION
scale 1:50

Existing side elevation

20210988
305 New Park Boulevard

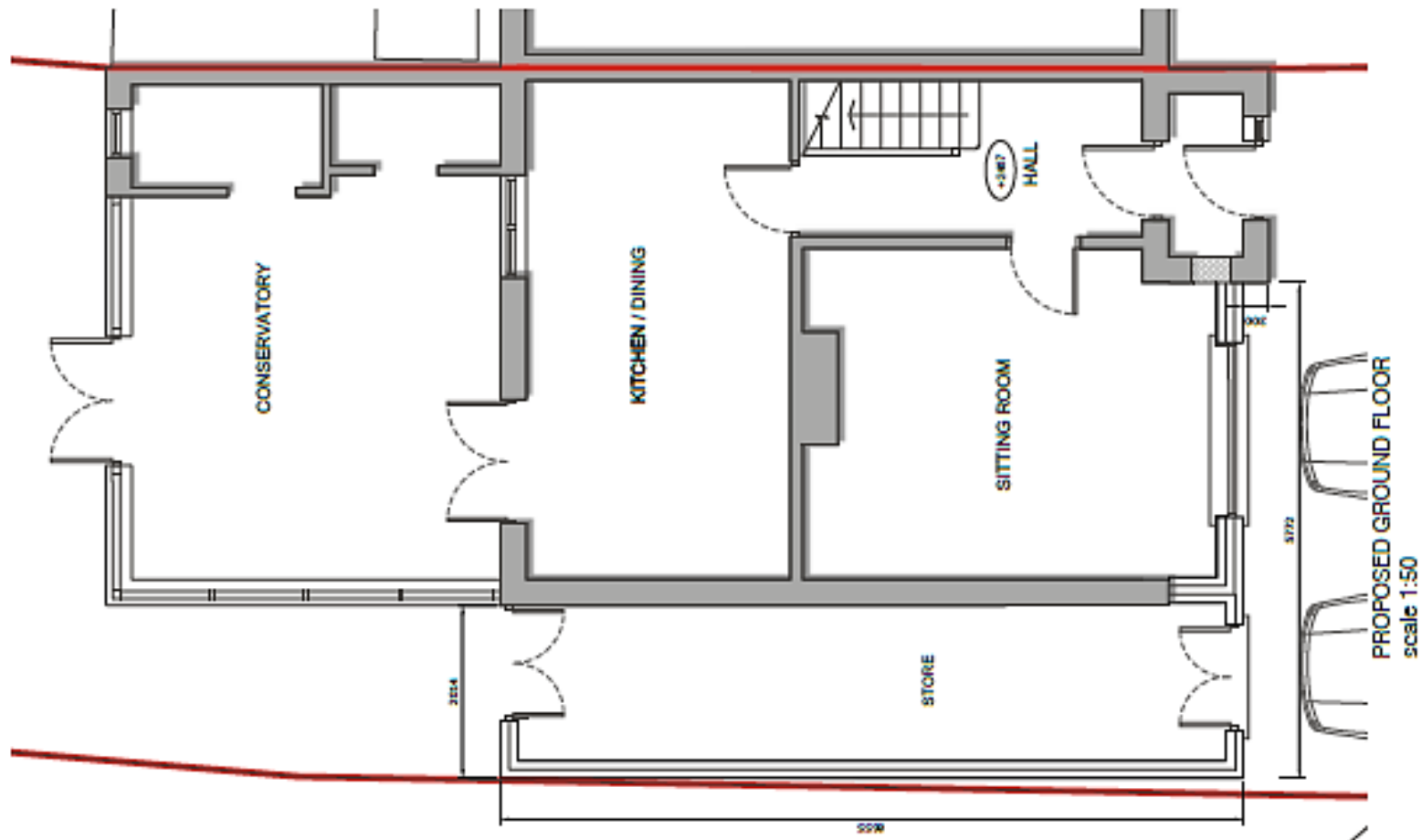
105

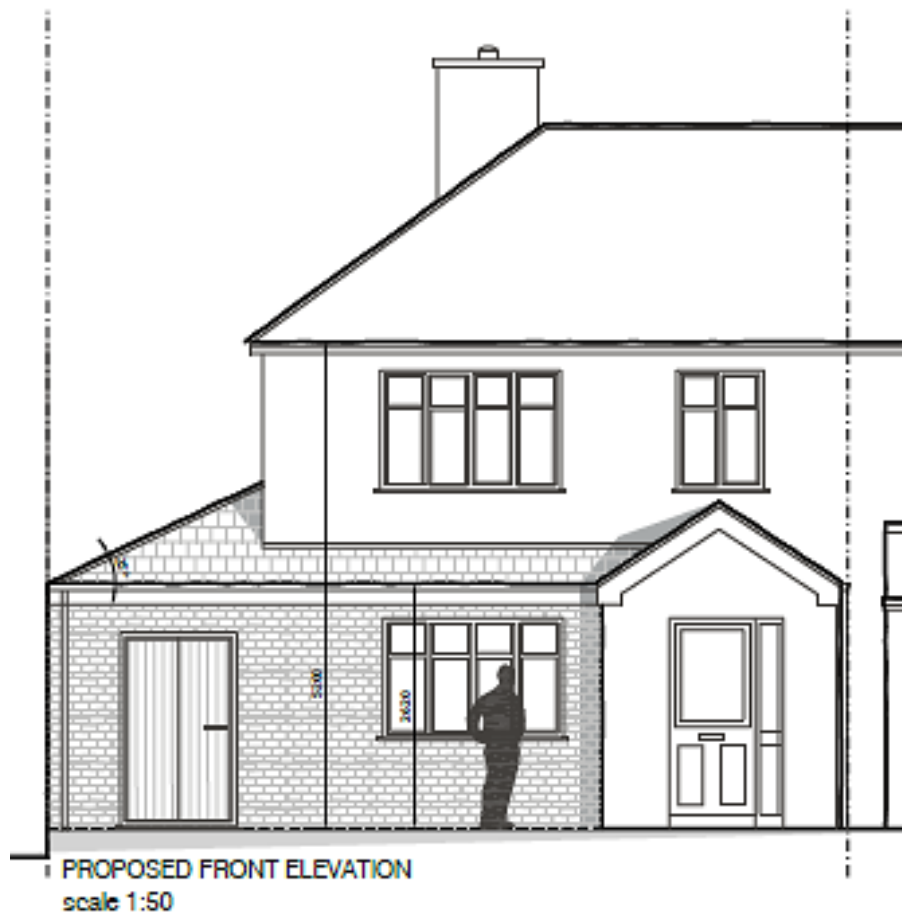


EXISTING REAR ELEVATION
scale 1:50

Existing rear elevation

20210988
305 New Park Boulevard

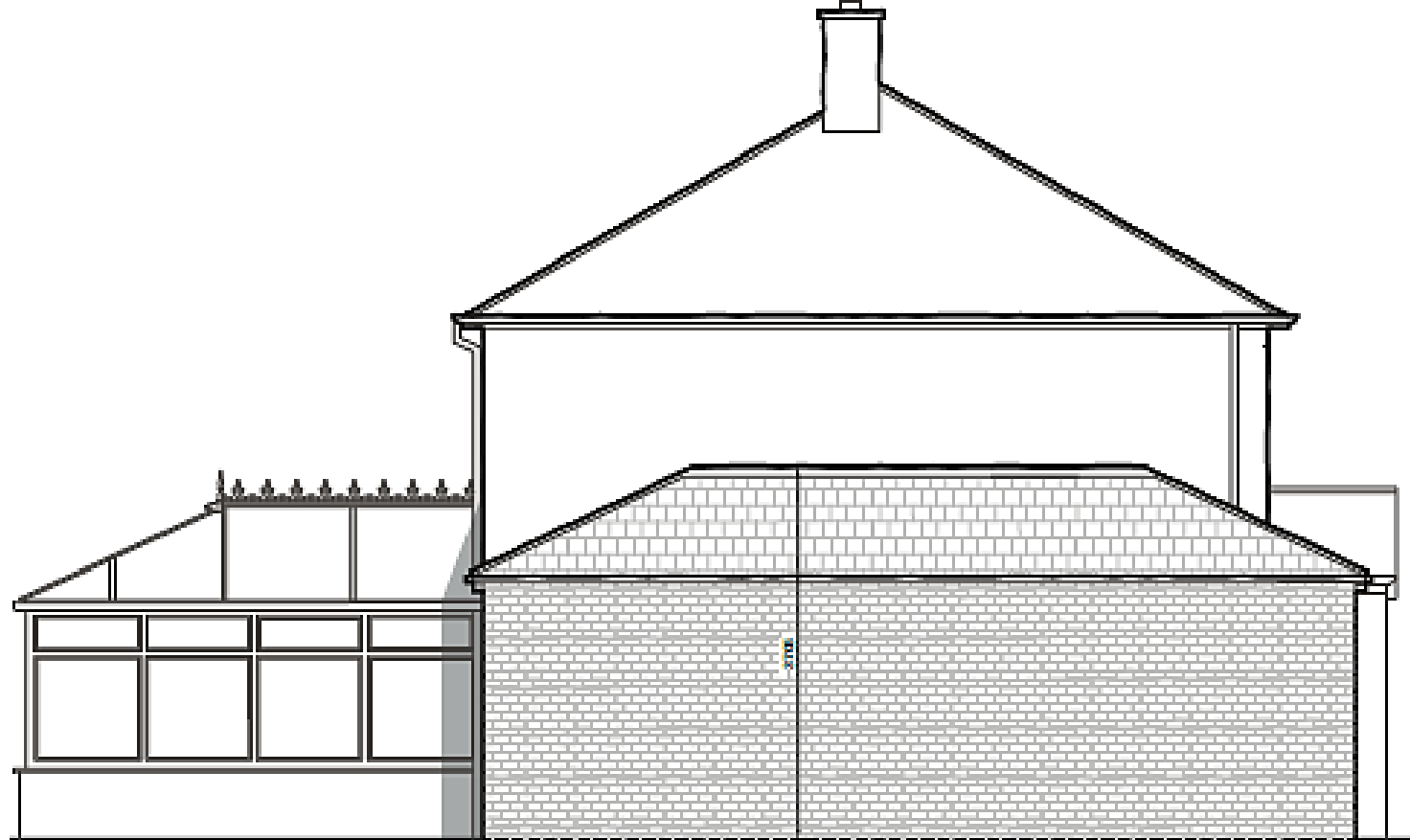




Proposed front elevation

**20210988
305 New Park Boulevard**

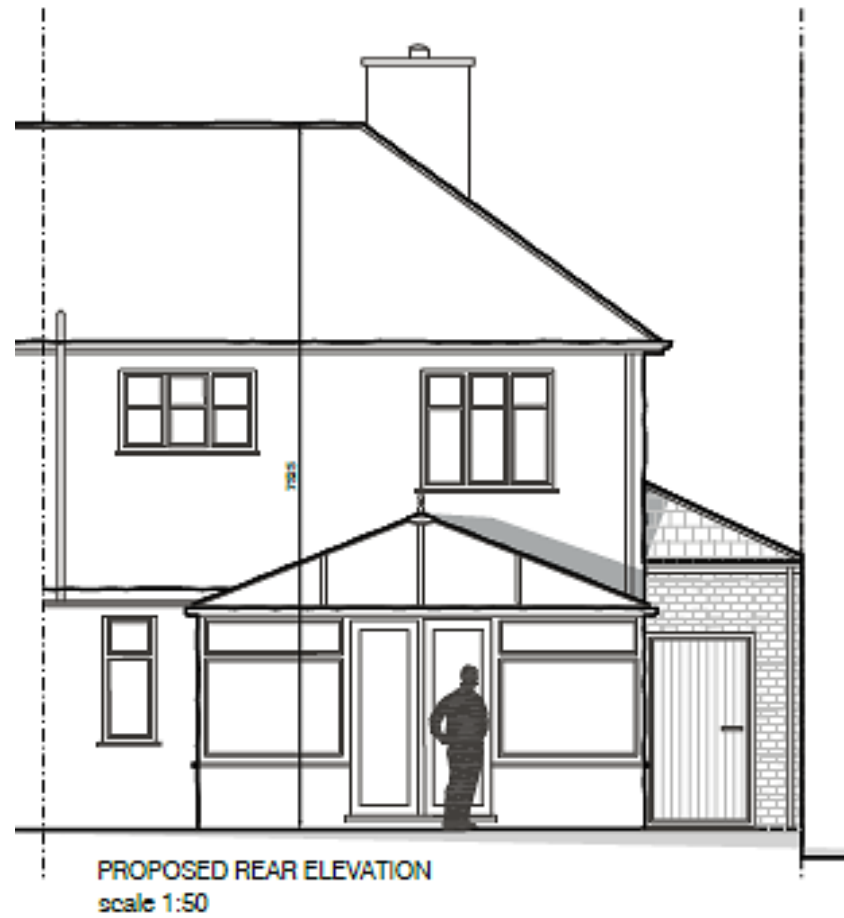
108



PROPOSED SIDE ELEVATION
scale 1:50

Proposed side elevation

20210988
305 New Park Boulevard



Proposed rear elevation

**20210988
305 New Park Boulevard**

15a Evington Lane

20211037

P&DCC 14th July 2021

110



111



[CLICK - 3D VIEW](#)

20211037
15a Evington Lane

112



Existing front elevation

20211037
15a Evington Lane

113



View from Evington Lane

20211037
15a Evington Lane

114



Existing rear garden

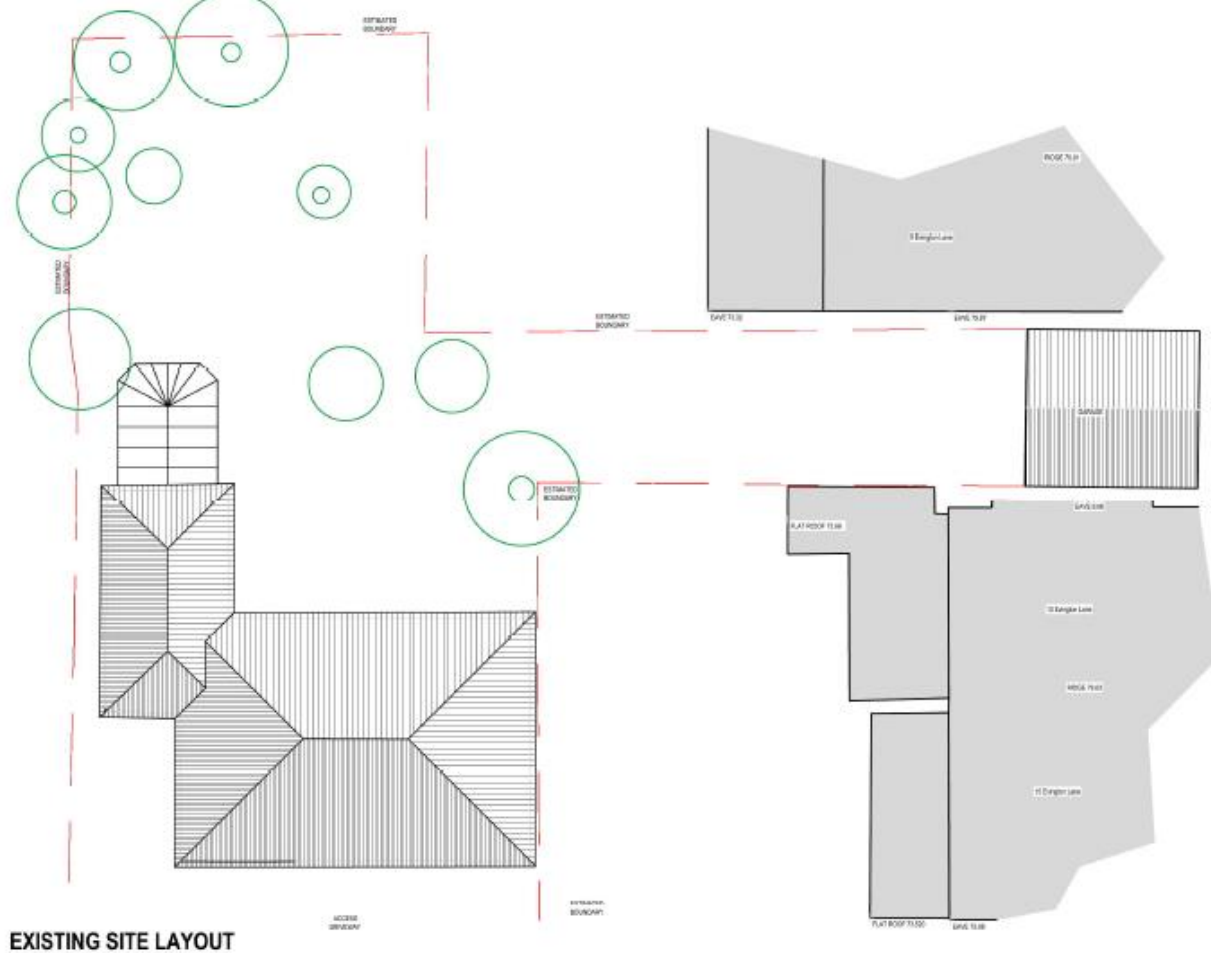
20211037
15a Evington Lane

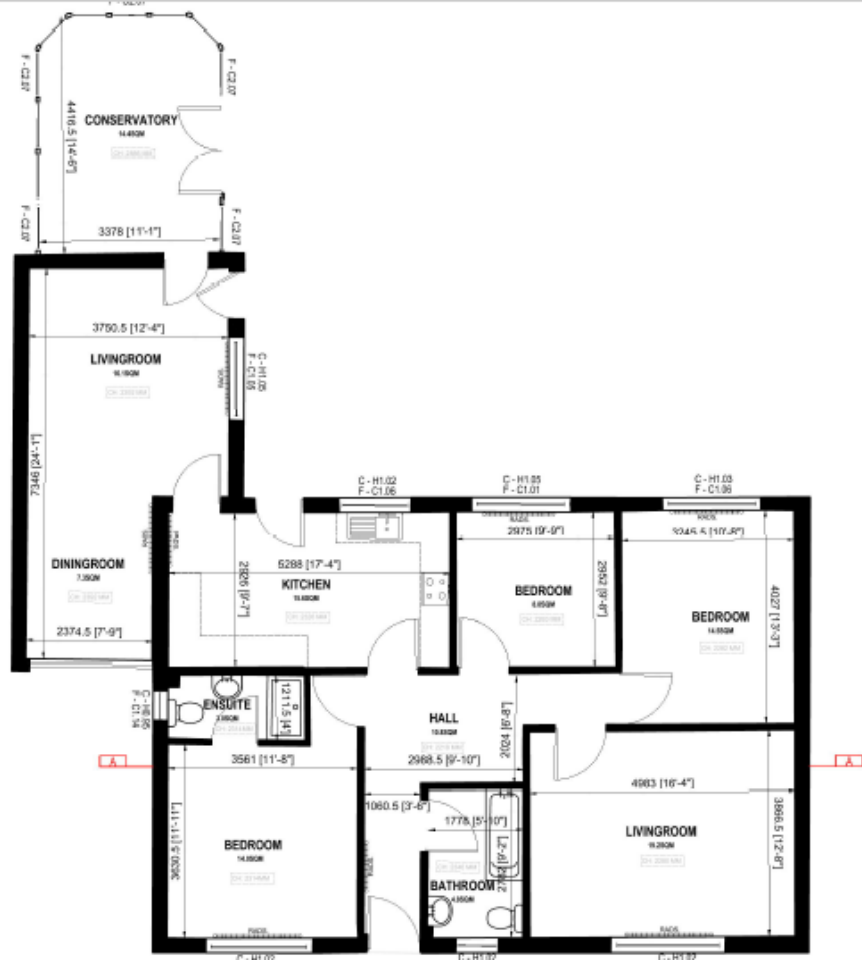
115



View from 9 Evington Lane

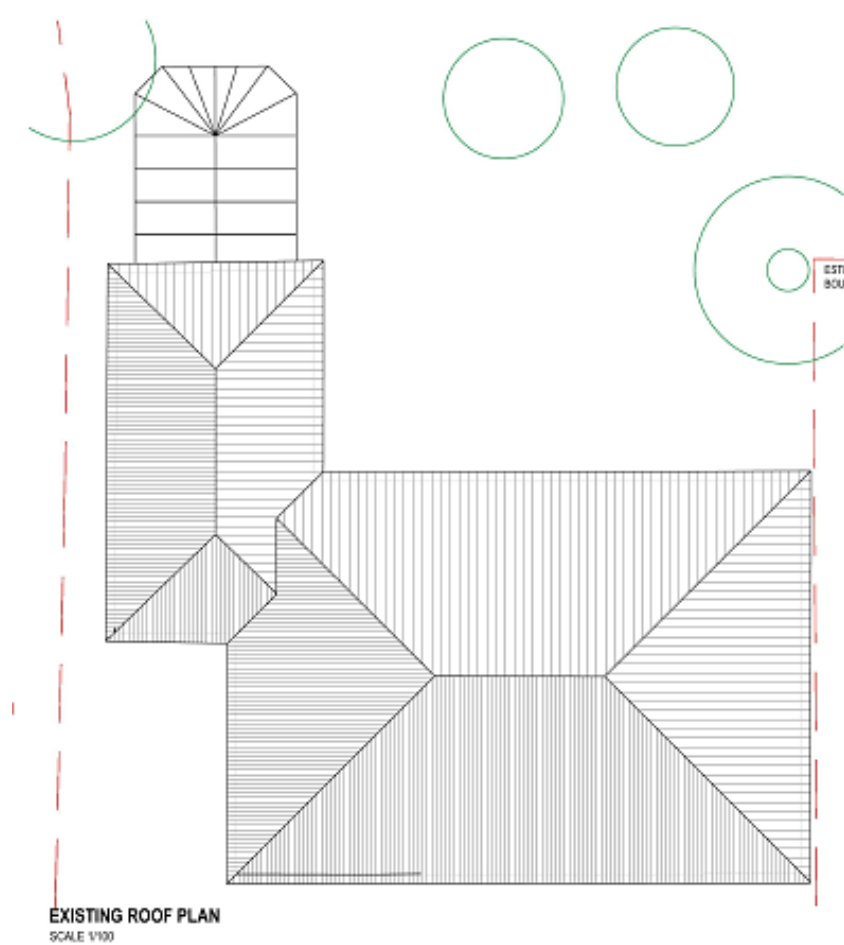
20211037
15a Evington Lane

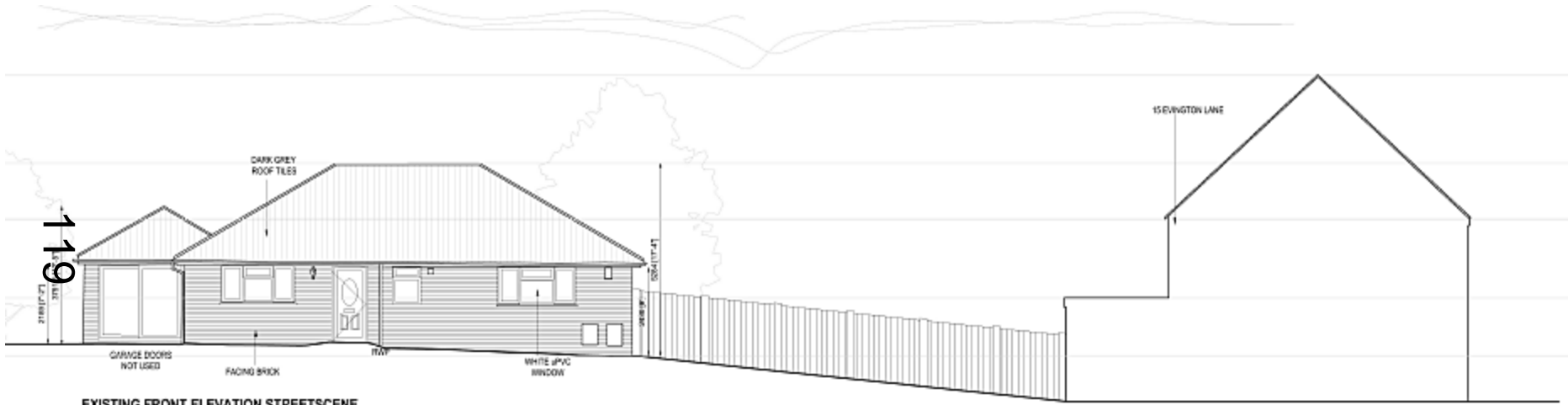




Existing ground floor

20211037
15a Evington Lane

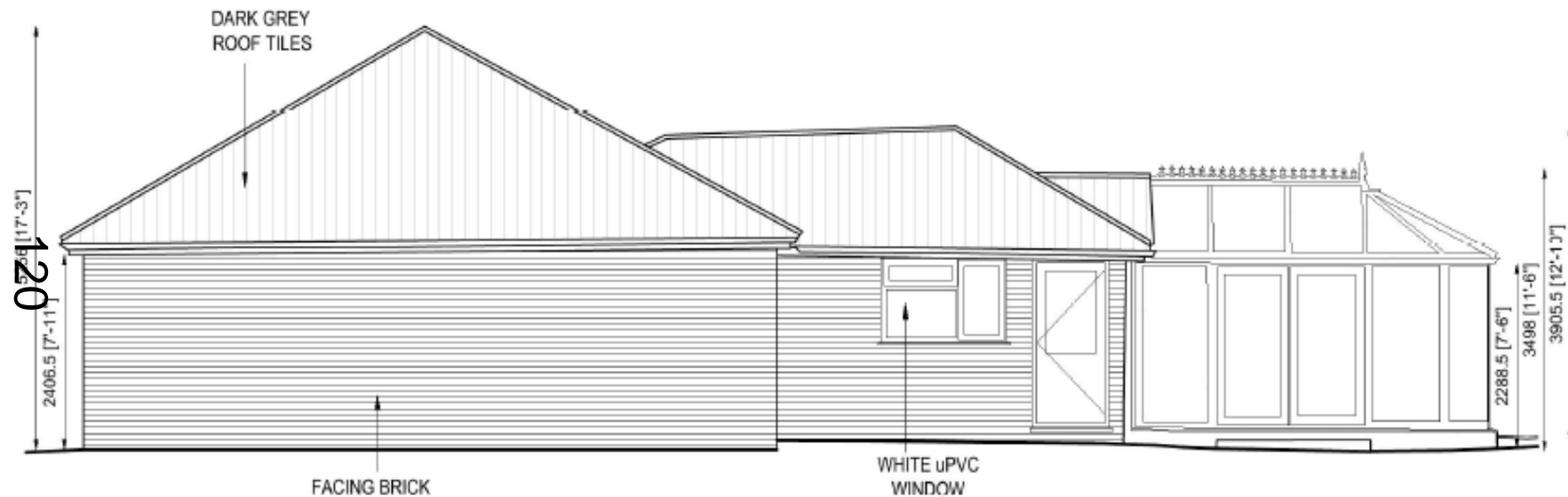




EXISTING FRONT ELEVATION STREETSCENE
SCALE 1/100

Existing front elevation

20211037
15a Evington Lane

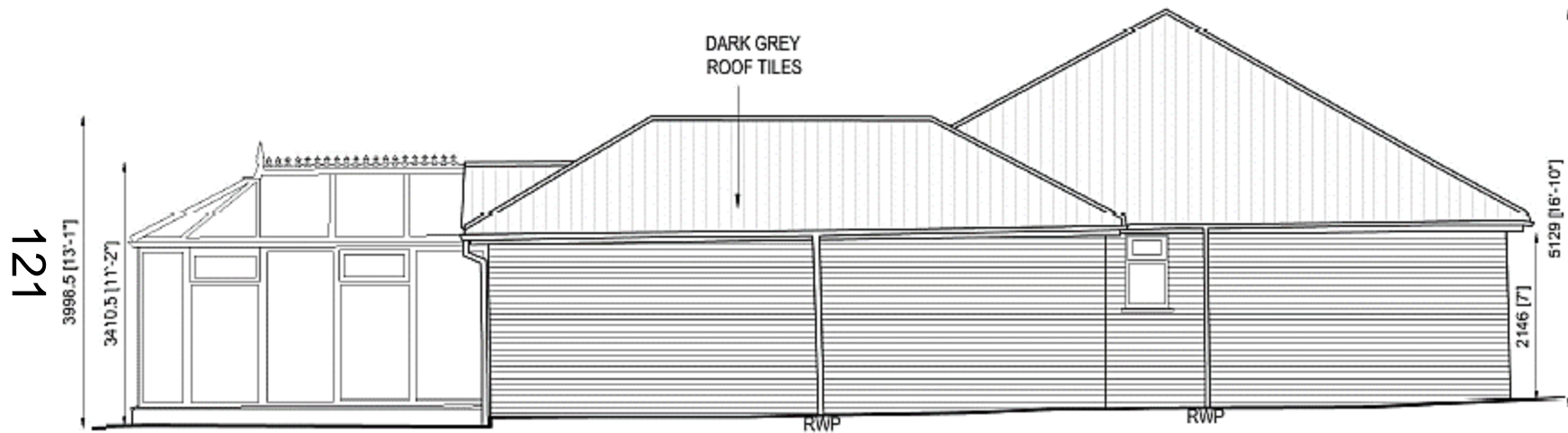


EXISTING SIDE ELEVATION

SCALE 1/100

Existing side north elevation

20211037
15a Evington Lane

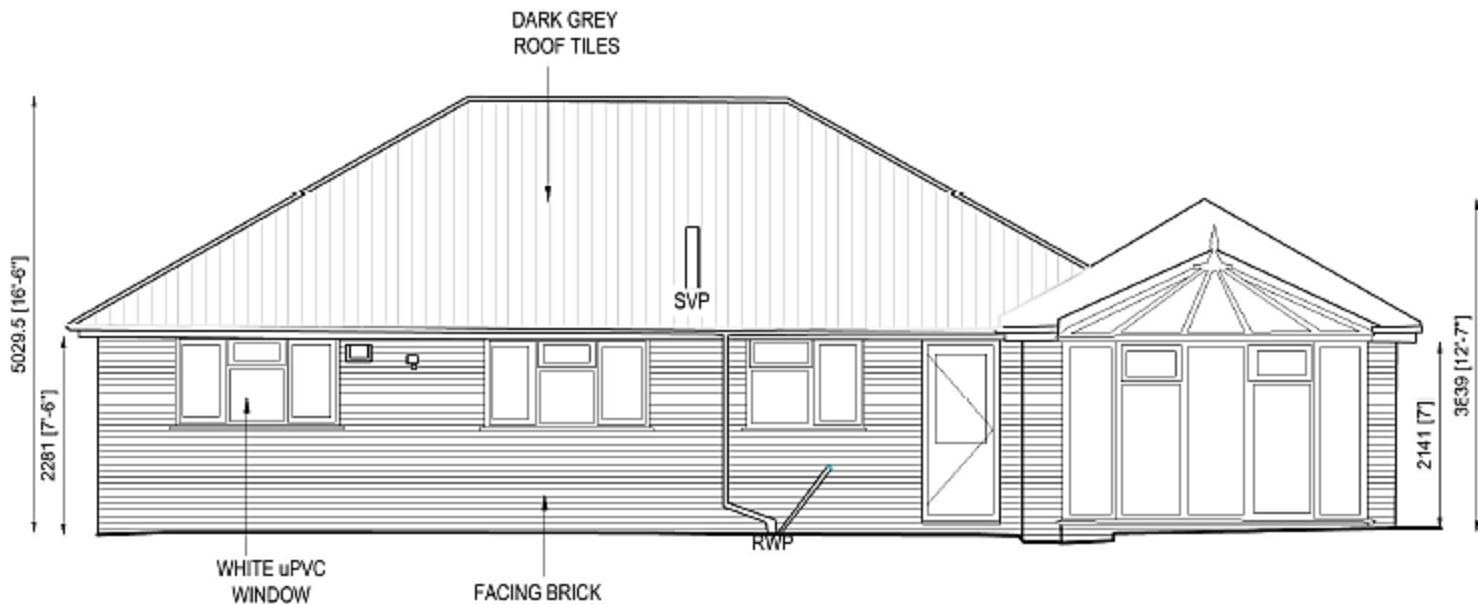


EXISTING SIDE ELEVATION

SCALE 1/100

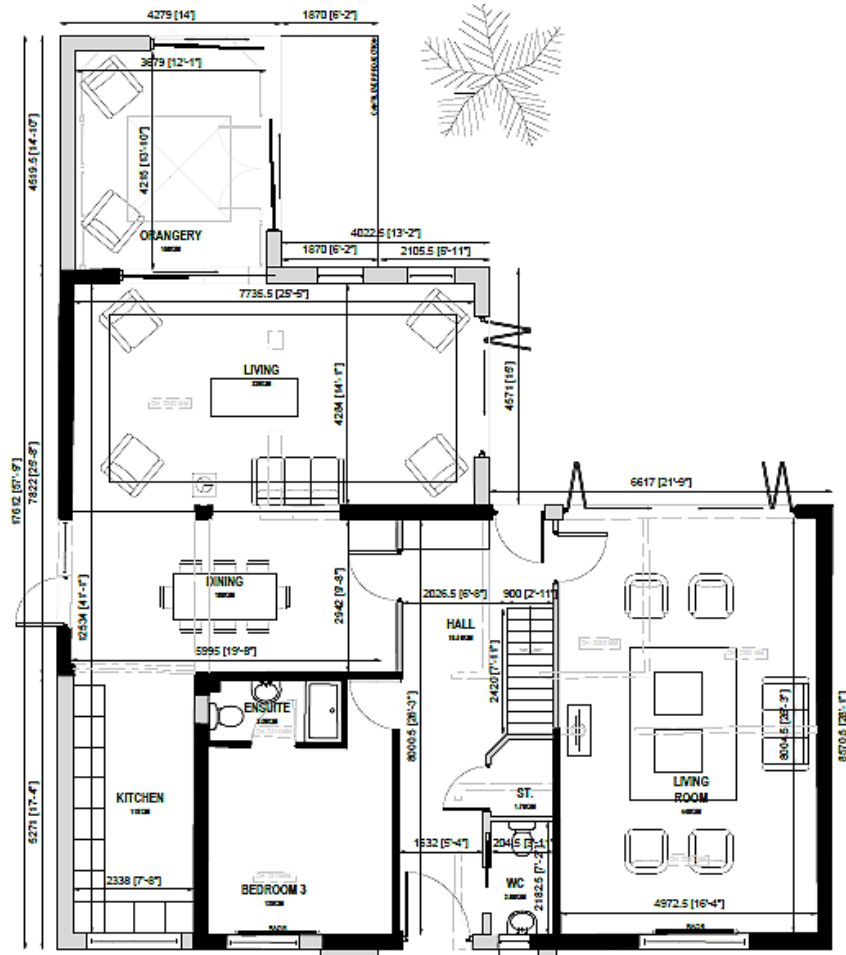
Existing side south elevation

20211037
15a Evington Lane



EXISTING REAR ELEVATION

SCALE 1/100

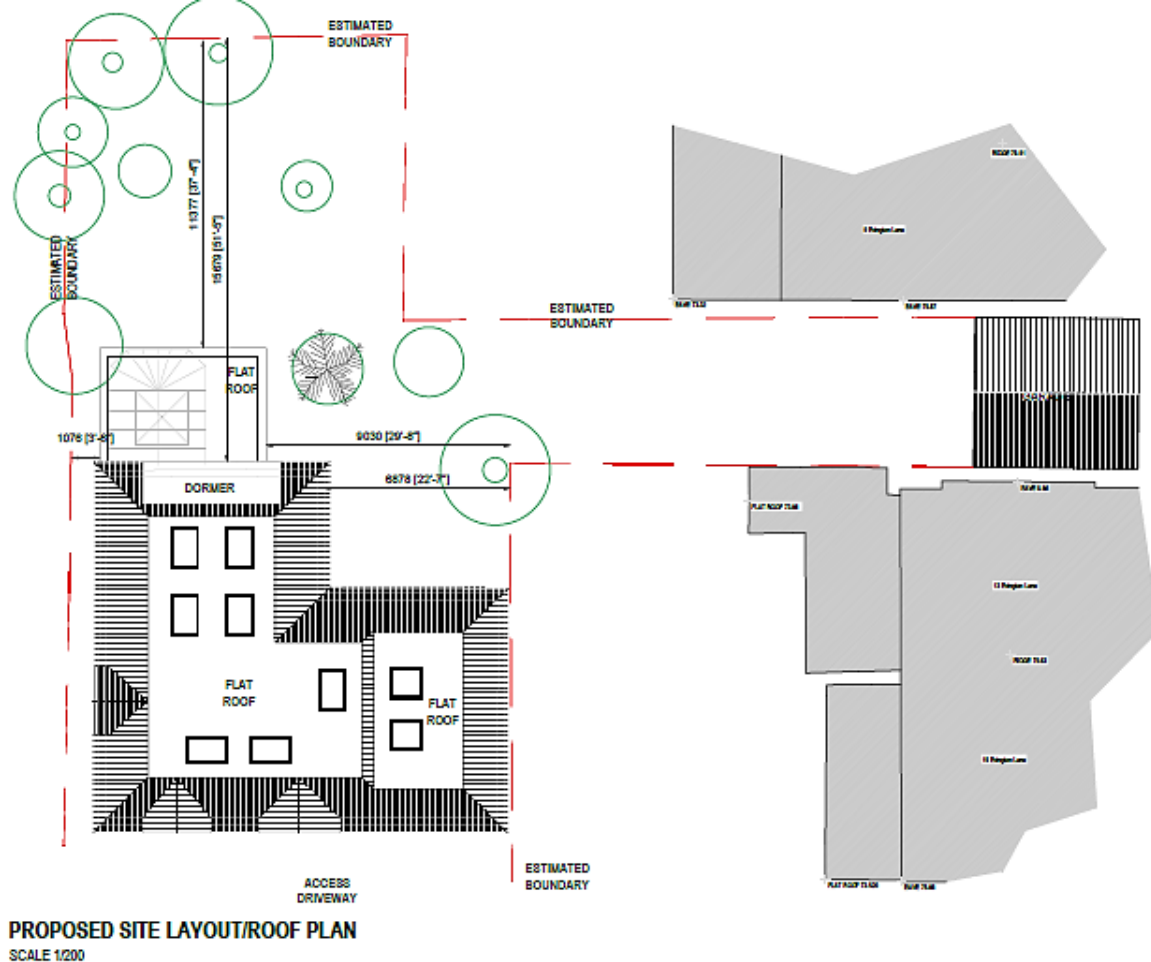


Proposed ground floor

20211037
15a Evington Lane

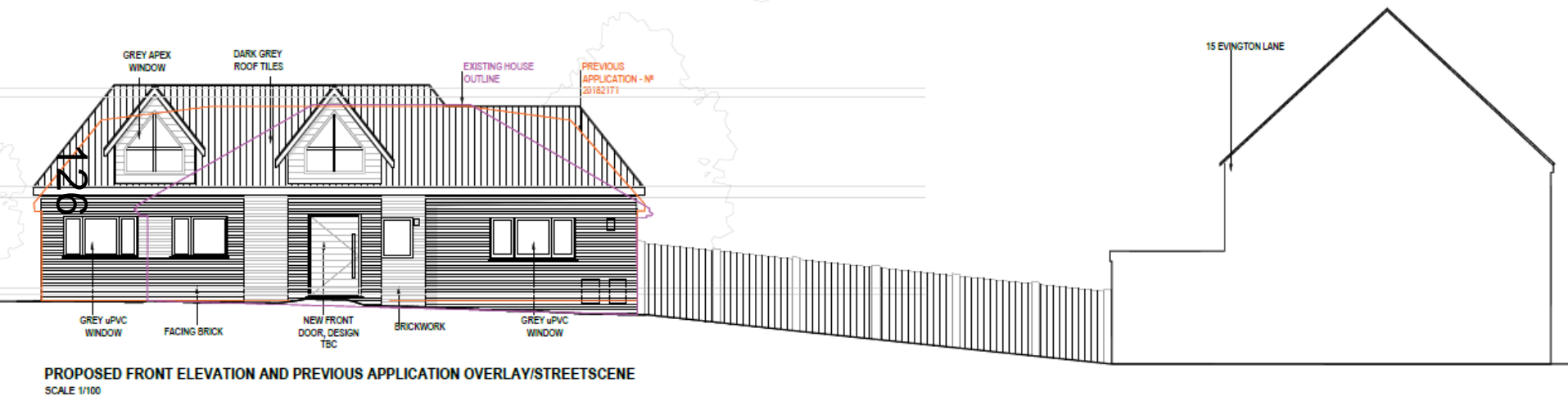
[illegible]

20211037
15a Evington Lane



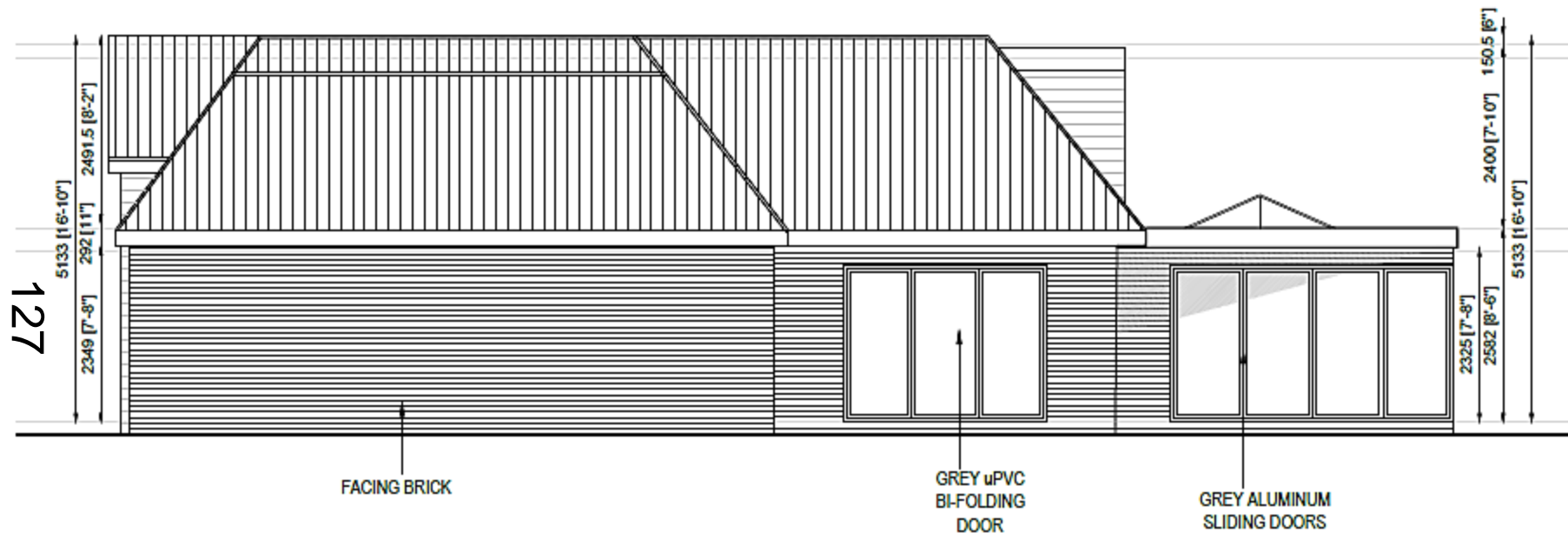
Proposed Roof plan

20211037
15a Evington Lane



Proposed front elevation

20211037
15a Evington Lane

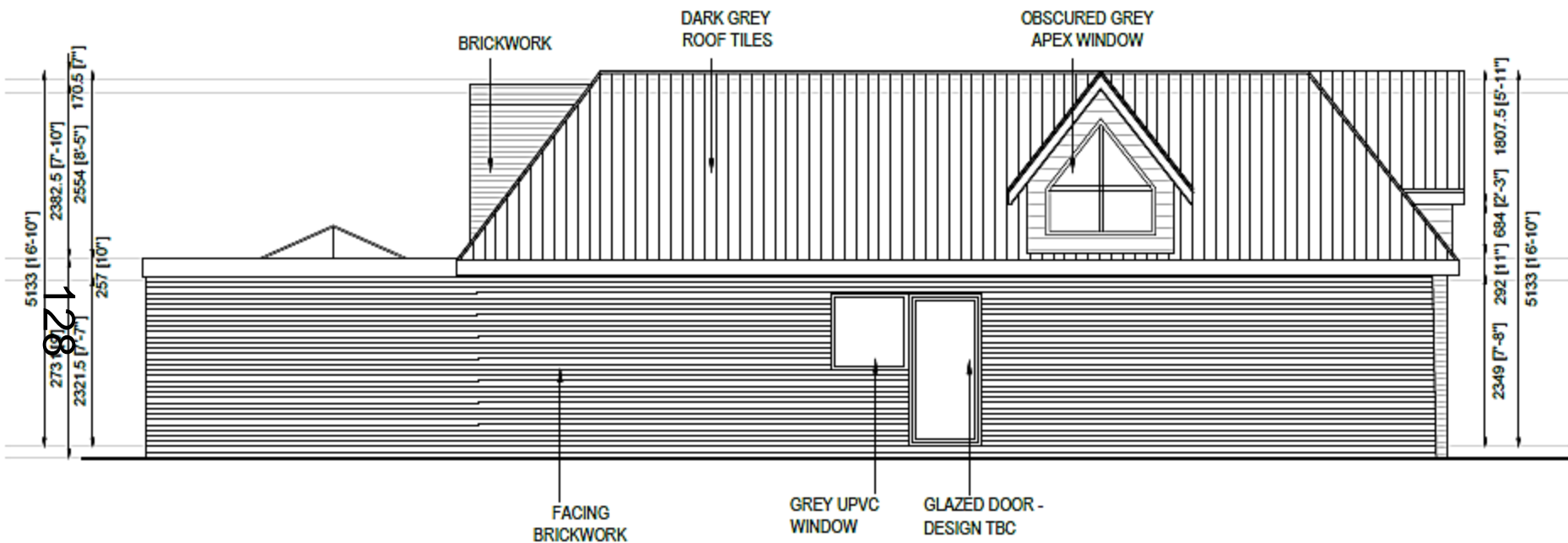


PROPOSED SIDE ELEVATION

SCALE 1/100

Proposed north side elevation Looking towards 13-15
Evington Lane

20211037
15a Evington Lane

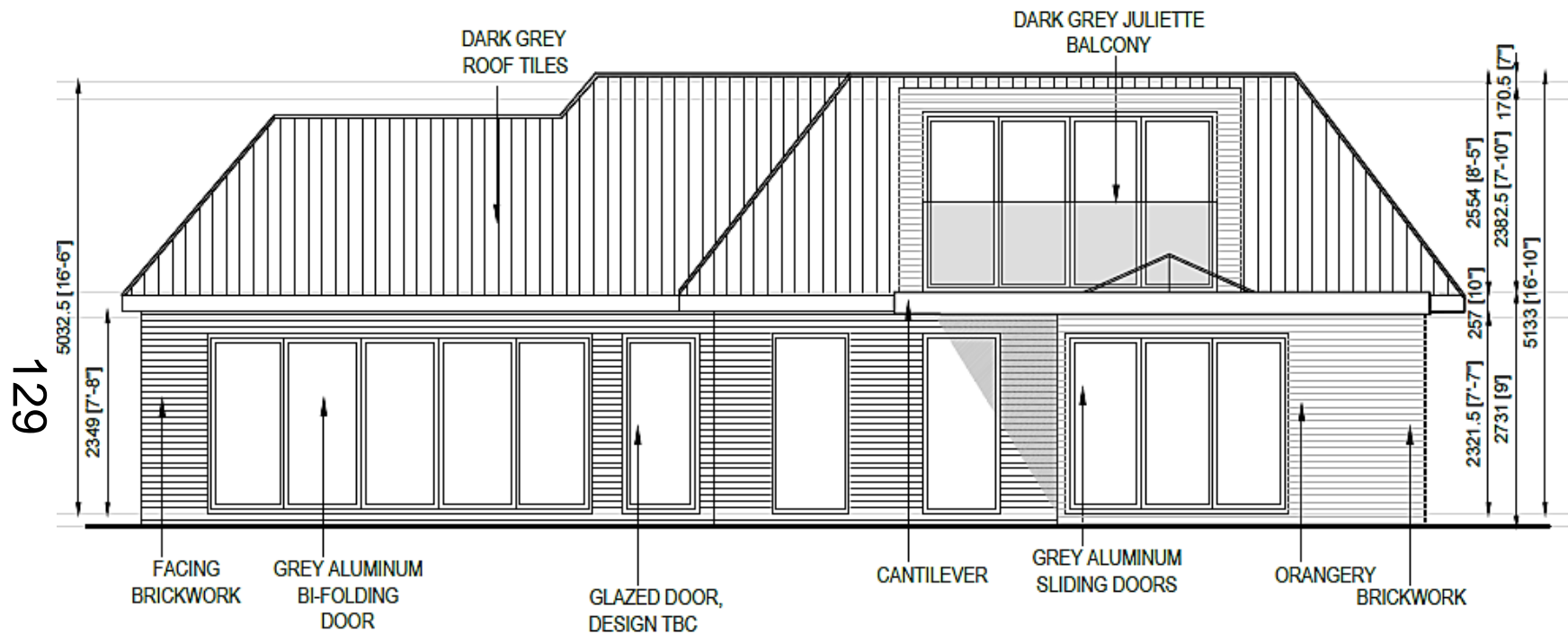


PROPOSED SIDE ELEVATION

SCALE 1/100

Proposed south side elevation towards 15B
Exington Lane

20211037
15a Evington Lane



PROPOSED REAR ELEVATION

SCALE 1/100

Proposed rear elevation

20211037
15a Evington Lane

Objector's Photographs

130

20211037

15a Evington Lane

Objector's Photographs

131



20211037
15a Evington Lane

Objector's Photographs

132



20211037
15a Evington Lane

96 Kerrysdale Avenue

20211307

P&DCC 04 August 2021

133



An aerial photograph of a residential neighborhood with purple property boundary lines. A central property is highlighted with a red outline. The map features labels for 'Melton Brook', 'Kerrydale Avenue', and 'Glenmore'. Lot numbers visible include 12, 91, 55, 114, 2, 104, 94, 1, 11, 96, 86, 13, and 52. Distances of 52.9m, 53.2m, and 53.4m are indicated along the roads.

CLICK - 3D VIEW

20211307
96 Kerrysdale Avenue

135



Front elevation

20211307
96 Kerrysdale Avenue

136



Rear elevation

20211307
96 Kerrysdale Avenue

137



Rear elevation towards 98 Kerrysdale

20211307
96 Kerrysdale Avenue

138



Rear elevation towards 94 Kerrysdale Avenue

20211307
96 Kerrysdale Avenue

139



Rear view of the garden

20211307
96 Kerrysdale Avenue

KERRYSDALE AVENUE

1:200

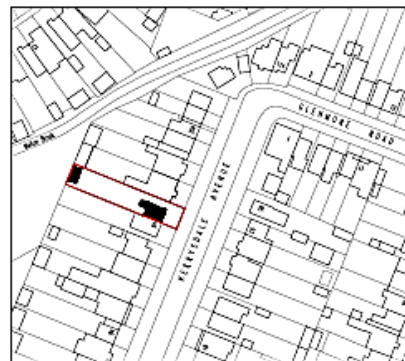
94 96 98

1:200

SITE PLAN 1:200



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING



LOCATION PLAN 1:1250



4	Benetton	1.238,0
	Marzotto	Dele

JAYESH VAJA
ARCHITECTURAL DESIGN

1818A MILLION ROAD SYSTEM INCORPORATED
 TEL: 414.260.0044 FAX: 414.260.0045
 TELEPHONE: 011 312 531 1000 FAX: 011 312 531 1001

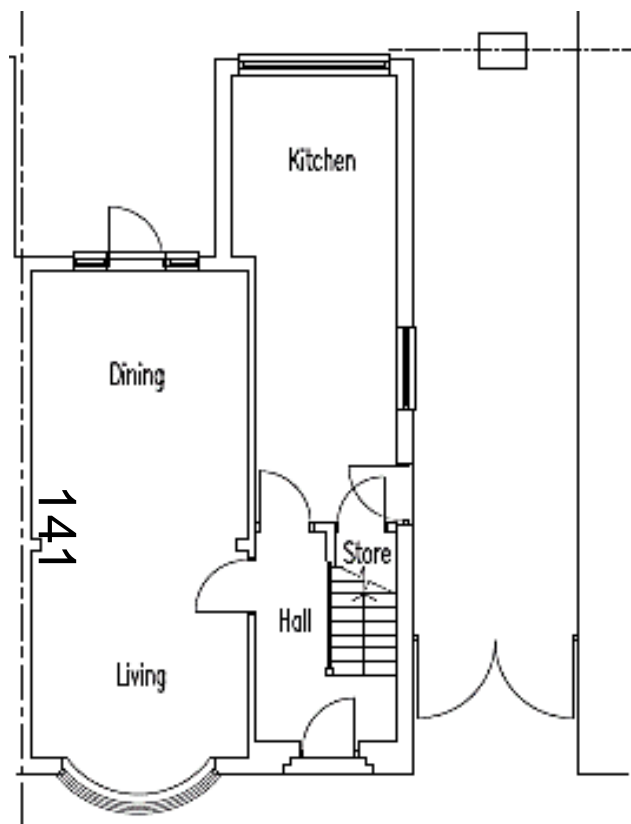


S CHAUHAN

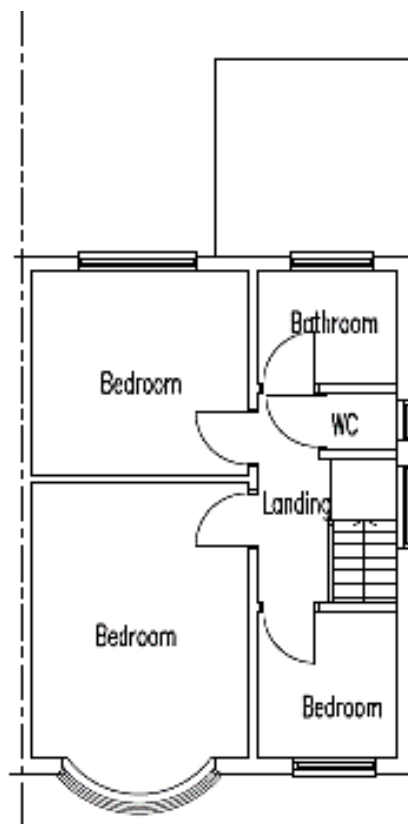
10

PROPOSED ALTERATIONS & EXTENSIONS
96 KERRYSDALE AVENUE,
LEICESTER LE4 7GL

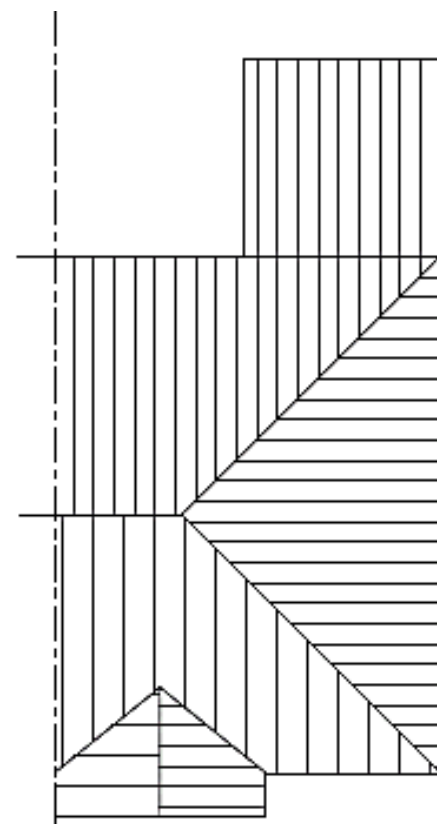
Drawing Title Existing Location Plan & Existing Site Plan	Status PLANNING
Scale 1:1250 @ A3	Date JUNE 21, 2016
Drawing Number 20/450/PL06	Revision A



Ground Floor Plan



First Floor Plan



Roof Plan



East Elevation



West Elevation

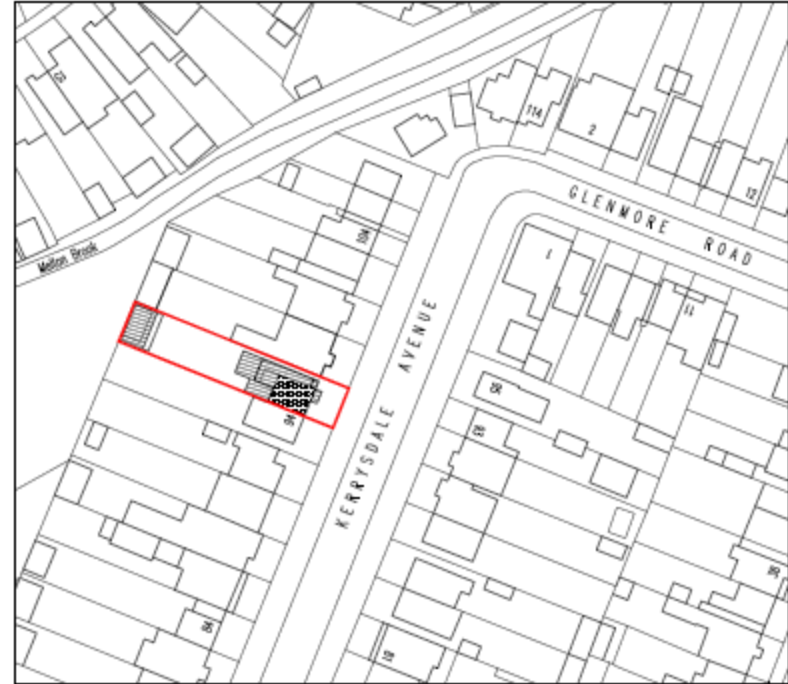


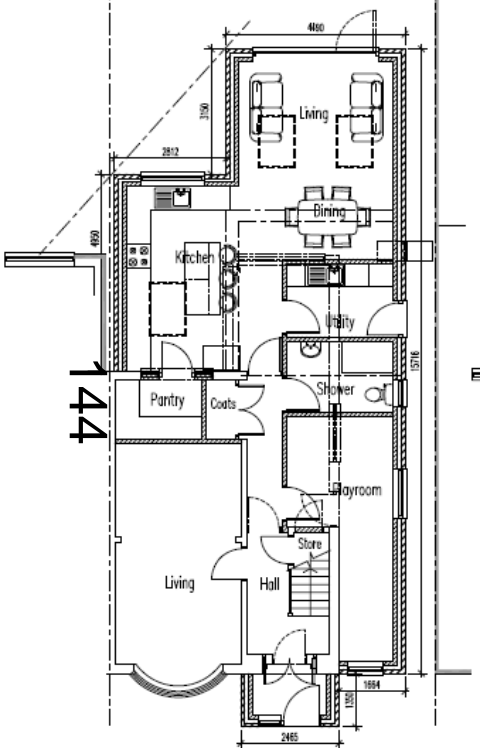
North Elevation

Site plan for No. 96. The plan shows a rectangular lot with a total width of 7440 and a total depth of 17718. The lot is divided into several areas:

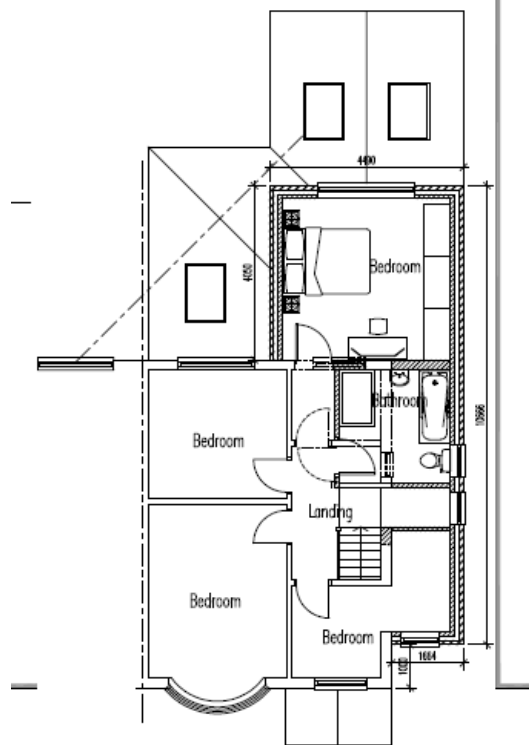
- PROPOSED OUTBUILDING:** Located at the top of the lot, measuring 4490 in width and 1000 in depth.
- PROPOSED SINGLE STOREY EXTENSION:** Located in the center of the lot, measuring 4490 in width and 2810 in depth.
- PROPOSED DOUBLE STOREY EXTENSION:** Located below the single storey extension, measuring 4490 in width and 15318 in depth.
- EXISTING DWELLING:** Located at the bottom of the lot, measuring 2485 in width and 15318 in depth.

The lot is bordered by No. 94 to the west, No. 98 to the east, and No. 96 to the south. The south boundary shows a road with a width of 4654 and a distance of 1300 from the dwelling to the road.

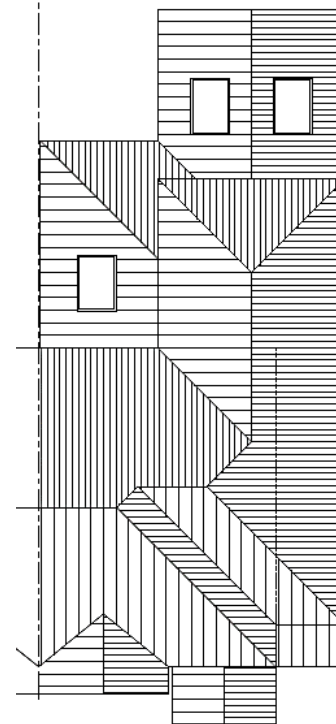




Ground Floor Plan



First Floor Plan



Roof Plan

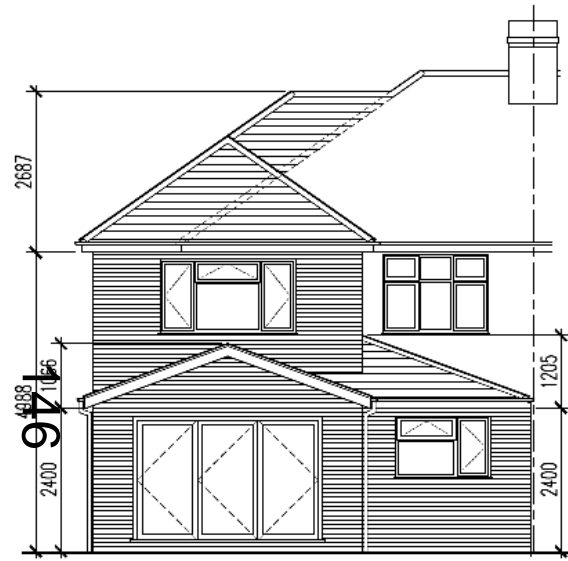


Roof tiles to
match existing.
Eaves detail to
match existing.
upvc windows to
match existing.
Facing brick to
match existing

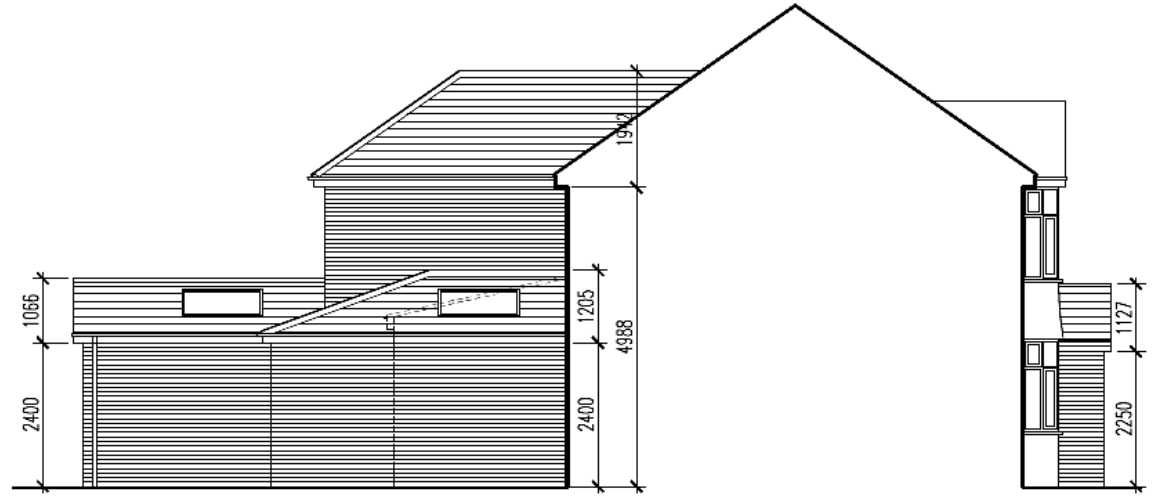
East Elevation



North Elevation



West Elevation



South Elevation

