

Leicester  
City Council

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

**WEDNESDAY, 17 NOVEMBER 2021**

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

### **4. 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.

**17 November 2021:**

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

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

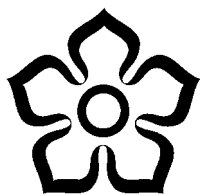
#### ***Officer contacts***

*Tel: 0116 454 5591, Email: [Aqil.Sarang@leicester.gov.uk](mailto:Aqil.Sarang@leicester.gov.uk)*



**Planning & Development Control Committee**  
**Applications and Contraventions: Supplementary Report**

**Wards: see individual reports**



**Leicester**  
City Council

**Planning & Development Control Committee**

**Date: 17 November 2021**

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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**INDEX**  
**APPLICATION ORDER**

<b>Page Main</b>	<b>Page Supp</b>	<b>Application Number</b>	<b>Address</b>	<b>Ward</b>
5		2011586	148 Victoria Park Road	CA

20211586	<b>148 Victoria Park Road</b>
Proposal:	Change of use from house (Class C3) to three flats (3 x 2 bed) (Class C3); construction of hardstanding at front; construction of dormer extension at rear; alterations (amended plans received 15/10/2021, 19/10/2021 and 5/11/2021)
Applicant:	Mr and Mr Singh
App type:	Operational development - full application
Status:	Minor development
Expiry Date:	18 November 2021

**Page Number on Main Agenda: 5**

### **Representations**

Three further objections have been received (including one from Friends of Clarendon Park) raising the following points:

- Over a number of years many of family homes on Victoria Park Road have been converted into HMOs and flats that has resulted in additional residents in the area with associated noise pollution and vehicle activity that has had an impact on the character and appearance of the area and results in an unbalanced community and strongly affects the amenity of the neighbouring properties and the quality of life of local residents.
- The proposal is an attempt to get around the ban on further HMO properties in the area.
- The application site is not covered by the Stoneygate Conservation Area but a new Conservation Area was proposed by the Leicester Civic Society in 2021 that covered Clarendon Park and included 148 Victoria Park Road. This proposed new conservation area should be given some weight to the current proposal.
- If further conversions of large family houses are allowed to continue unchecked, the number of students in the area will increase.
- The draft Local Plan includes policies to encourage Purpose Built Student Accommodation (PBSA) in appropriate locations outside of Article 4 Direction area and to only support new student development where it lies outside and does not abut an Article 4 Direction area.
- Leicester City Council has opened a Consultation to extend controls over Houses in Multiple Occupation, which would extend existing areas and adding new areas to those already covered by the existing Article 4 Directions.
- Core Strategy Policy CS06 controls the conversion of existing larger family houses and this policy should be used to refuse the application.

**Amended Condition:** Condition 8 (bin storage area) and 9 (plans) amended

### **Consideration**

Most of the issues raised by the objectors have been covered in the main report.



The proposal is for 3 flats and not for student accommodation nor HMO for which a separate planning application would be needed. The concerns raised relating to these uses, including the use of policy in the emerging draft local plan are not relevant to this application.

The application site is not in a conservation area and no weight can be given to the proposed conservation area that was suggested by the Leicester Civic Society in 2021.

Details of the bin storage area has been provided showing that they will be located at the rear of the property. I consider this to be a suitable location and would be in accordance with policy CS03 of the Core Strategy (2014) and with saved Policies H07 and PS10 of the Local Plan (2006). Conditions 8 and 9 have been amended to reflect this additional detail

## CONDITIONS

8. Prior to first occupation of any flat, the bin store shall be provided in accordance with the approved plans and maintained thereafter. (In the interests of the amenities of the surrounding area, and in accordance with policies H07 and PS10 of the City of Leicester Local Plan and Core Strategy policy CS3.)
9. The development shall be carried out in accordance with the following approved plans:  
Location Plan, 7573/01 Rev A, received 01/09/2021  
Proposed Site Plan, 7573/06 Rev D, received 05/11/2021  
Proposed Plans, 7573/04 Rev D, received 19/10/2021  
Proposed Elevations, 7573 Rev C, received 15/10/2021  
(For the avoidance of doubt).



# Planning & Development Control Committee 17<sup>th</sup> November 2021

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# Planning Applications Index

Planning & Development Control Committee 17<sup>th</sup> November

**20182726**

**188 Welford Road**

**20210768**

9

**67 Ainsdale Road**

**20211586**

**148 Victoria Park Road**

**Consultation: Potential St Paul's/West End  
Conservation Area**



Leicester  
City Council

# 188 Welford Road

## 20182726

P&DCC 17<sup>th</sup> November 2021

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**CLICK - 3D VIEW**

**20182726**  
**188 Welford Road**



6



Front

20182726  
188 Welford Road



Front

20182726  
188 Welford Road





Front

20182726  
188 Welford Road



**View from Howard Road**

**20182726**  
**188 Welford Road**





**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**View from 186 Howard Road**

**20182726**  
**188 Welford Road**





**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**View from 186 Howard Road**

**20182726**  
**188 Welford Road**





**View from 186 Howard Road**

**20182726**  
**188 Welford Road**



**Front**

**20182726**  
**188 Welford Road**



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**Rear**

**20182726**  
**188 Welford Road**



**Front Elevation**

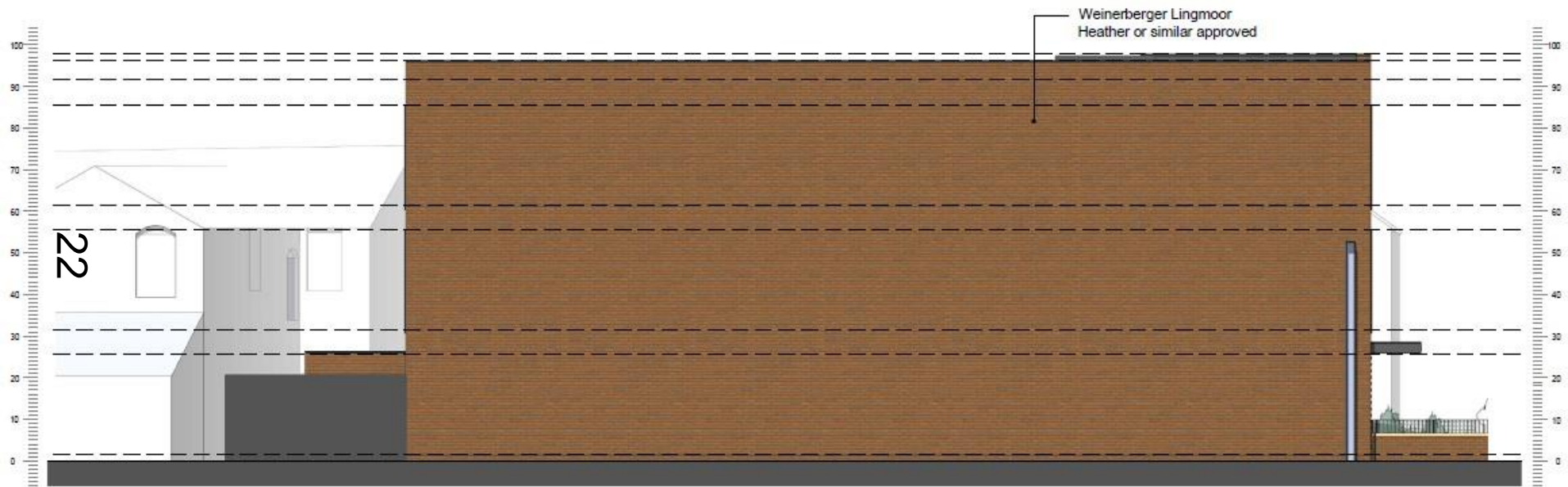
**20182726**  
**188 Welford Road**



**Rear Elevation**

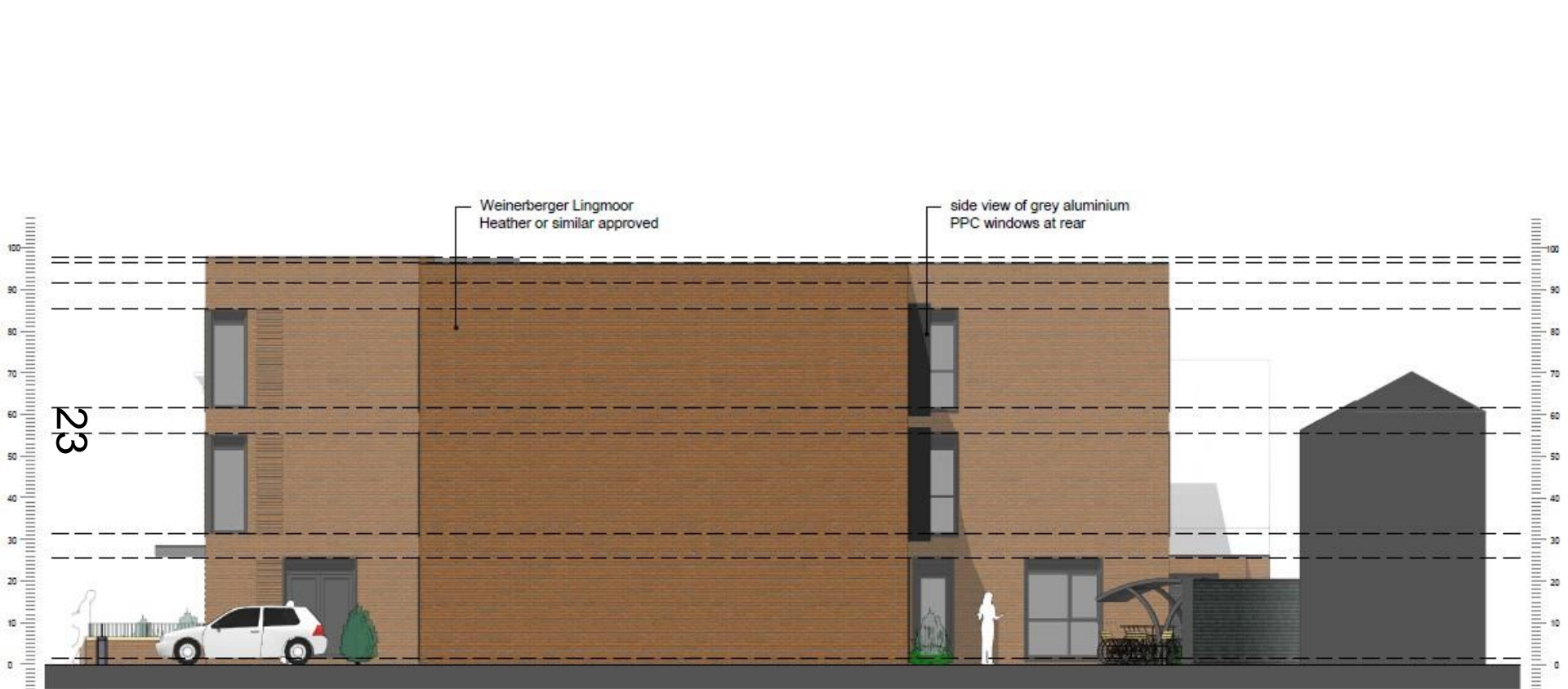
**20182726**  
**188 Welford Road**





**North/Side Elevation**

**20182726**  
**188 Welford Road**

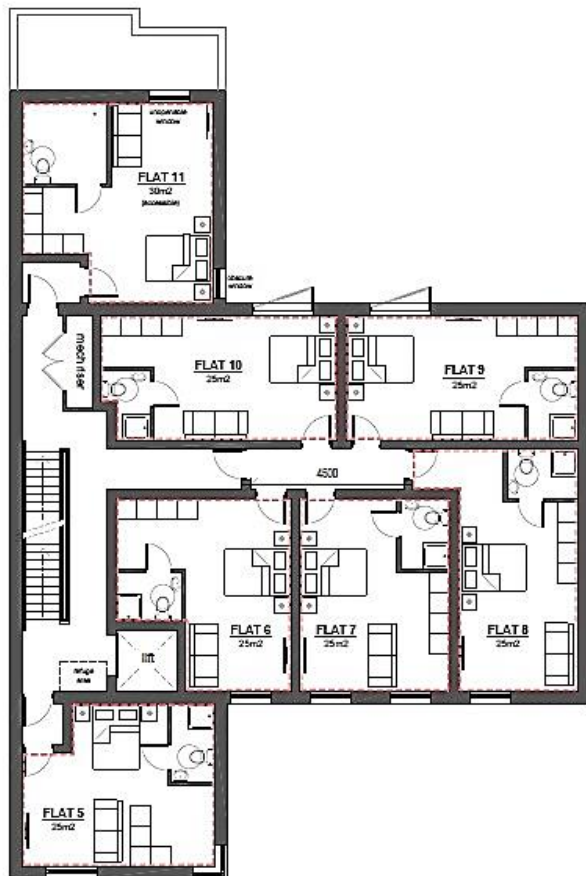


**South/Side Elevation**

**20182726**  
**188 Welford Road**



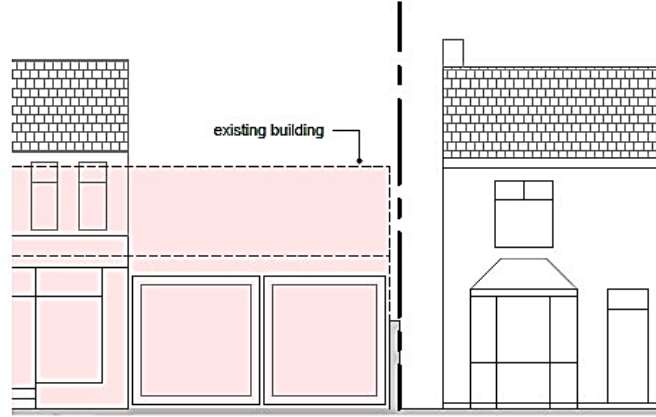
25



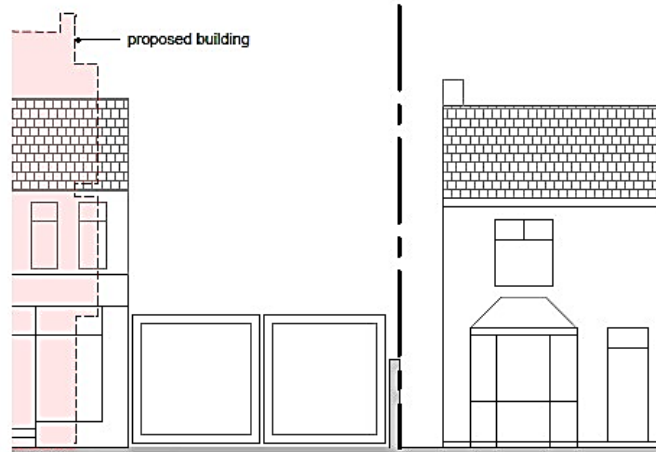
**26/06/2020**  
**Amended**

**First (left) & second (right) floorplans**

**20182726**  
**188 Welford Road**



existing street view along Howard Road showing number 186



proposed street view along Howard Road showing number 186

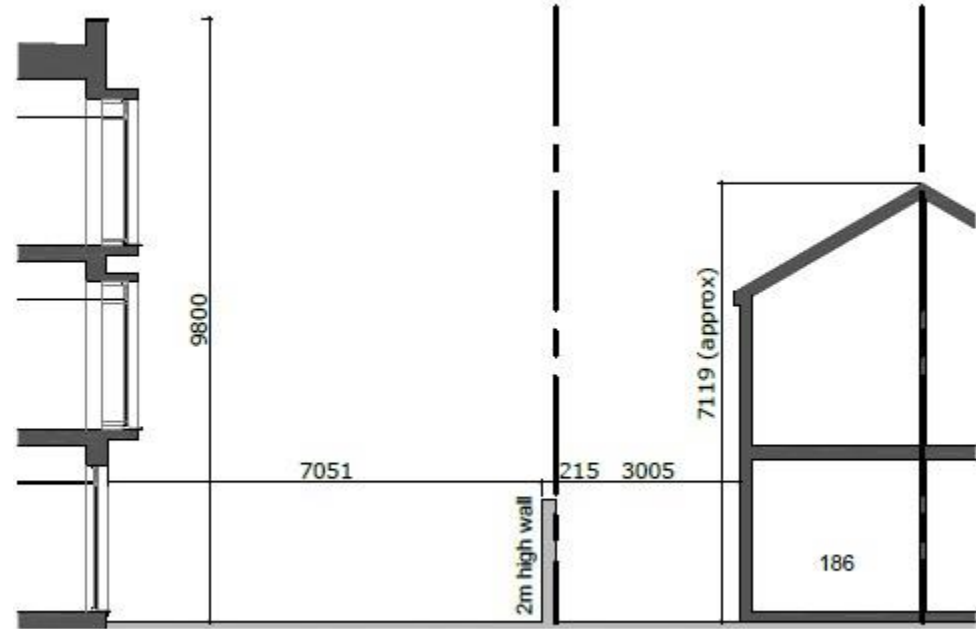
**Impact on 186 Howard Rd (1)**

**20182726**  
**188 Welford Road**





proposed plan indicating 186 howard road



proposed section showing proposal and 186 howard road

**Impact on 186 Howard Rd (2)**

**20182726**  
**188 Welford Road**



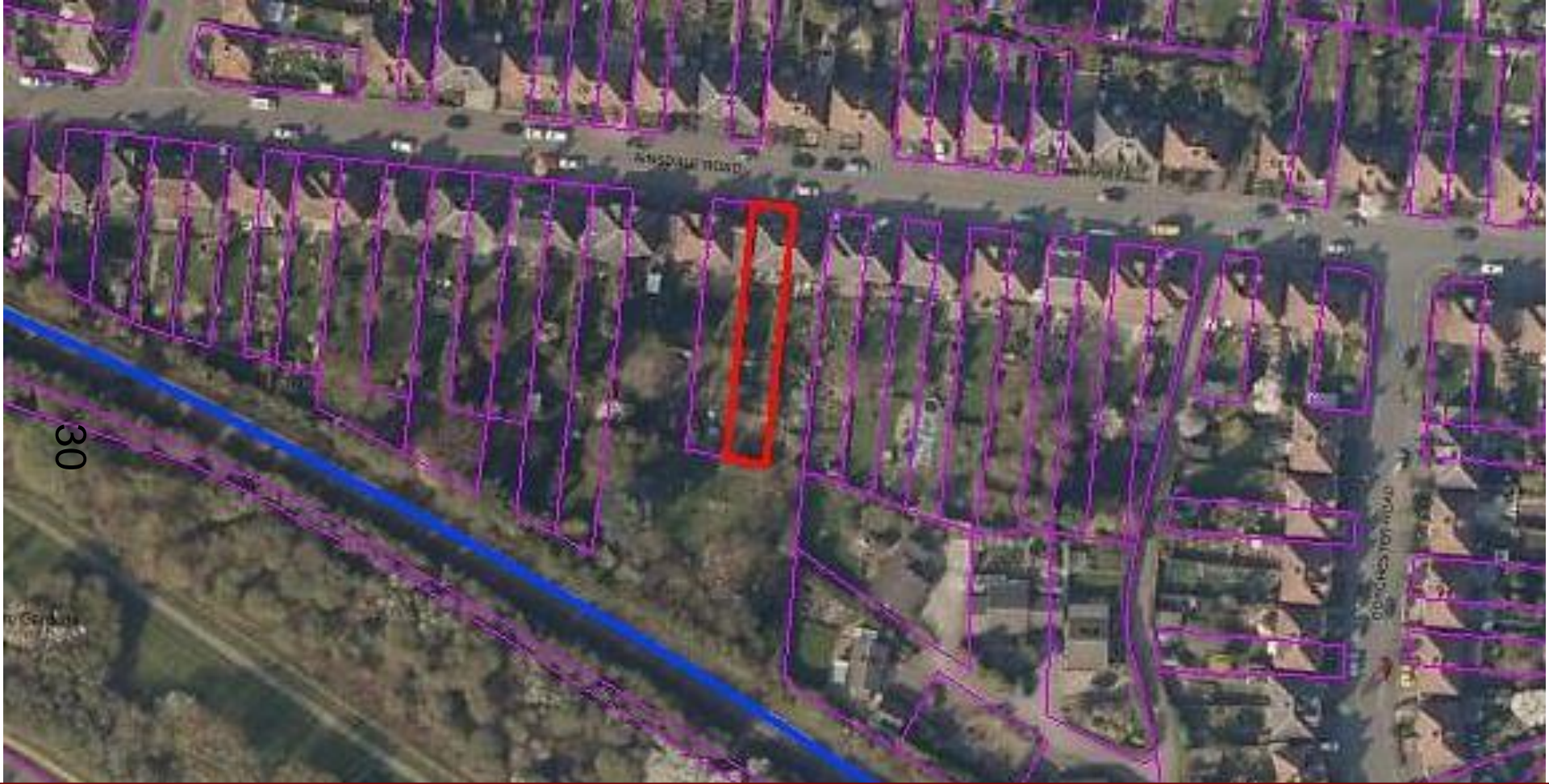
**67 Ainsdale Road**

**20210768**

P&DCC 17<sup>th</sup> November 2021

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[CLICK - 3D VIEW](#)

20210768

67 Ainsdale Road





# Front Elevation

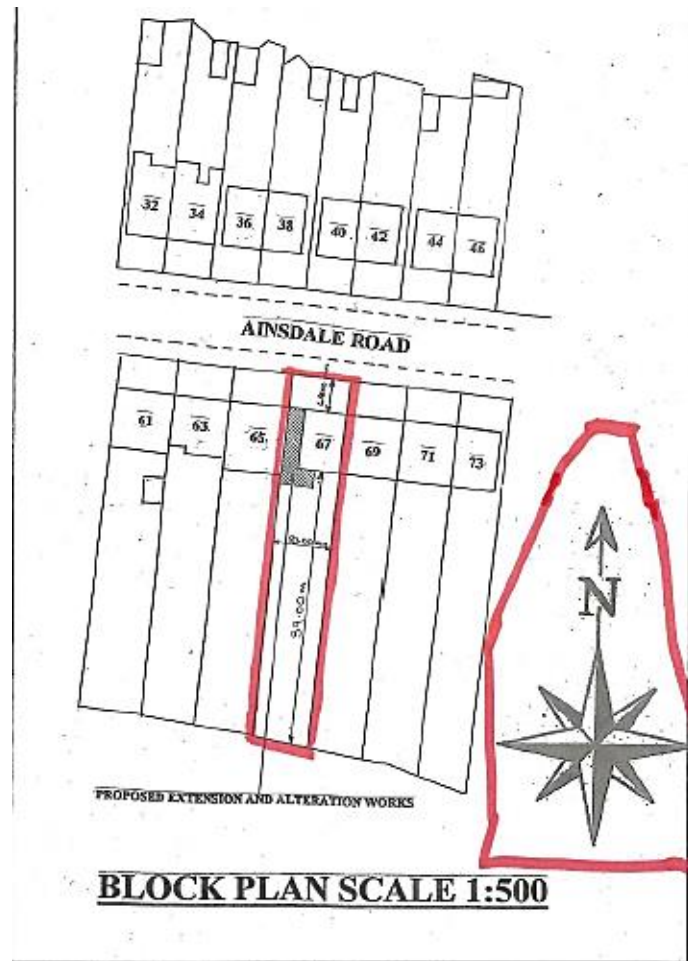
20210768  
67 Ainsdale Road



**Rear Elevation**

**20210768**  
**67 Ainsdale Road**



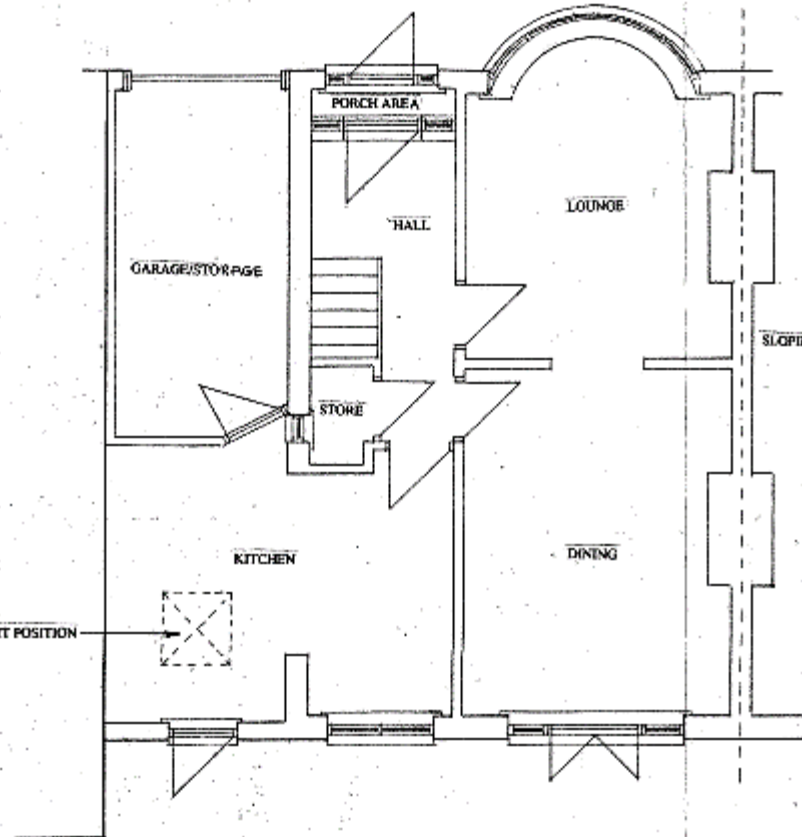


# Location Plan

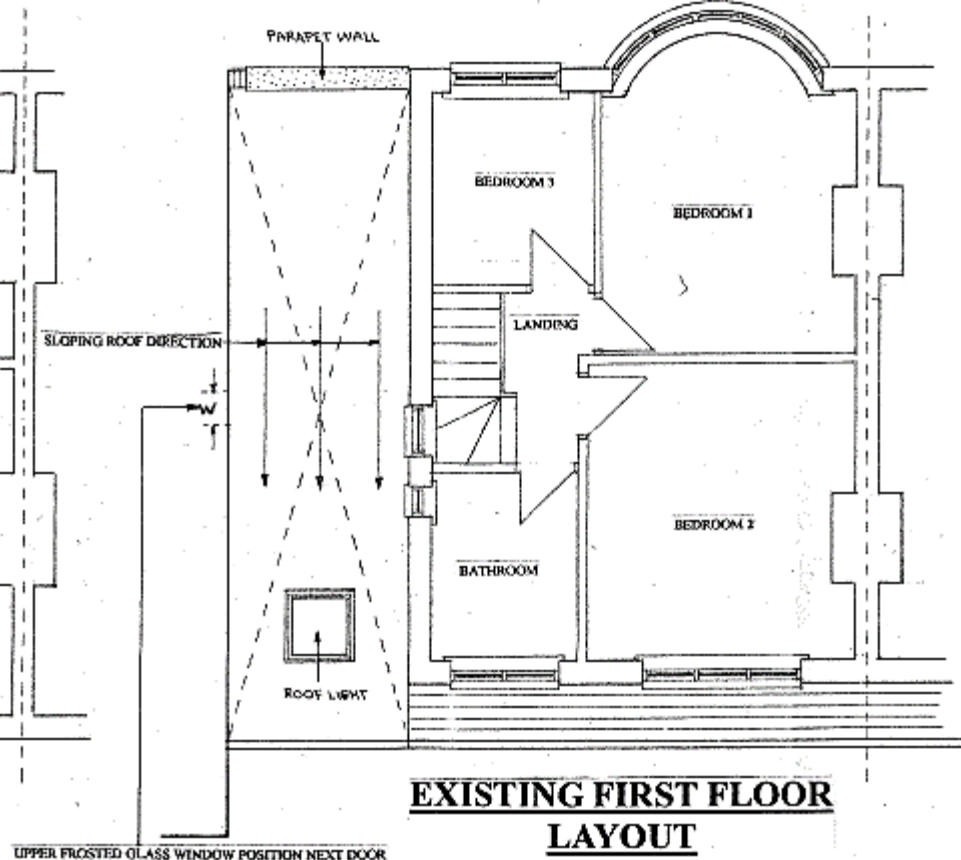
20210768

67 Ainsdale Road

ROOF LIGHT POSITION

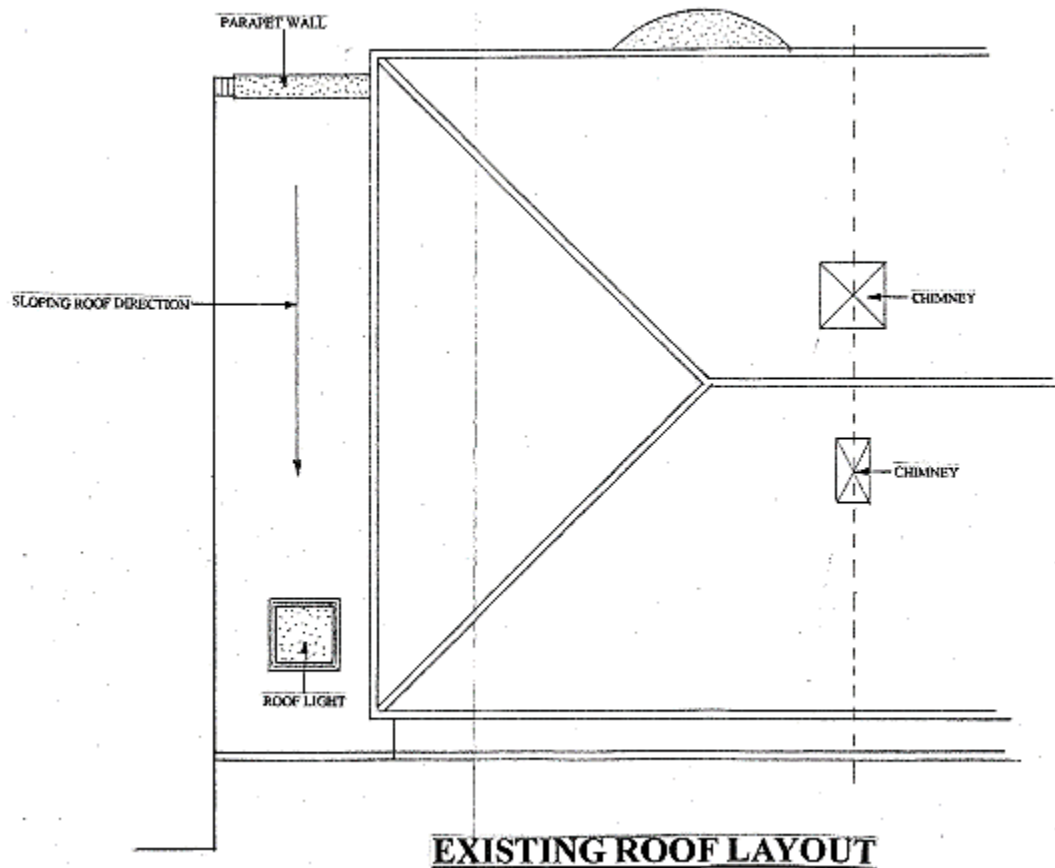


**EXISTING GROUND FLOOR  
LAYOUT**



**EXISTING FIRST FLOOR  
LAYOUT**



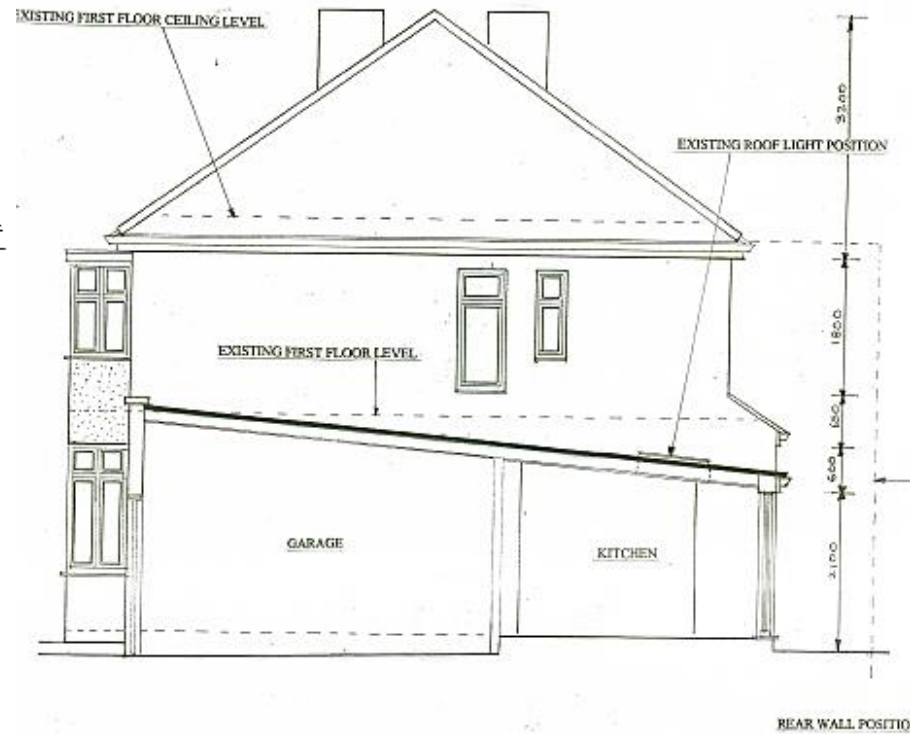


# Existing Roof Plans

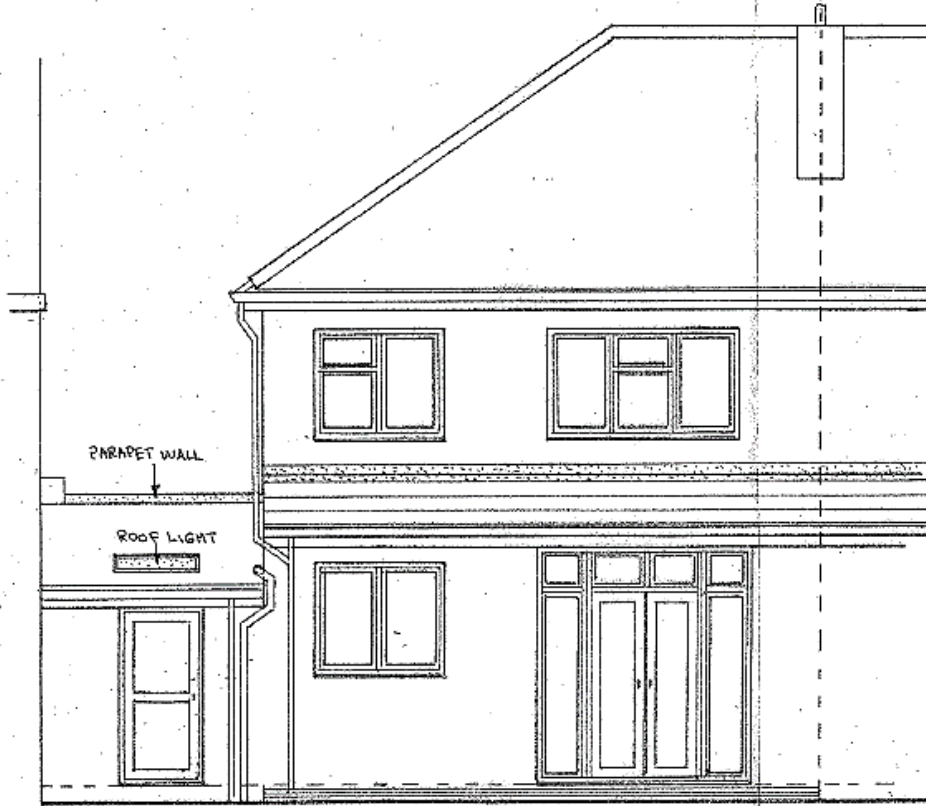
20210768  
67 Ainsdale Road



**EXISTING FRONT ELEVATION**



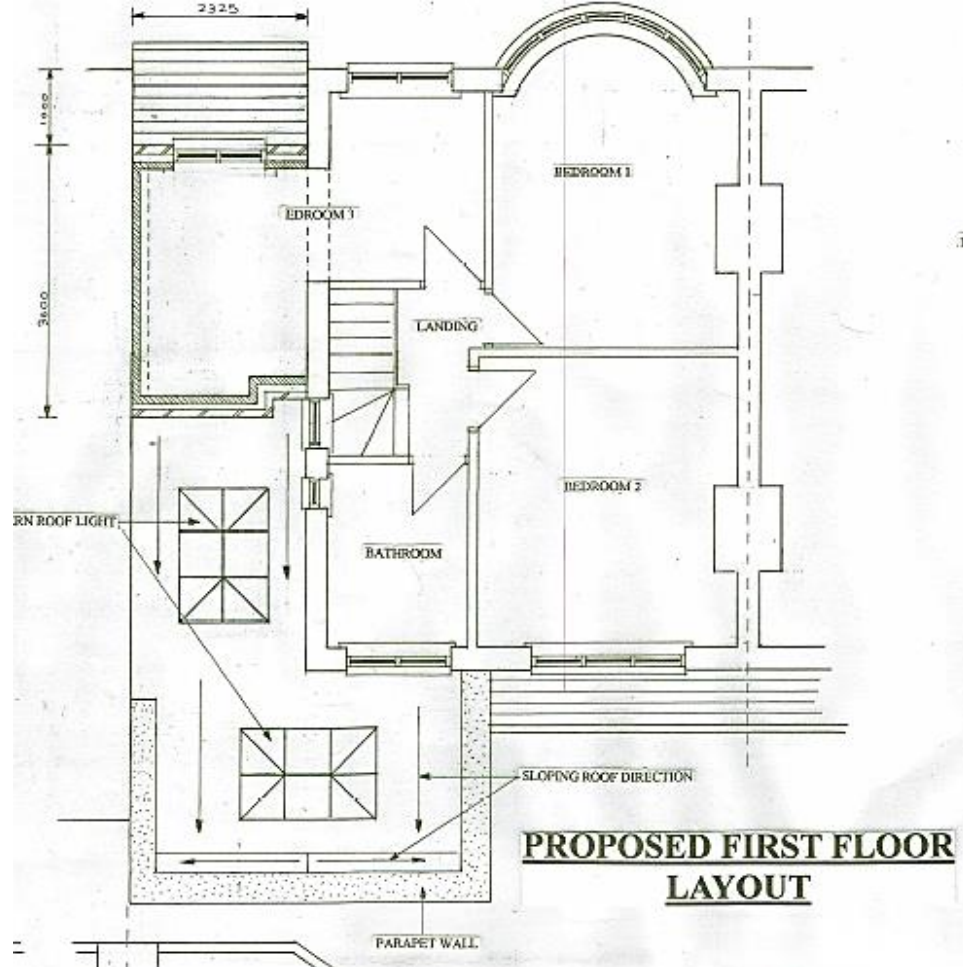
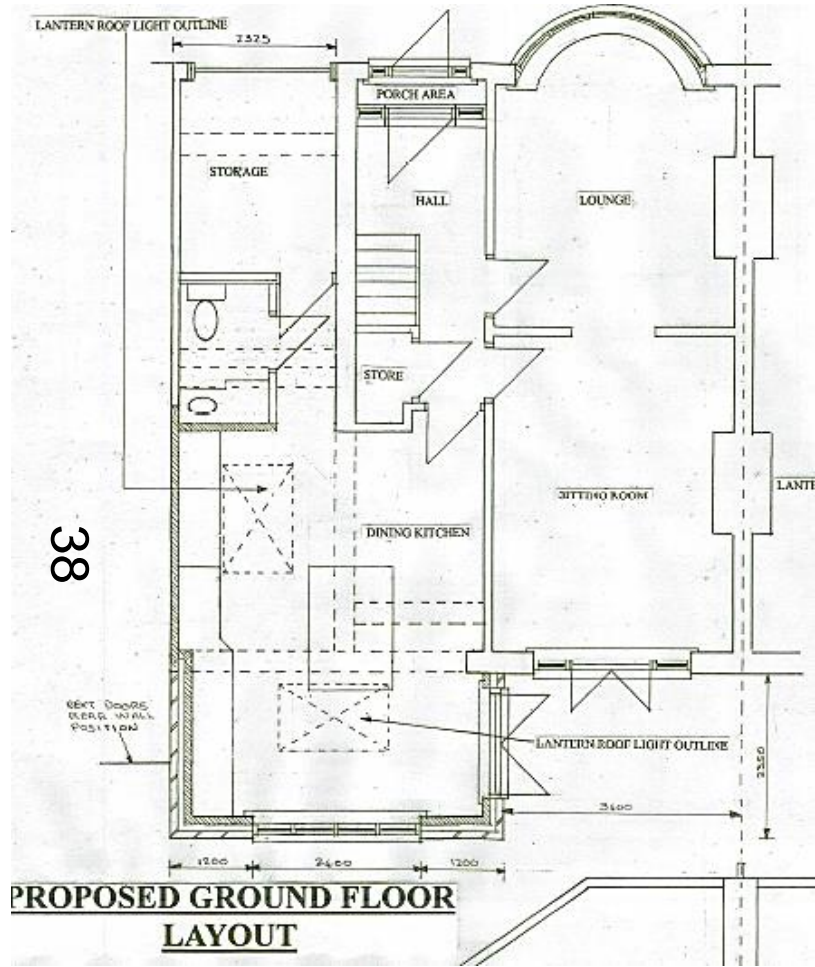
**EXISTING SECTION THROUGH  
THE SINGLE STOREY PART OF  
THE DWELLING**



**EXISTING REAR ELEVATION**

**Existing Rear Elevation**

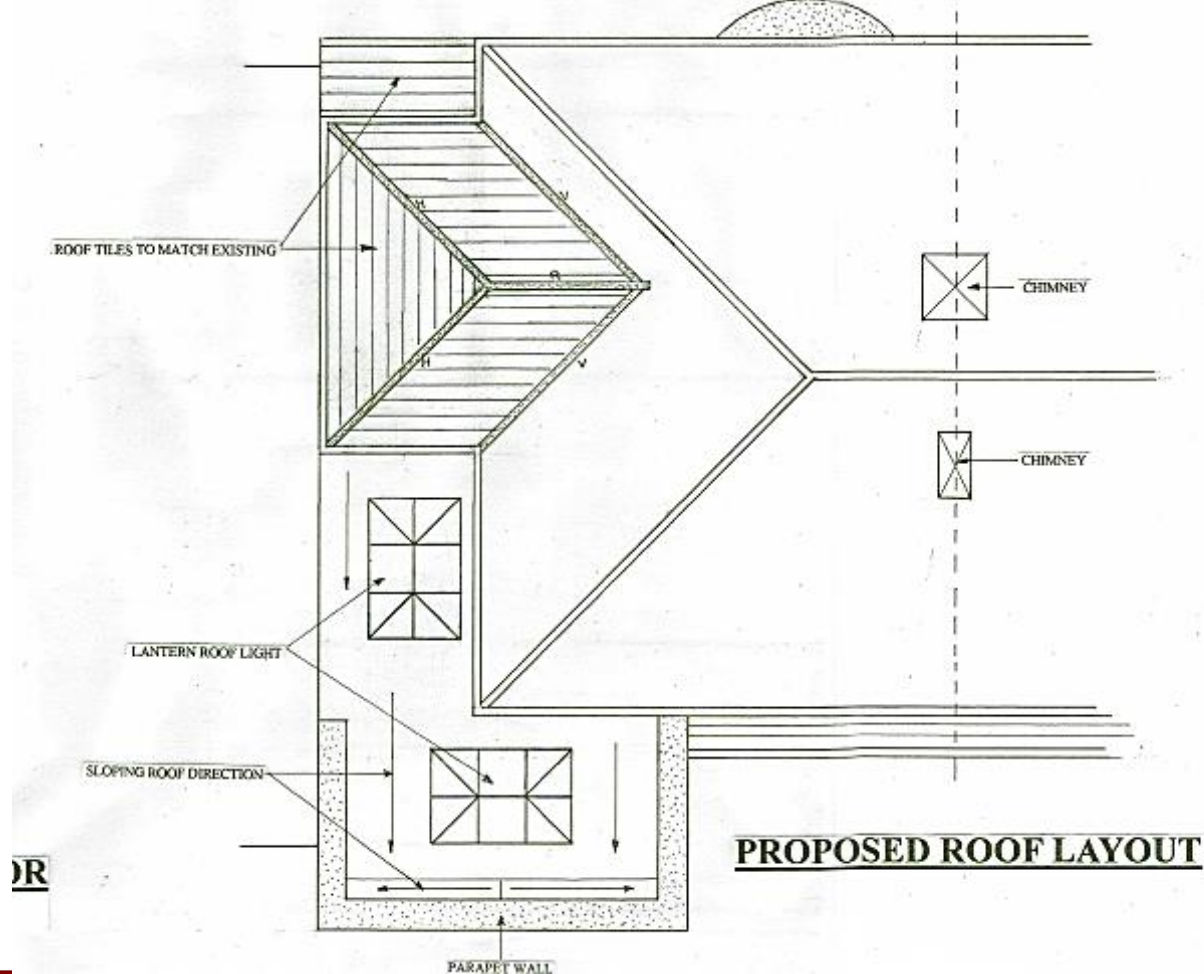
**20210768**  
**67 Ainsdale Road**



**Proposed Ground and First Floor Plans**

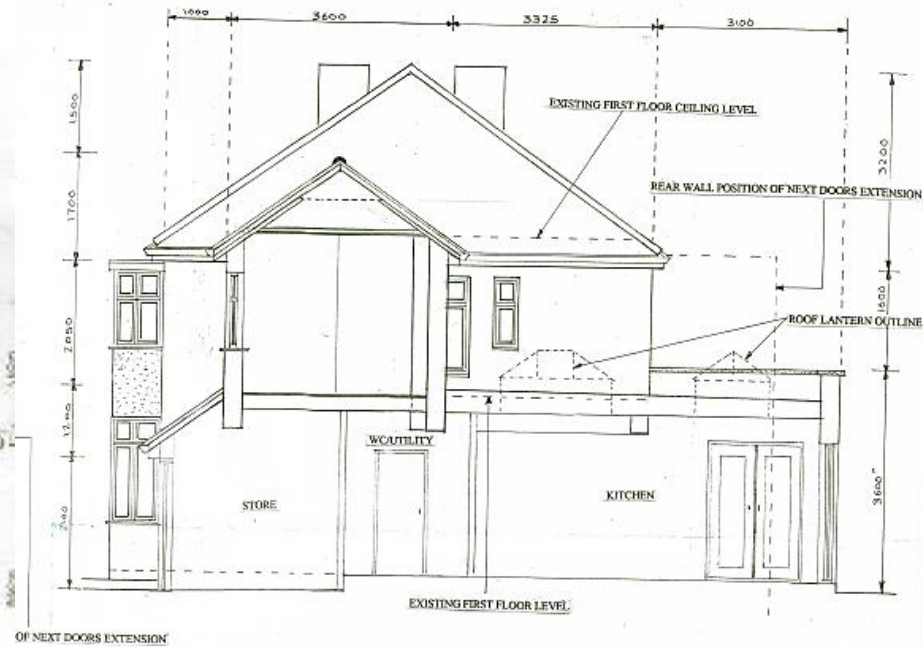
**20210768**  
**67 Ainsdale Road**





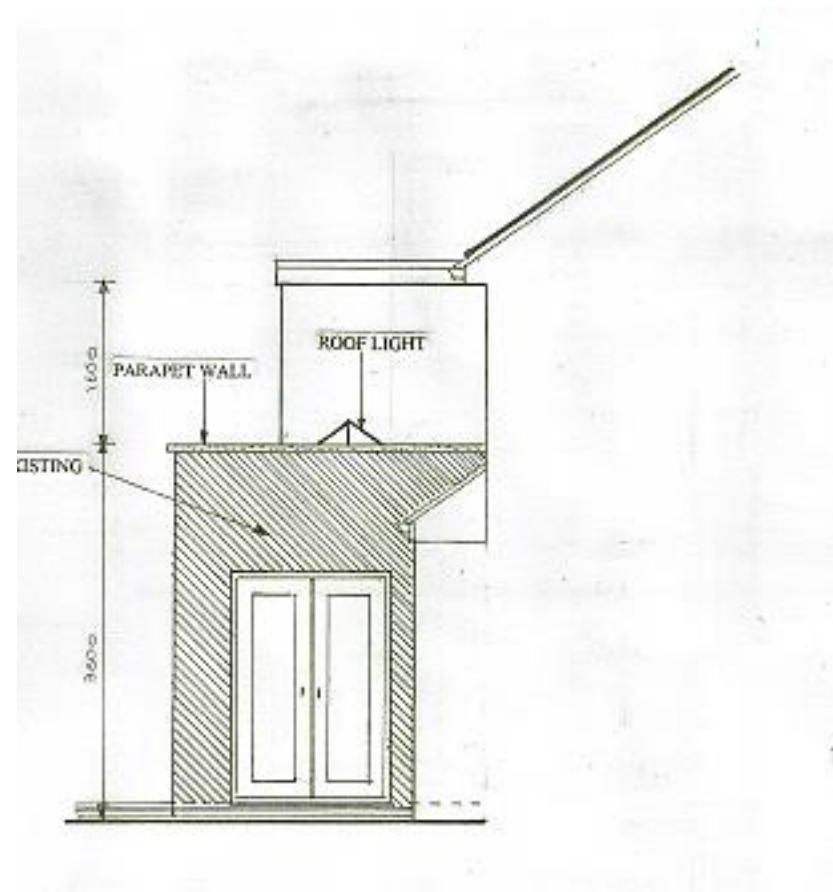
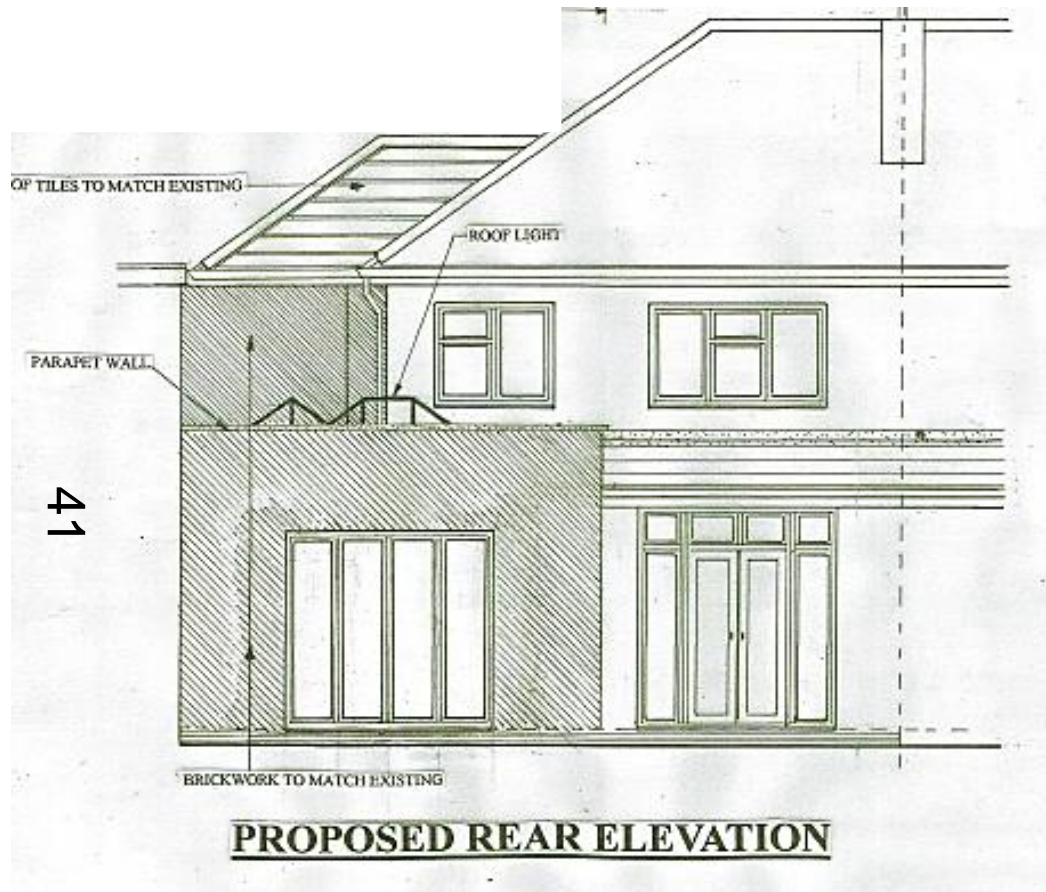
# Proposed Roof Plans

20210768  
67 Ainsdale Road



**Proposed Front Elevation and Side Section**

**20210768  
67 Ainsdale Road**



# Proposed Rear and Side Elevations

20210768  
67 Ainsdale Road





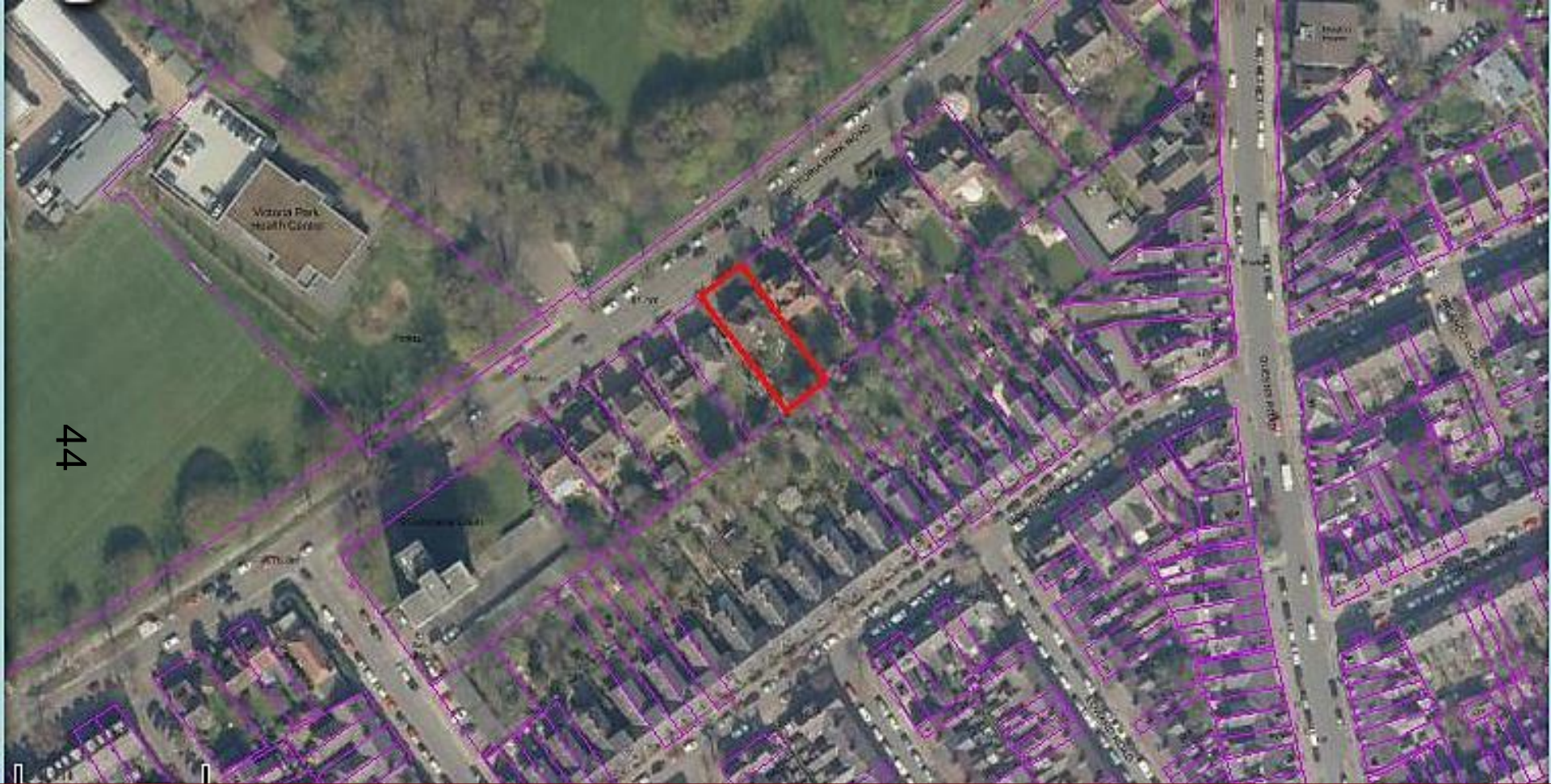
148 Victoria Park Road

**20211586**

P&DCC 17<sup>th</sup> November 2021

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[CLICK - 3D VIEW](#)

**20211586**  
**148 Victoria Park Road**



45



**Front Elevation**

**20211586**  
**148 Victoria Park Road**

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**Front Elevation**

**20211586**  
**148 Victoria Park Road**



47



Side elevation adjacent to 150 Victoria Park Road

20211586  
148 Victoria Park Road

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**Rear Elevation**

**20211586**  
**148 Victoria Park Road**



49



Rear Elevation adjacent to 146 Victoria Park Road

20211586  
148 Victoria Park Road

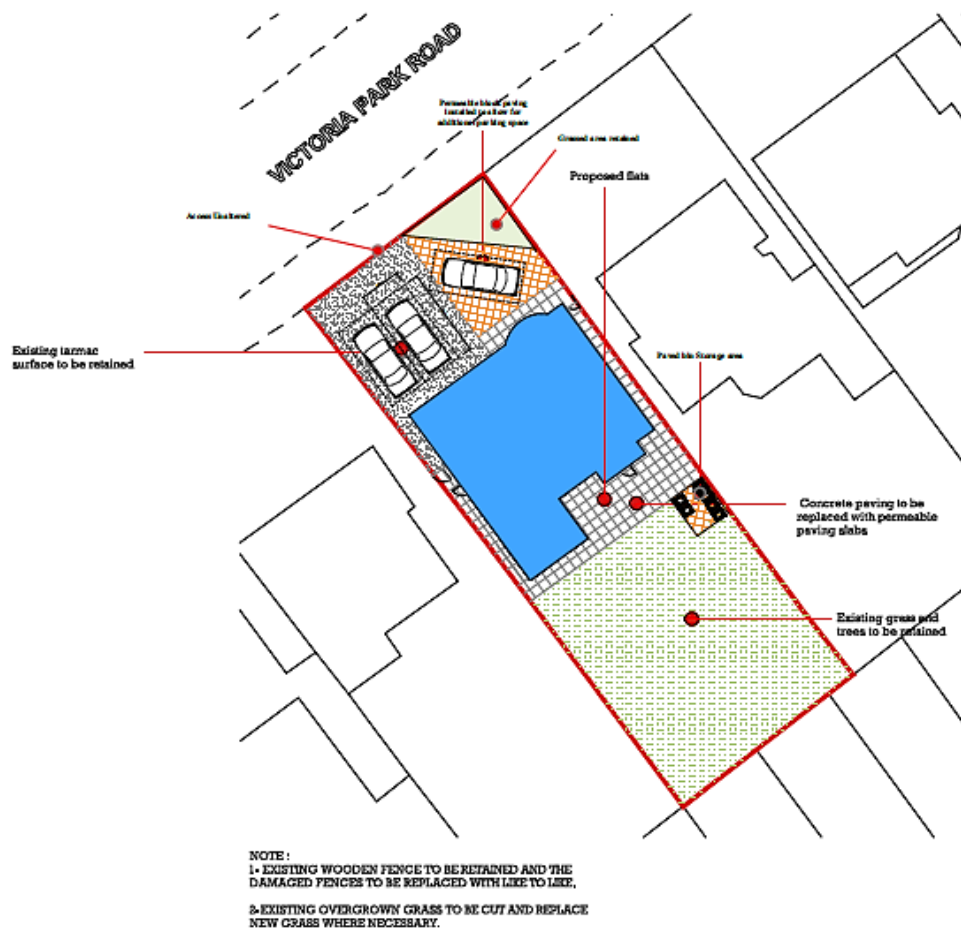


SITE LOCATION PLAN 1:500

# Location Plan

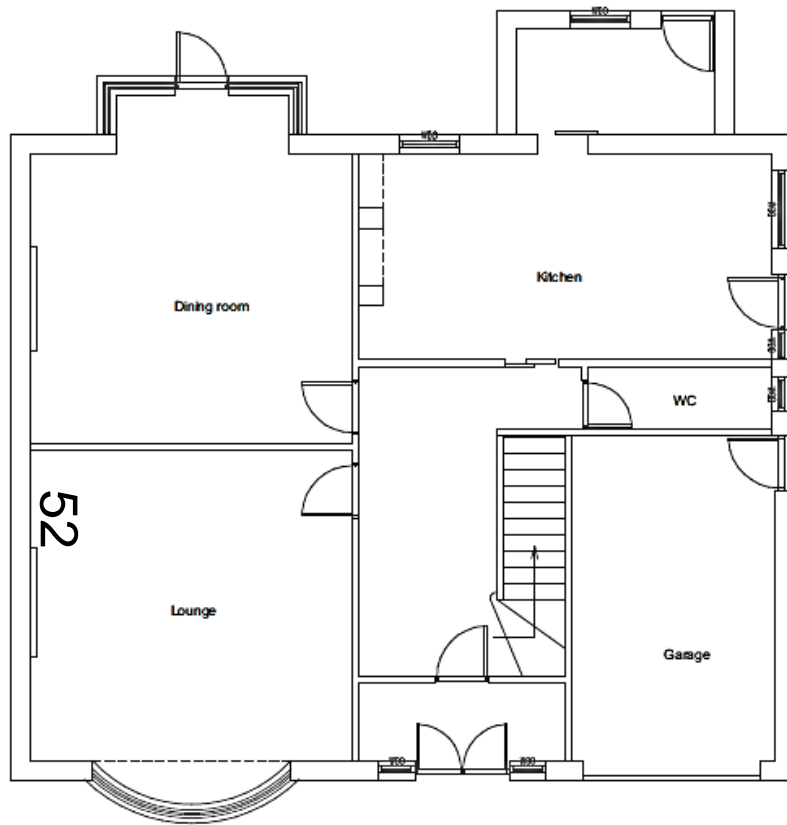
**20211586**  
**148 Victoria Park Road**



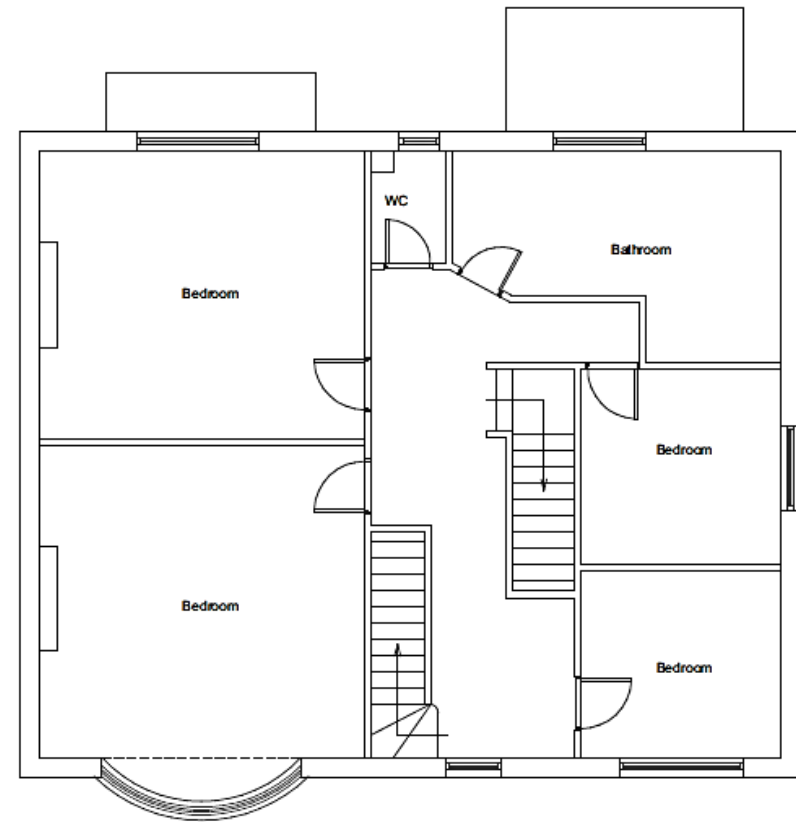


# Proposed Site Plan

**20211586**  
 148 Victoria Park Road



EXISTING GROUND FLOOR PLAN

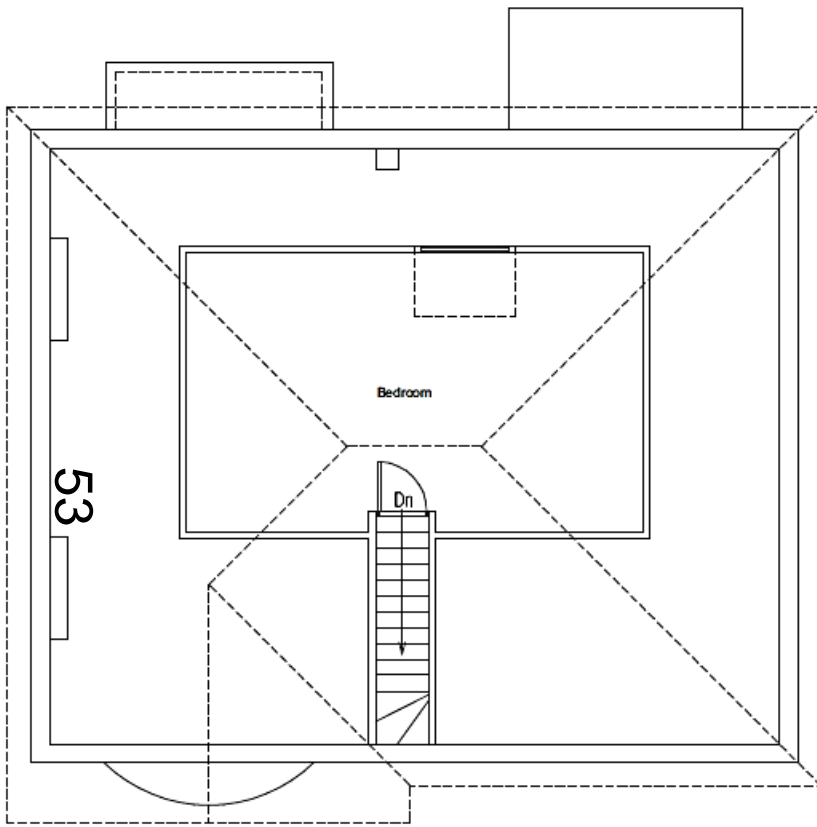


EXISTING FIRST FLOOR PLAN

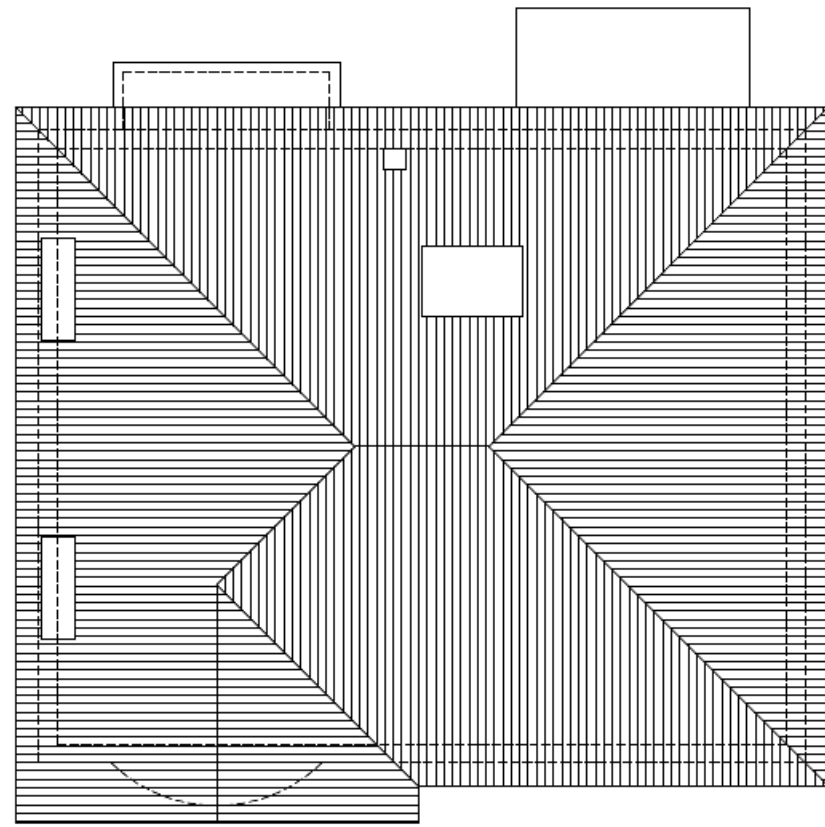
**Existing Ground and First Floor Plans**

**20211586**

**148 Victoria Park Road**



EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN

# Existing Second Floor and Roof Plan

20211586

148 Victoria Park Road



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

**Existing Front and Side Plan Elevations**

**20211586**

**148 Victoria Park Road**





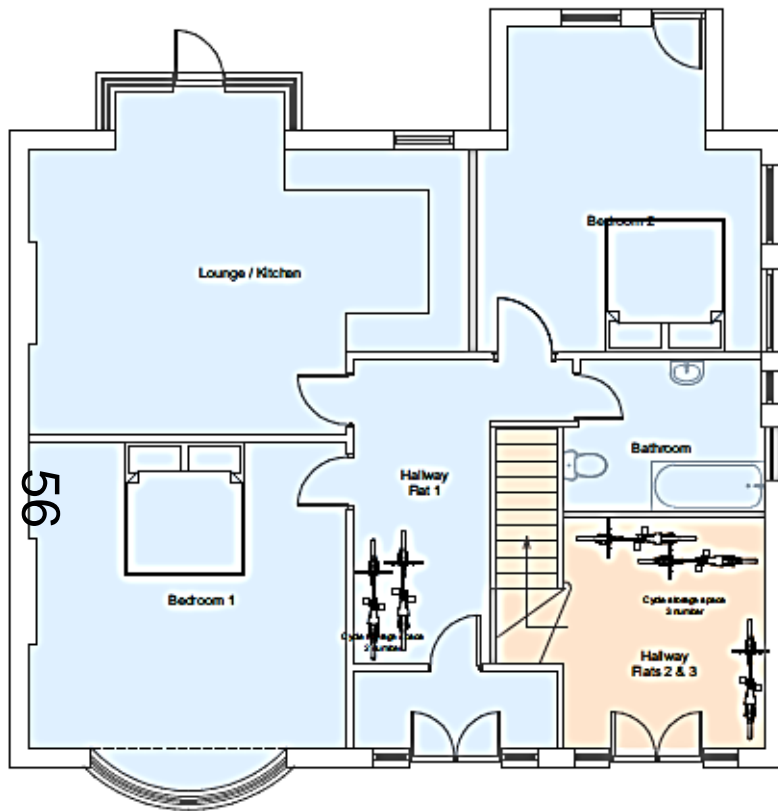
EXISTING REAR ELEVATION



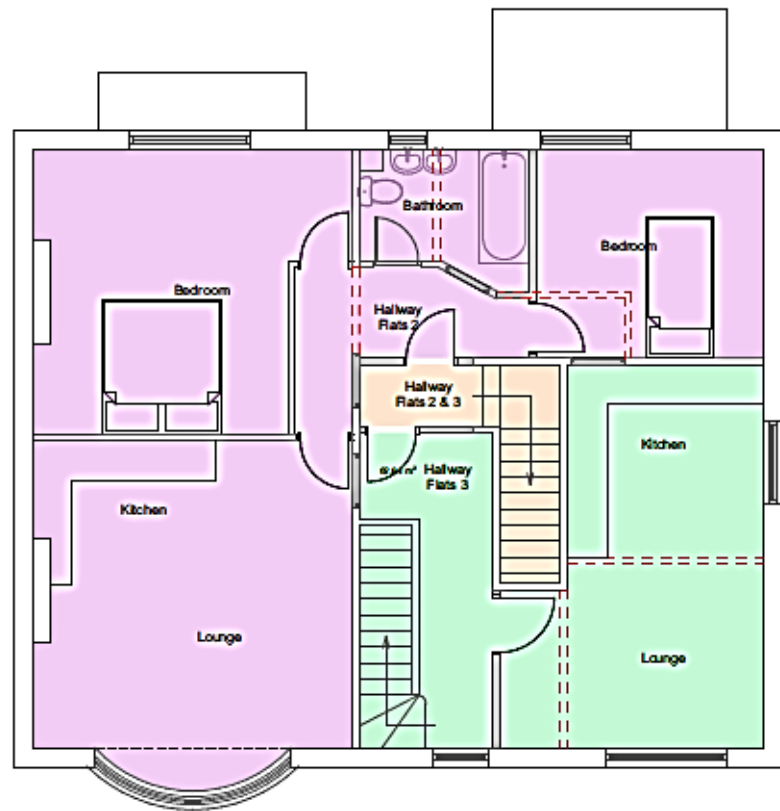
EXISTING SIDE ELEVATION

# Existing Rear and Side Elevations

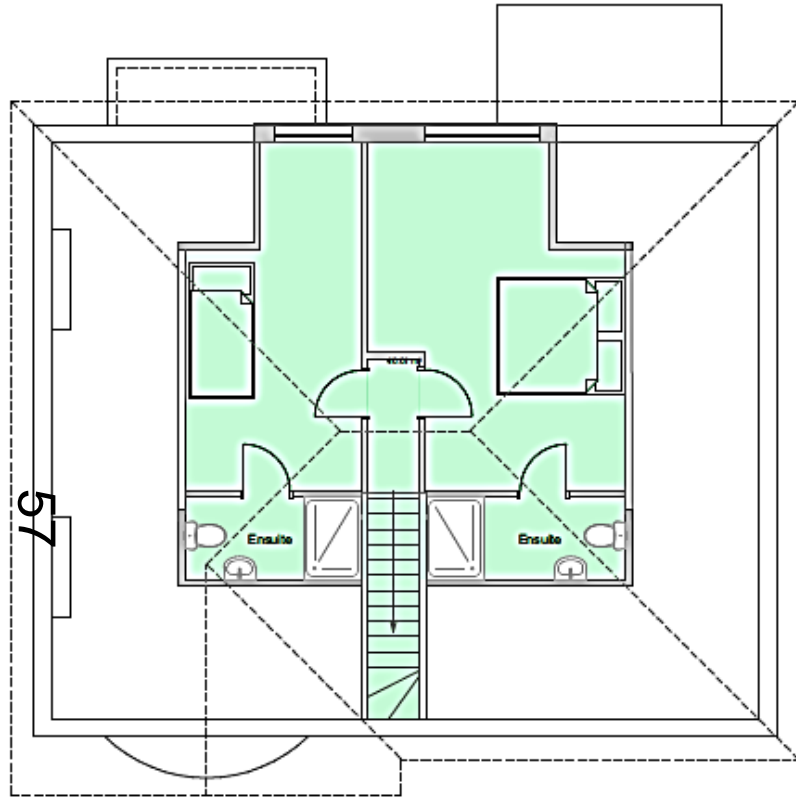
20211586  
148 Victoria Park Road



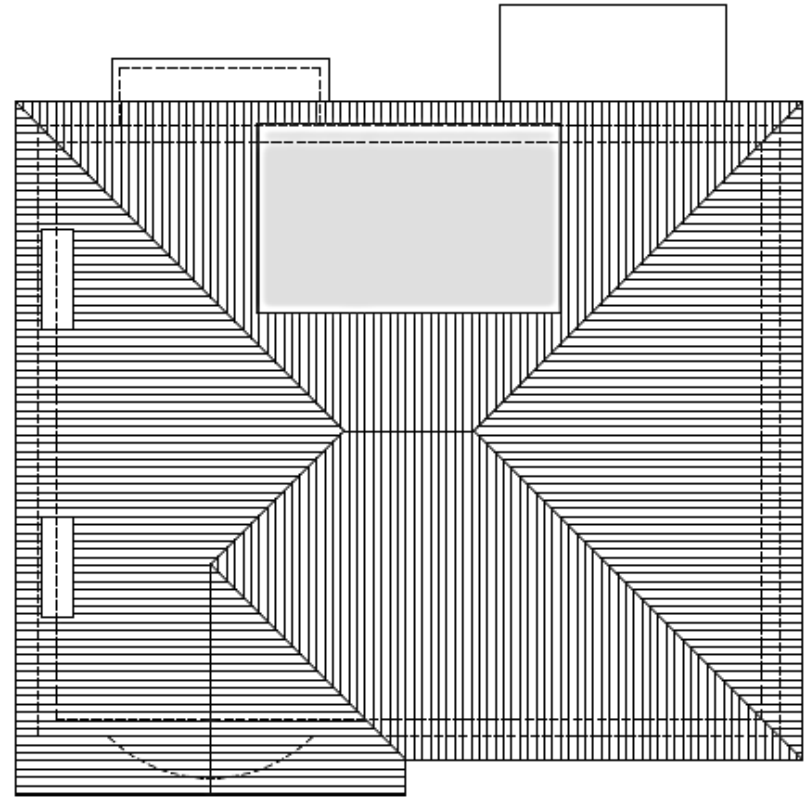
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

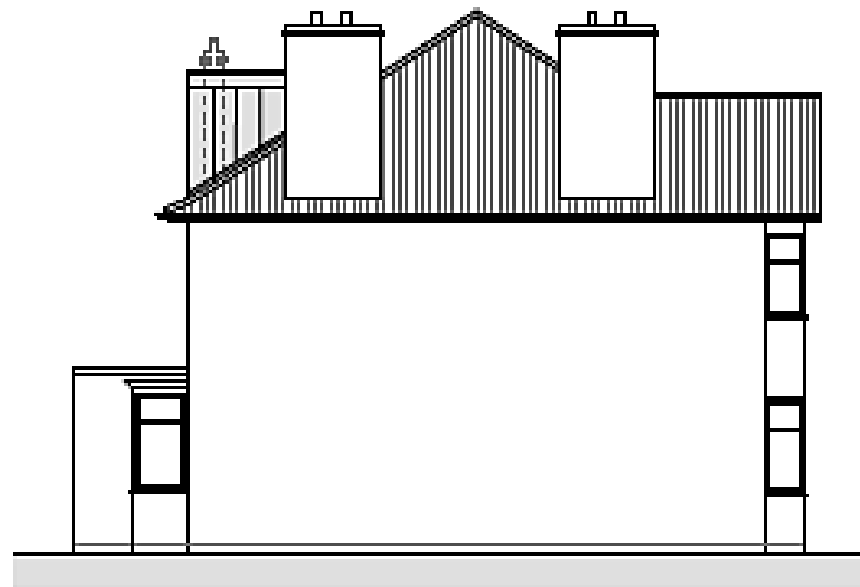
# Proposed Front and Side Elevations

20211586  
 148 Victoria Park Road





PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

**Proposed Rear and Side Elevations**

**20211586**  
**148 Victoria Park Road**



# Potential new St Paul's Conservation Area & extension to West End Conservation Area

Conservation Team  
PDCC

17<sup>th</sup> November 2021

# Background

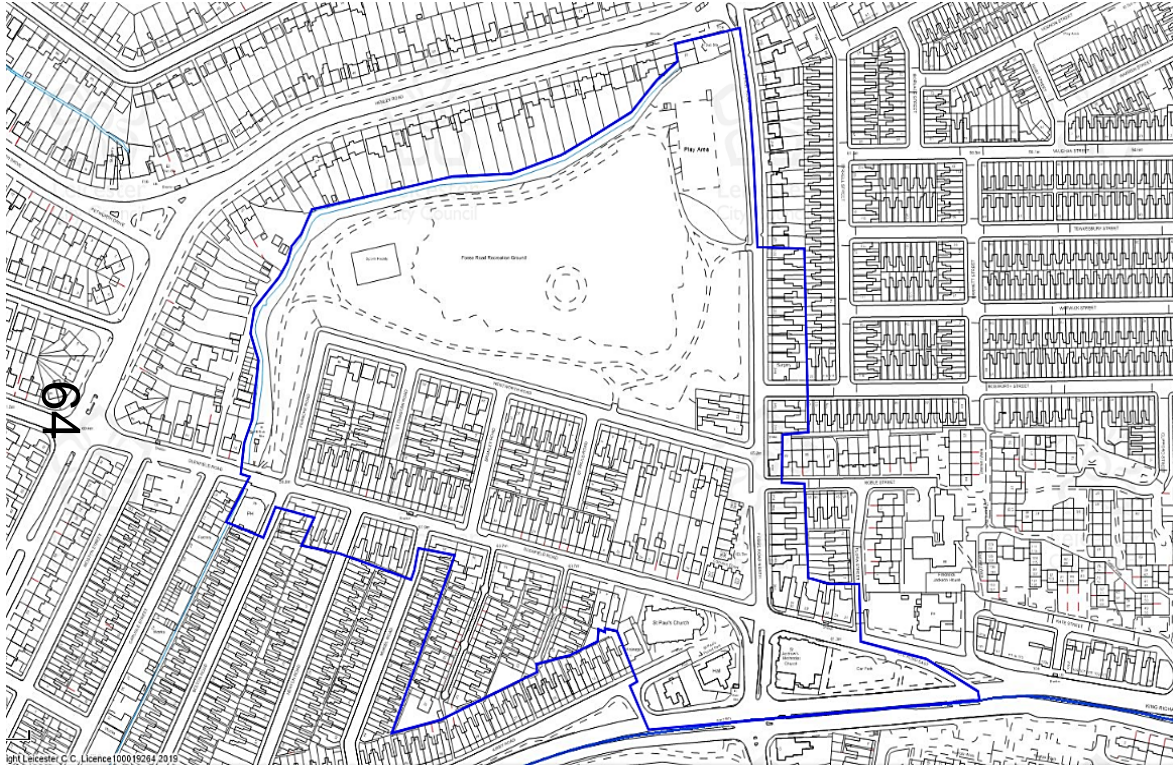
- Introduced by the Civic Amenities Act in 1967;
- Stamford was the first conservation area to be designated;
- Currently nearly 10,000 across the country.







# Potential Boundary



- 1.2km west of the city centre
- Fosse Ward
- North from the West End CA
- Centred on Fosse Road Recreation Ground, extending south to Fosse Road Central.

# Heritage & Natural Assets



## Designated Heritage Assets

- St Paul's Church (Grade II Listed)

## Non-designated Heritage Assets (Local List)

- Fosse Road Recreation Ground
- Fosse Road Terrace (354-264 Fosse Road North)
- Estonian House, 366 Fosse Road North
- St Andrew's Methodist Church & Hall
- St Paul's Former Vicarage
- Cherry Orchard Villa (Archaeological Site)

## Natural Assets

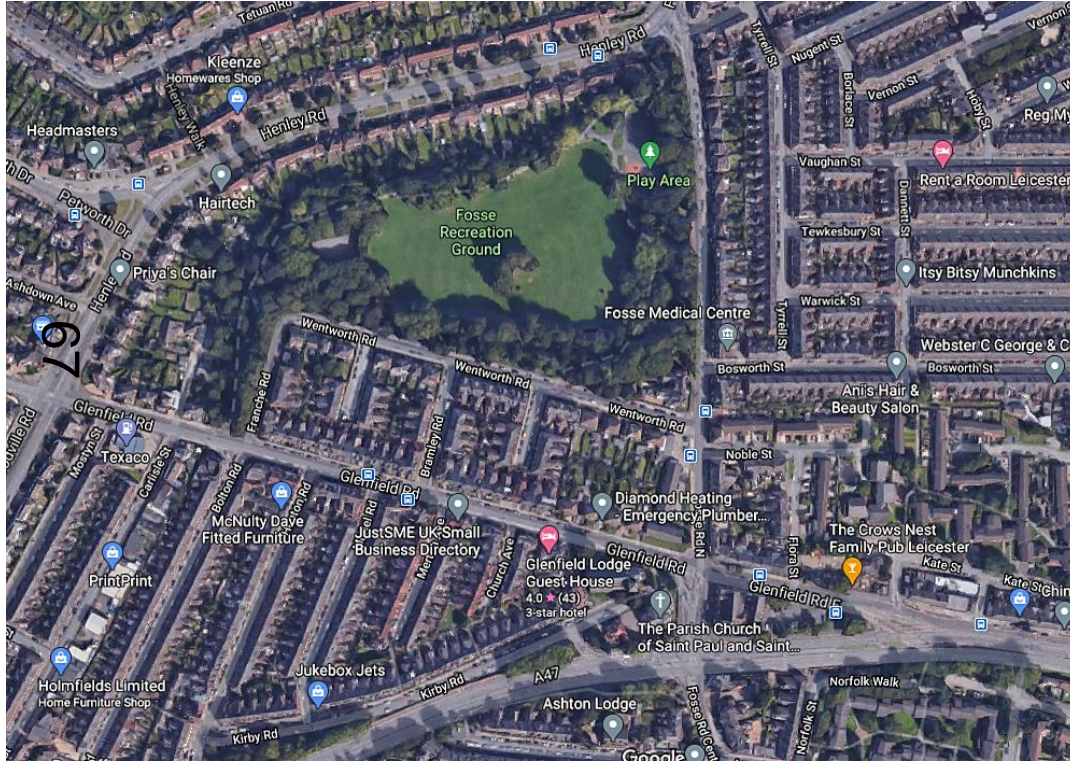
- Fosse Road Recreation Ground (Biodiversity Enhancement Site)
- TPO Tree adj. St Paul's Church





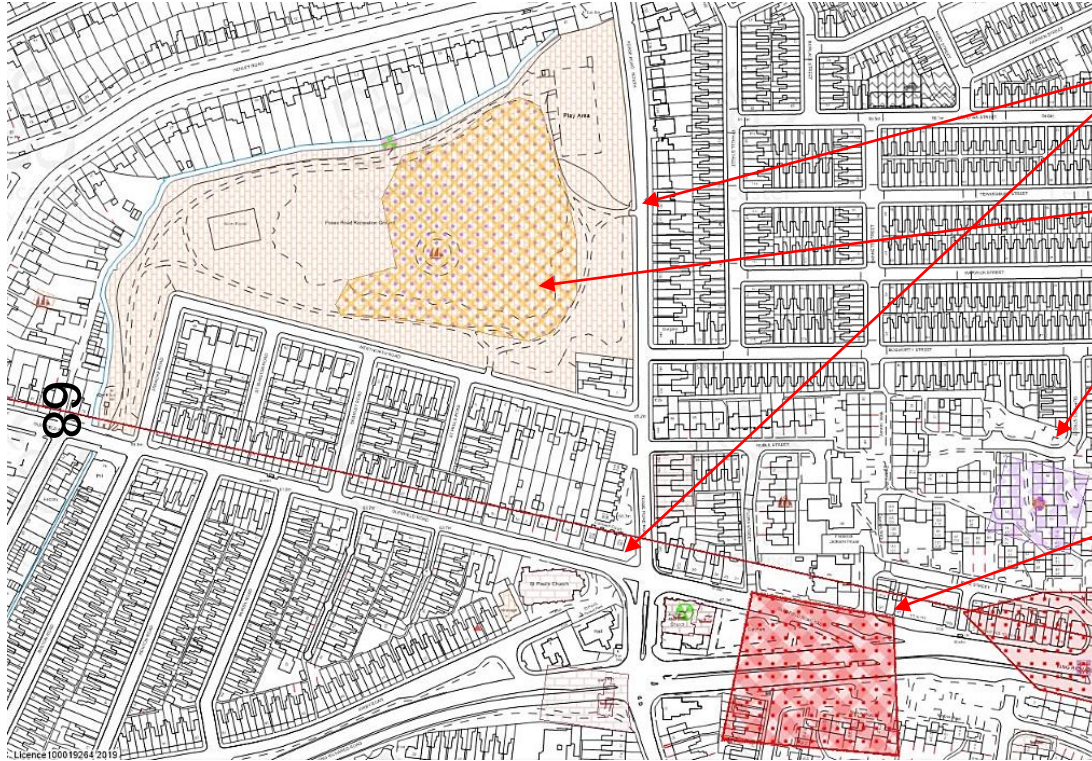


# Special Interest



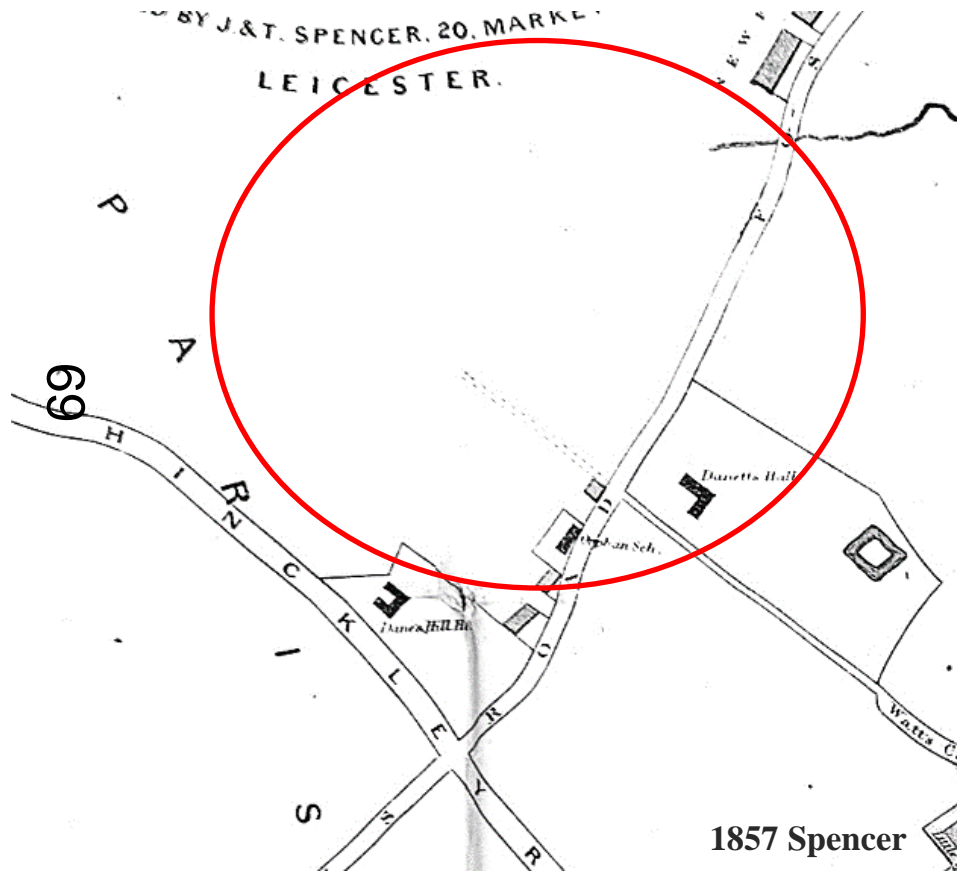
- Archaeological Interest
- Historic Interest
- Victorian & Edwardian architecture
- Townscape Interest
- Biodiversity Value

# Archaeology



- Fosse Road & Glenfield Road – Roman routes
- Ridge & Furrow (Fosse Road Recreation Ground)
- Medieval Manor House (Dannett's Hall) was located east of the area
- Roman corridor villa (Orchard Villa) at the junction of Glenfield Road East and King Richard Road

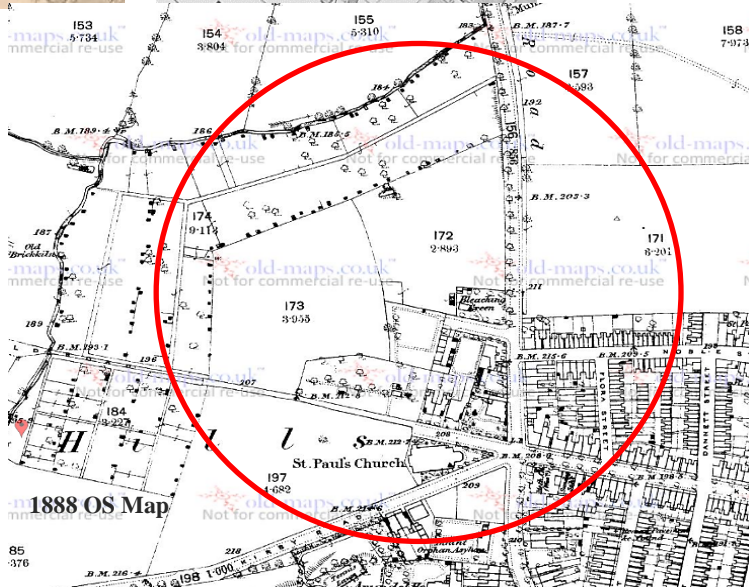
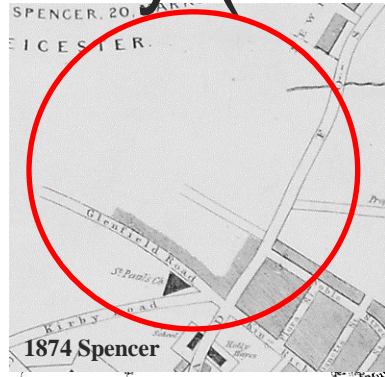
# History (Early to mid-19<sup>th</sup> century)



- Located west from the town's defences
- Cross-roads of 'Fosse Way' (north-south) and Hinckley Road (east-west)
- Open pastures to the west of Dannett's Hall
- By mid-19<sup>th</sup> century - few building in the area
- 'Leicestershire Female Infant Orphan Asylum' at 34 Fosse Road constructed c.1854



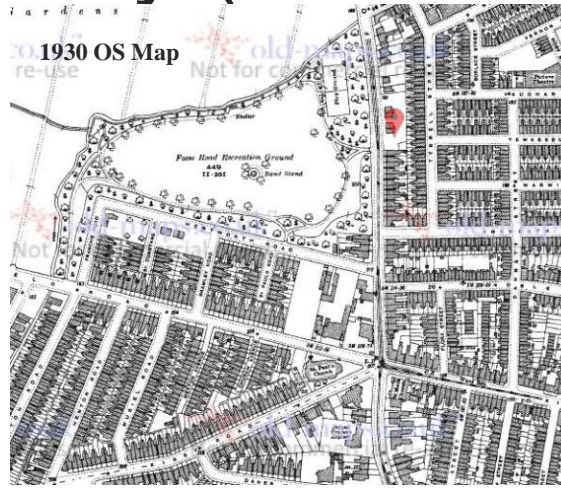
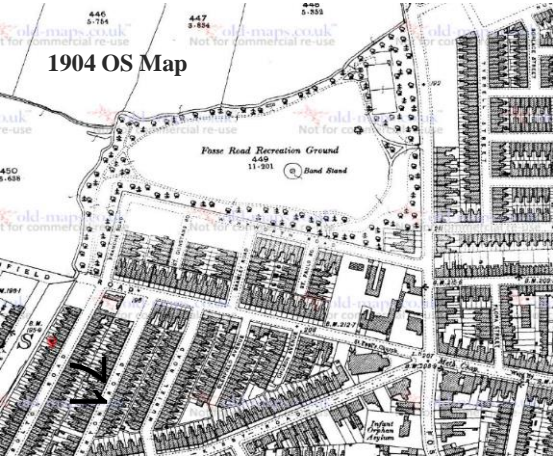
# History (1860s – c.1900)



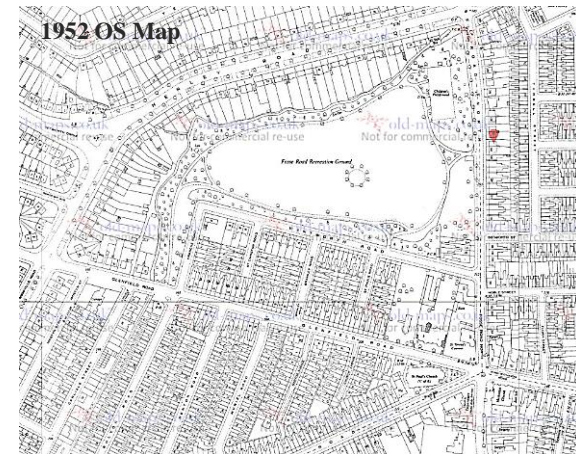
- Area developed from 1860s onwards after the sale of Dannett's Hall
- St Paul's Church constructed in 1869
- Late 1860s/early 1870s – the district of St Paul's was developed
- St Andrew's Methodist Church constructed in 1880
- Fosse Road Recreational Ground laid out in 1897
- Construction of Victorian & Edwardian terraced housing from late 1880s to early 20<sup>th</sup> century



# History (20<sup>th</sup> century)



- c.1904 – tramway laid along Fosse Road & railway station opened north of the area
- 1920s-1950s – semi-detached dwellings constructed along west end of Wentworth Road & Henley Road
- Early 1970s – Convent Court constructed
- Early 1980s - West Bridge Stage II road improvement scheme inc. demolition of Infant Asylum and terraced housing adj. St Andrew's Church



1989-1991 OS Map

# Architecture

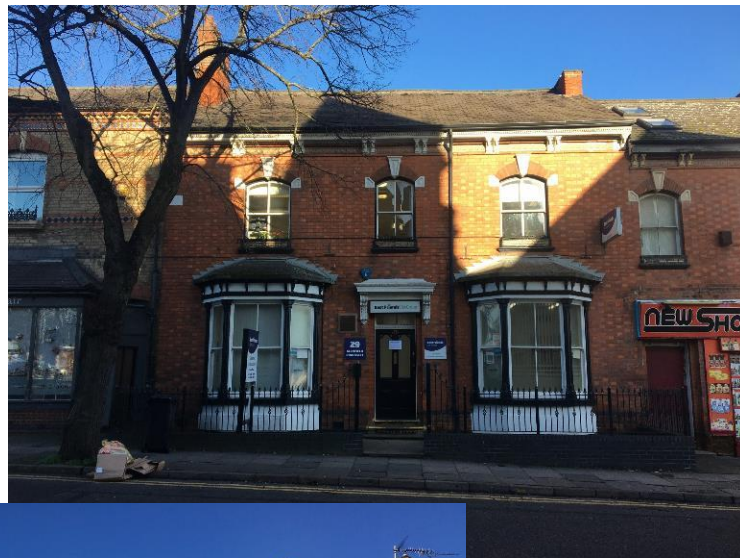


- Victorian & Edwardian
- Vernacular Revival
- Terraced properties
- 2-3 storeys in height
- Red brick
- Pitched roofs
- Timber windows & doors
- Recessed from highway
- Front gardens & boundary treatments
- Gables & finials











# Architecture – Mid to late-20<sup>th</sup> century



# Detail





# Detail



# Potential extension to West End Conservation Area



## Dulverton Road

- 19<sup>th</sup> century (most houses constructed 1896-1898 to the designs of Draper & Walton for the Leicester House and Land Society)
- Townscape of much interest (sharply curved, elevated, bays and chimneys)
- Small scale artisan housing with limited detailing
- Many original features (windows, doors and walls) survive
- At immediate risk of further deterioration
- Integral quality to the rest of the Conservation Area









