



Leicester
City Council

SECOND DESPATCH

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

WEDNESDAY, 20 APRIL 2022

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

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

Appendix A

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

20 April 2022

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

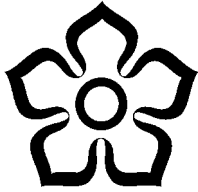
- **Supplementary Report (Addendum)**
- **Officers Presentation**

Officer contacts

Tel: 0116 454 5591 / 0116 454 5843 e-mail: aqil.sarang@leicester.gov.uk / jacob.mann@leicester.gov.uk

Planning & Development Control Committee
Applications and Contraventions: Supplementary Report

Wards: see individual reports



Leicester
City Council

Planning & Development Control Committee

Date : 20 April 2022

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

INDEX
APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
13		20201473	Land & garages r/o 94-102 Whitteney Dr North, 9 Camfield Rd	EM
37		20220290	67 Dulverton Road	WC

20201473	Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise	
Proposal:	Construction of 5 two storey dwellinghouses (5x3 bed) (Amended Plans received 19 th April 2022)	
Applicant:	Leicester City Council	
App type:	City Council Regulation 3	
Status:		
Expiry Date:	21 April 2022	
JL	TEAM: PM	WARD: Eyres Monsell

Page Number on Main Agenda: 13

Amended Description: Yes - to include amended plans received

Amended Conditions: 19 (Plans Condition)

Further Considerations

Correction on page 14, under The Proposal, para. 2 – line 4, should read: It is proposed that all five dwellings will have solar panels to the roof of the dwellings and not that only plots 2,3 and 5 would have solar panels installed.

The Energy Report submitted with the application had indicated that solar panels would have been provided to all the dwellings, however these had been missed off the plans. The addition of these solar panels will have no impact on the amenity of neighbouring occupiers.

Amended plans have been submitted to show solar panels to all the dwellings and condition 19 has been amended to reflect this.

CONDITIONS

19. The development permitted shall be carried out in accordance with the following drawings:

P/006 Rev E - Plots 1, 2, 4 and 5 Proposed Floor Plans

P/007 Rev E - Plot 3 Proposed Floor Plan, received by the Local Planning Authority on 20th May 2021.

COV/101/P/001 Rev G - Location and Block Plan

COV/101/P/003 Rev A - Proposed Site Sections

COV/101/P/004 Rev F - Proposed Elevations

COV/101/P/011 Rev L - Proposed Site and Landscape Plan, received by the Local Planning Authority on 19th April 2022.

(For the avoidance of doubt).

20220290	67 Dulverton Road	
Proposal:	Change of use from house in multiple occupation for 6 persons (Class C4) to house in multiple occupation for 7 persons (Sui Generis) (Amended plans received 08/04/2022)	
Applicant:	Mr Umesh Kalra	
App type:	Operational development - full application	
Status:		
Expiry Date:	22 April 2022	
PB	TEAM: PD	WARD: Westcotes

Page Number on Main Agenda: 37

Amended Description: Yes - to include amended plan received

Amended Conditions: 4 (Plans Condition)

Further Considerations

The applicant has supplied an amended drawing (19032-P-402 Rev. A (Proposed Plans and Elevations) – rec'd 08/04/2022) to remedy a disparity between the originally submitted version of that drawing and drawing 19032-P-001 (Site Location Plan) with regards to the bins and cycle storage within the rear amenity space. The description and condition 4 have been amended to reflect this.

CONDITION

4. Development shall be carried out in accordance with the following approved plans: 19032-P-001 (Site Location Plan) received 07/02/2022; and 19032-P-402 Rev. A (Proposed Plans and Elevations) received 08/04/2022. (For the avoidance of doubt).

Planning & Development Control Committee

20th April 2022

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Planning Applications Index

Planning & Development Control Committee 20th April 2022

20201473

**Land & Garages Rear of 94-102
Whitteney Drive North,
9 Camfield Rise**

o

20212643

252 Melton Road

20213057

4 Woodborough Road

20220290

67 Dulverton Road



Leicester
City Council

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield

Rise

20201473

P&DCC 20 April 2022

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[CLICK - 3D VIEW](#)

20201473
Land & Garages Rear of 94-102 Whittney Drive North, 9 Camfield Rise



Access to/from Whitteney Drive North

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise

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**Northern
Boundary
(Brettell
Road)**

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise



Application Site – view to the east of the site – Camfield Rd

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**Camfield
Rise
Access**

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise



**Southern
Boundary
bungalows
beyond**

14



**Bungalows
to South**

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise

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**Western
Boundary**

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise



Location Plan
Scale: 1:1250

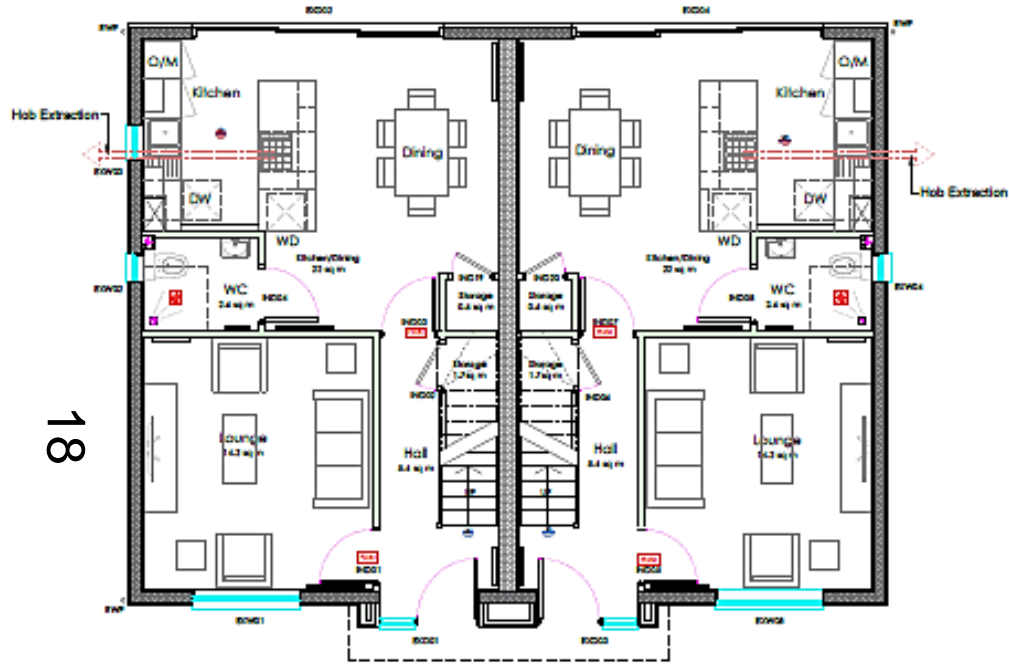
Key:

- Site boundary
- Other land in ownership of applicant.



Block Plan Scale 1:500

Bungalows with no habitable rooms on first floor, therefore no minimum distance applies.



Plot 1
Ground Floor Plan

Plot 2

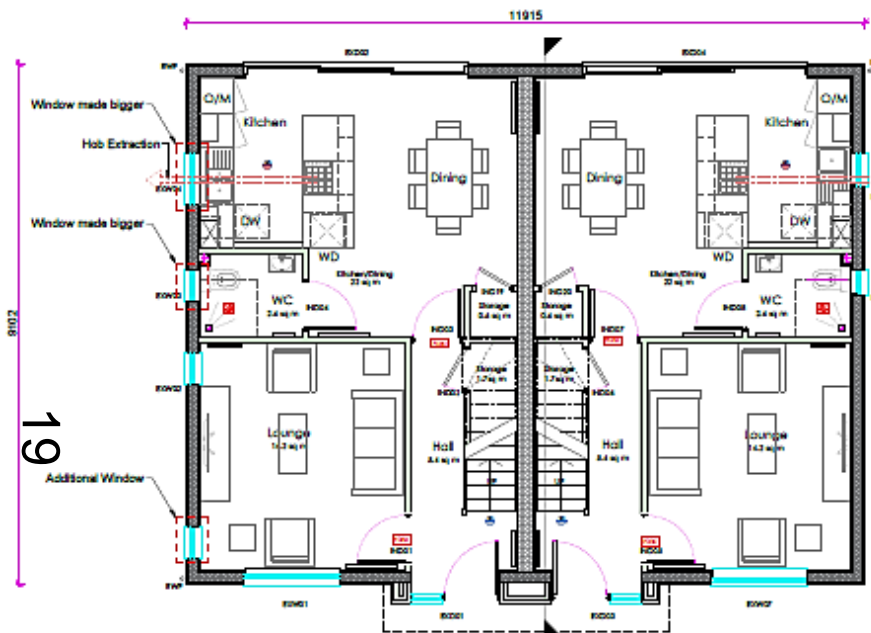


Plot 1
First Floor Plan

Plot 2

Floor Plans Plots 1, 2

20201473



Plot 4
Ground Floor Plan

Plot 5



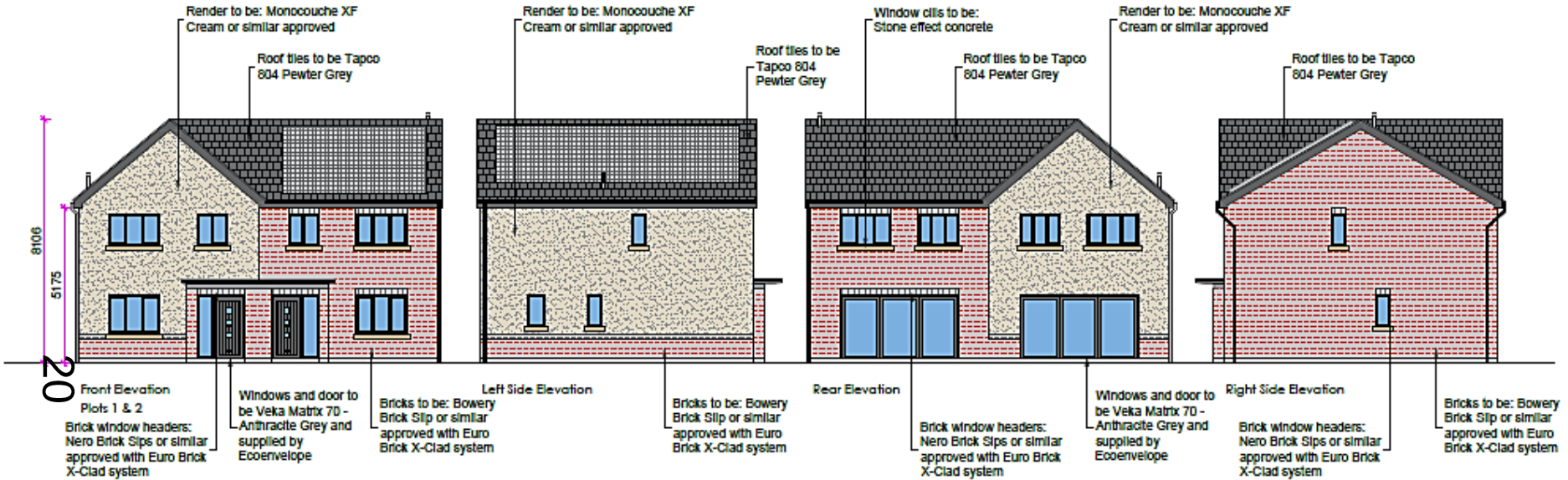
Plot 4
First Floor Plan

Plot 5

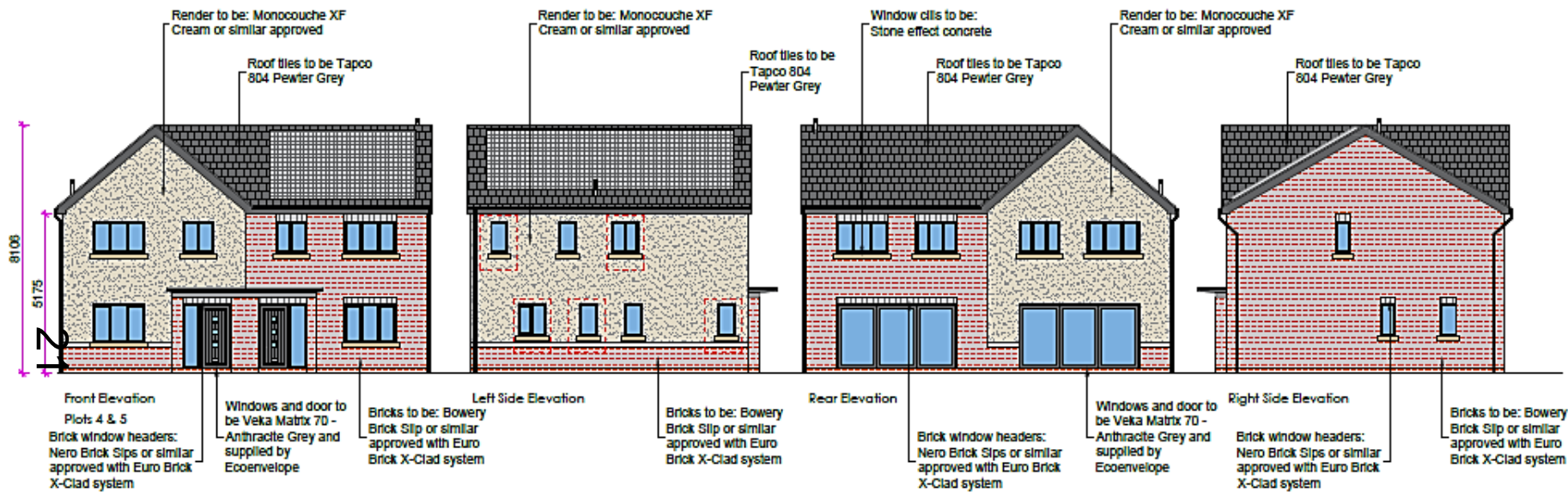
Floor Plans Plots 4, 5

20201473

Land & Garages Rear of 94-102 Whittney Drive North, 9 Camfield Rise

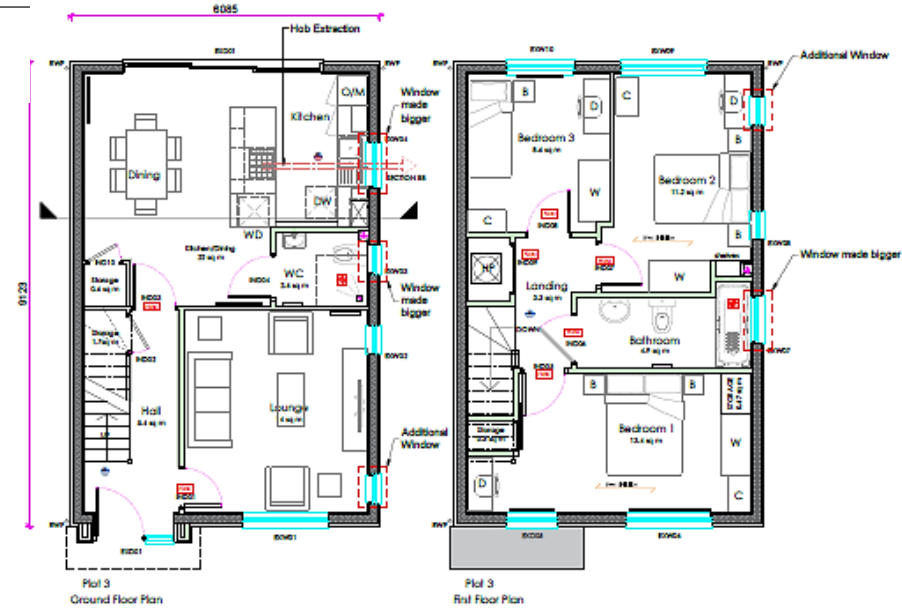
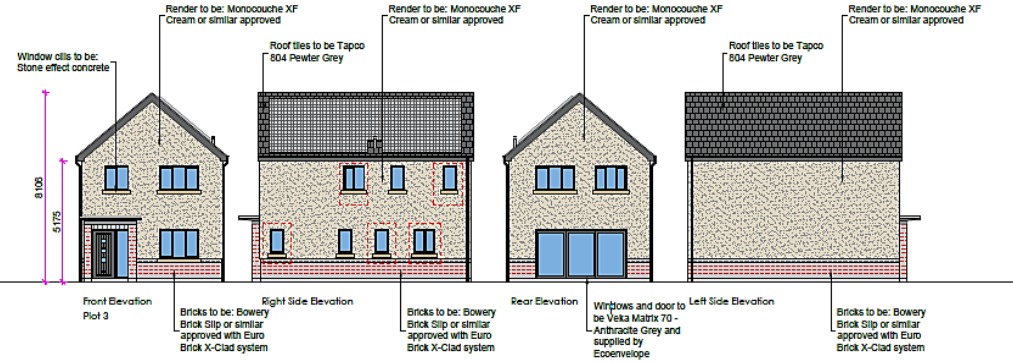


Elevations Plots 1, 2



Elevations Plots 4 and 5

20201473



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Elevations and Floor Plans Plot 3

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise



Section AA

Cross section from north to south - front elevations of all the plots

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise



Section CC

**Cross section north to south - rear
elevations of all the plots**

20201473

Land & Garages Rear of 94-102 Whitteney Drive North, 9 Camfield Rise



Section BB

Cross section west to east looking from the north of site – side elevations of plots 1, 3 & 4



Cross section west to east looking from the south of site – side elevations of plots 5 & 3

252 Melton Road

20212643

P&DCC 20 April 2022

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[CLICK - 3D VIEW](#)

20212643
252 Melton Road

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Front elevation

20212643
252 Melton Road

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View down Melton Road

20212643
252 Melton Road



Side elevation



View down Woodbridge Road

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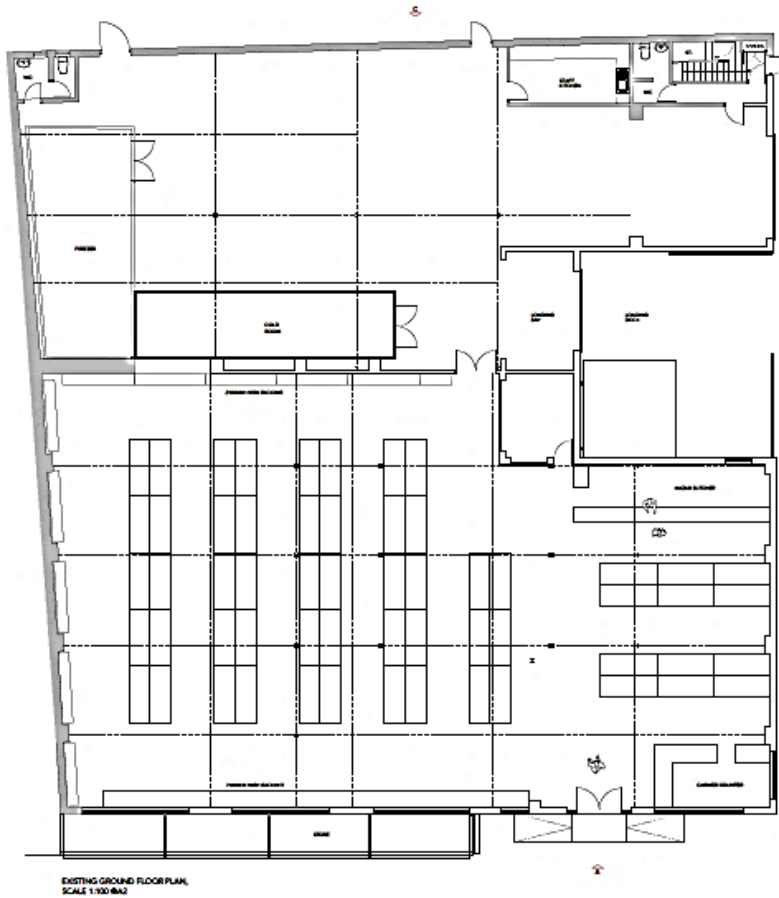
Site location
plan



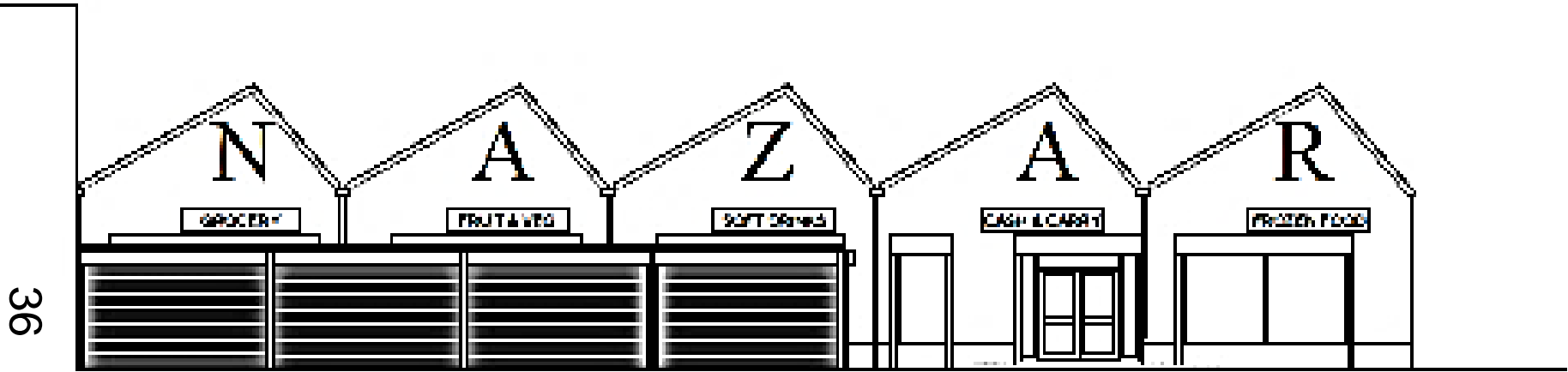
PROPOSED LOCATION PLAN,
SCALE 1:500 (B43)

20212643

252 Melton Road

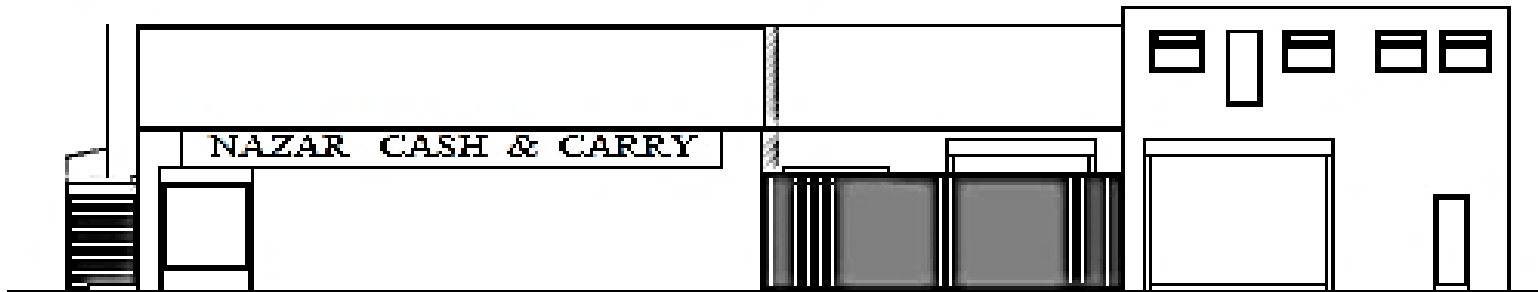


Layout plan with front extension



EXISTING ELEVATION A,
SCALE 1/8"=1'-0"

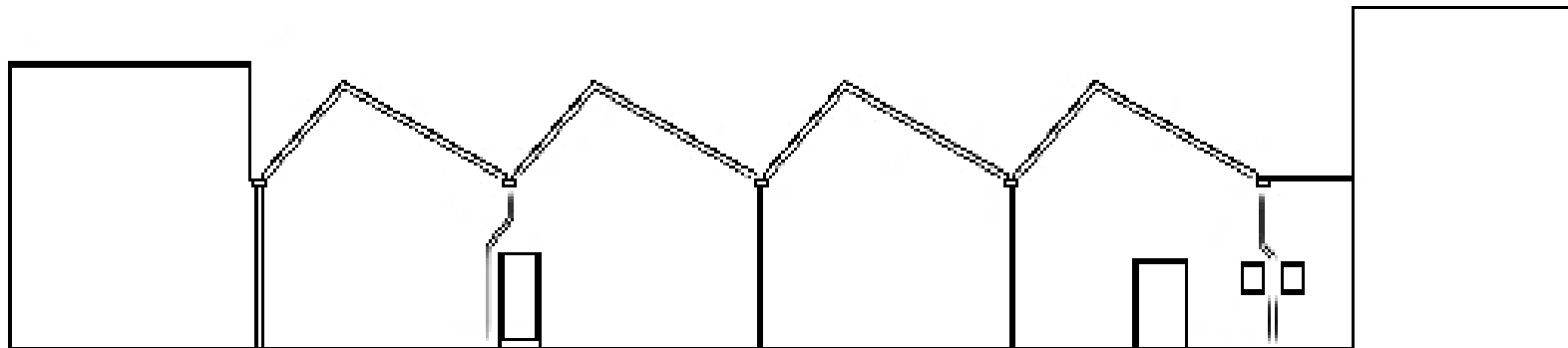
Existing front elevation with
front extension



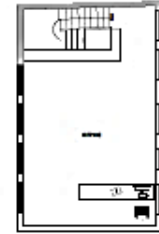
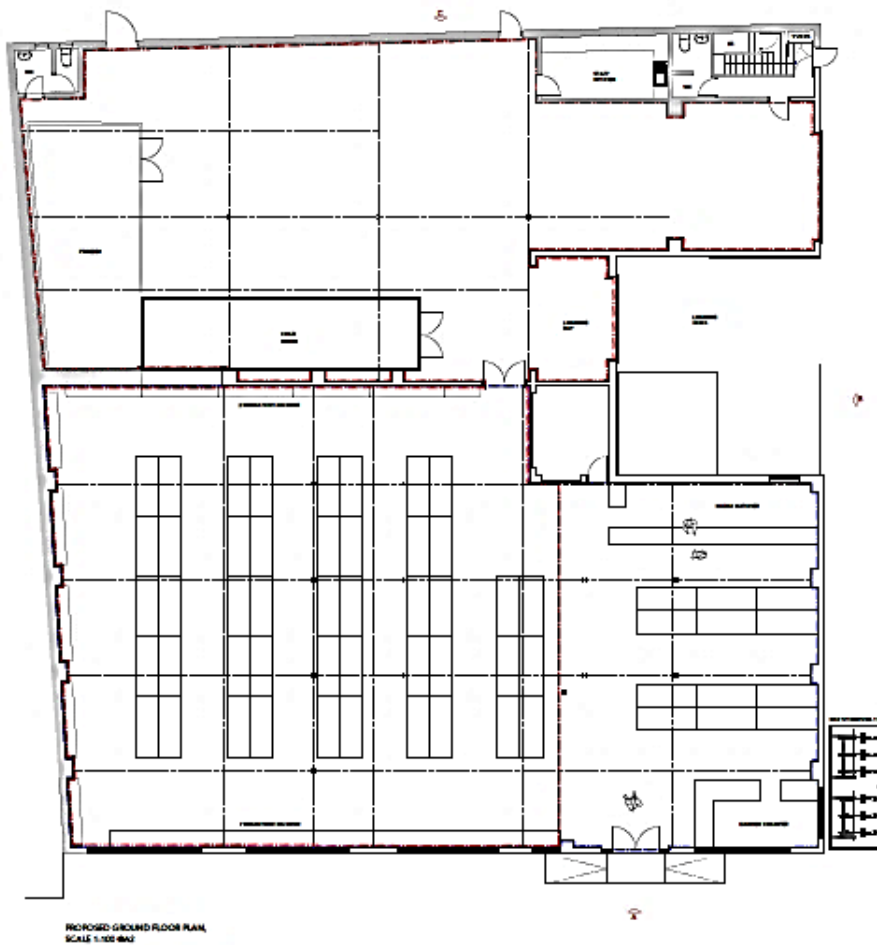
EXISTING ELEVATION B,
SCALE 1:100 (M2)

Existing side elevations

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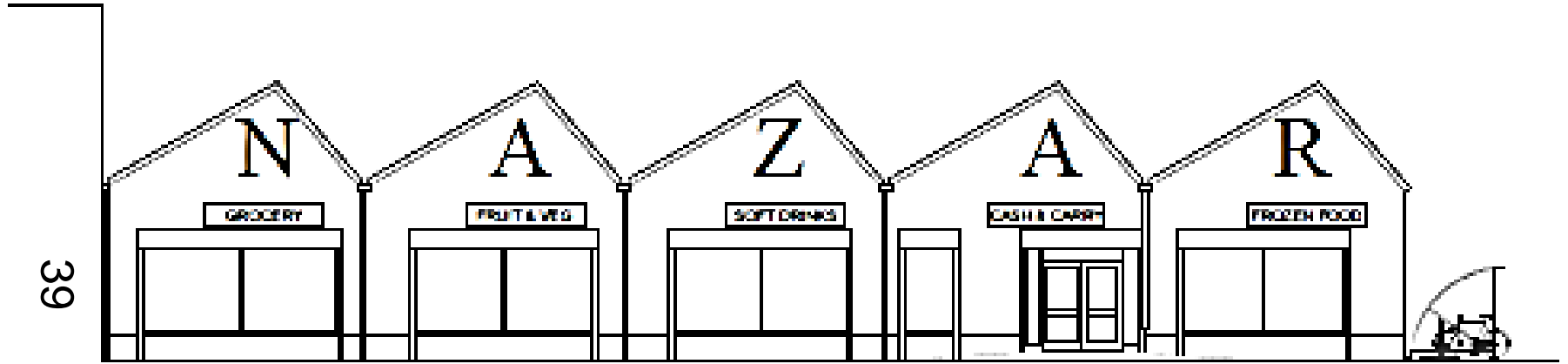
EXISTING ELEVATION C,
SCALE 1:100 (M2)



PROPOSED FIRST FLOOR PLAN,
SCALE 1:100 (A4)

LEG LAYOUT
--- STAIR CASE
--- STORAGE & DEMOLITION AREA

**Proposed layout of retail
(511sq.m) and storage areas
(709sq.m)**



PROPOSED ELEVATION A,
SCALE 1:120 (M)

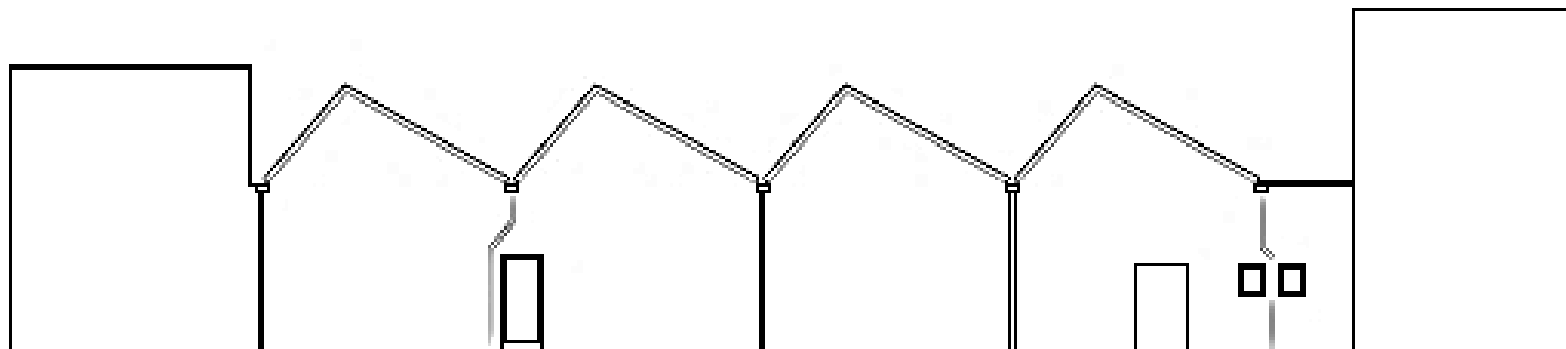
Proposed front elevation



ELEVATION B,
SCALE

Side elevations

40



PROPOSED ELEVATION C,
SCALE 1/120 (N)

20212643

252 Melton Road

4 Woodborough Road

20213057

30th March 2022

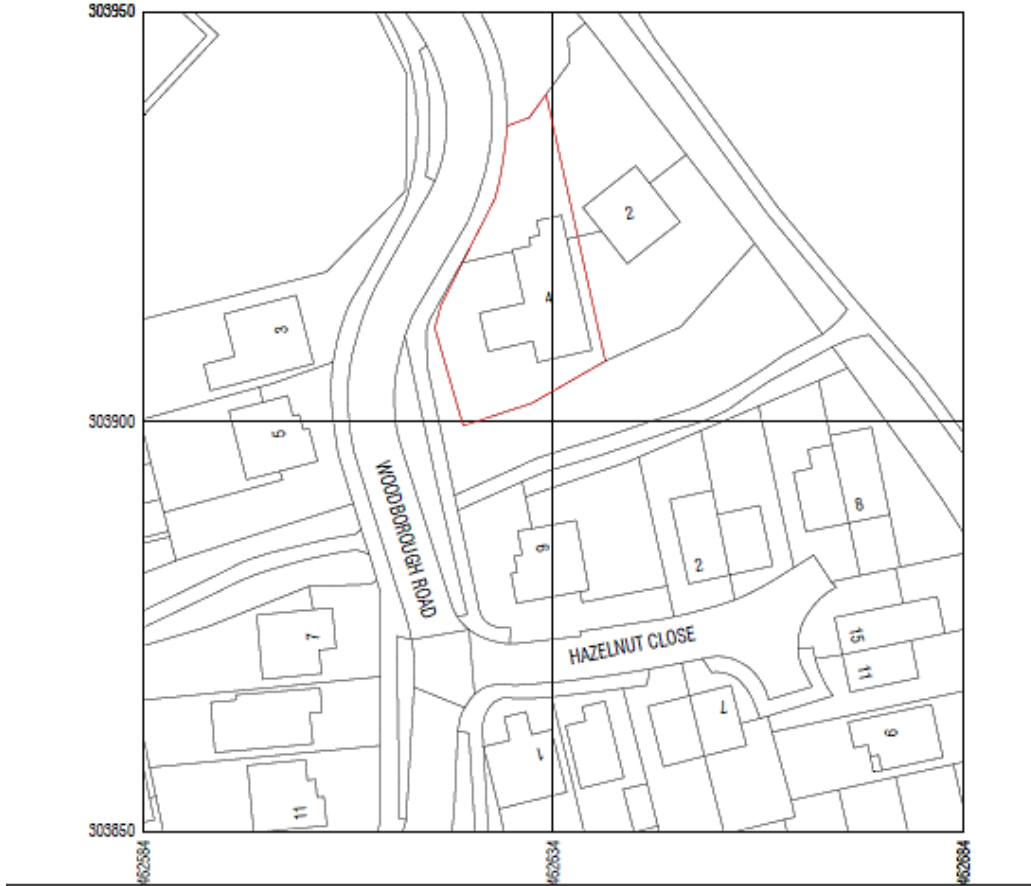
42





[CLICK - 3D VIEW](#)

20213057
4 Woodborough Road



EXISTING BLOCK PLAN SCALE 1:500

45



Front elevation

20213057
4 Woodborough Road

46



20213057

4 Woodborough Road

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20213057

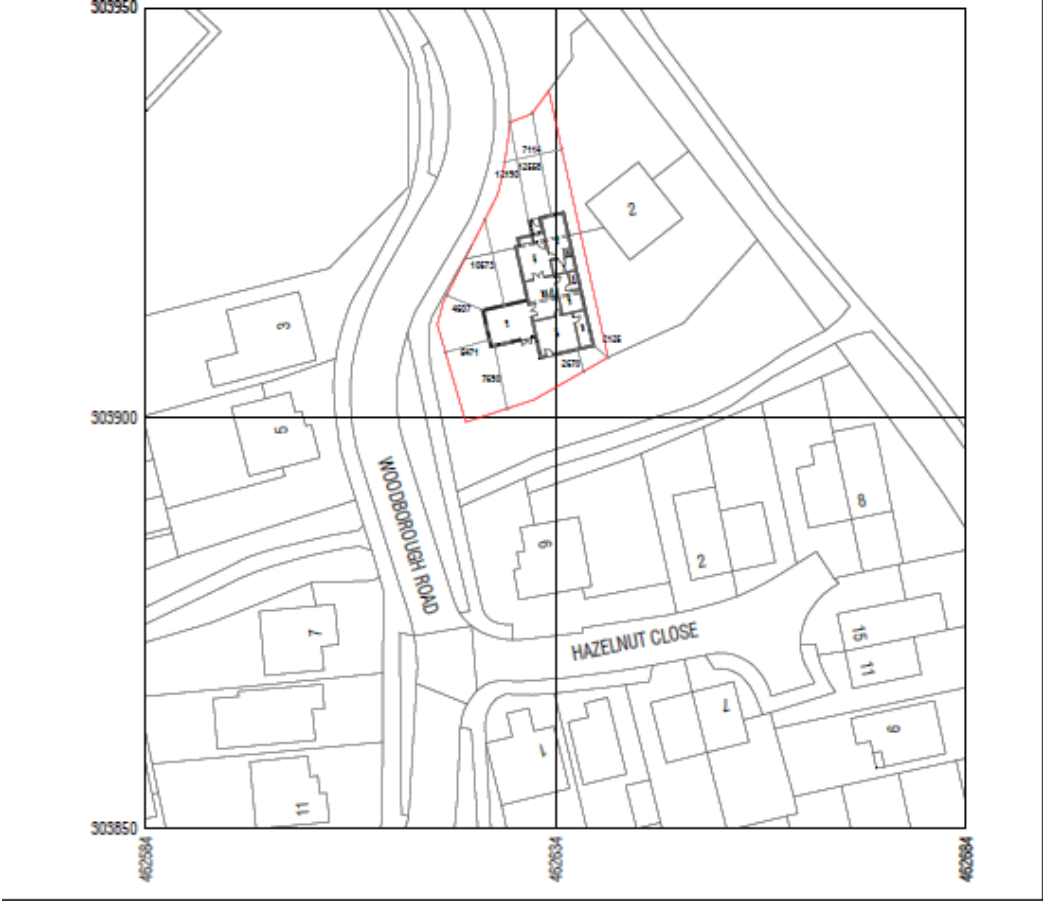
4 Woodborough Road

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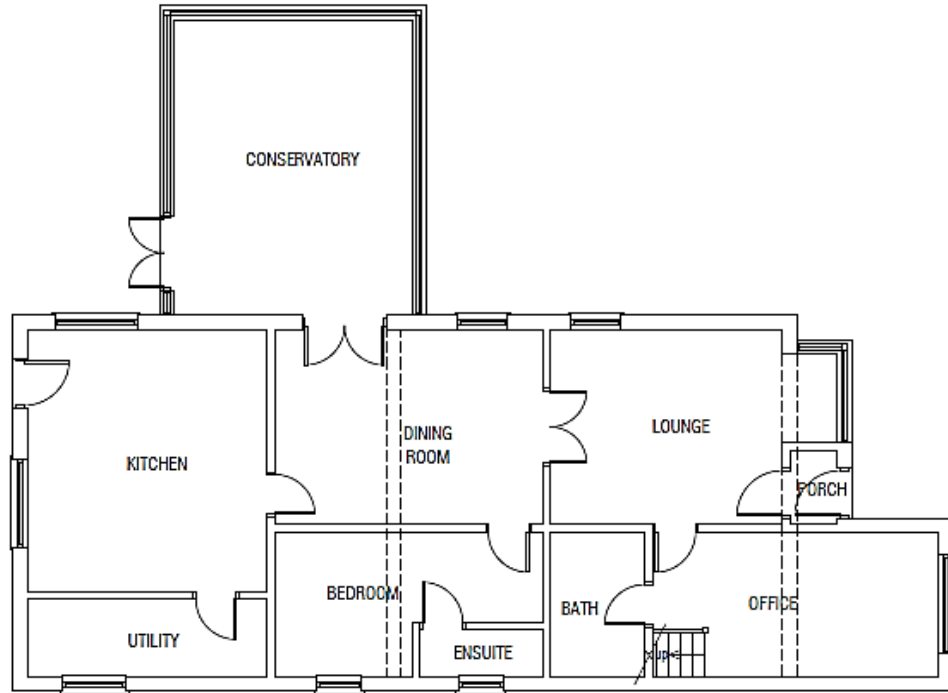


20213057

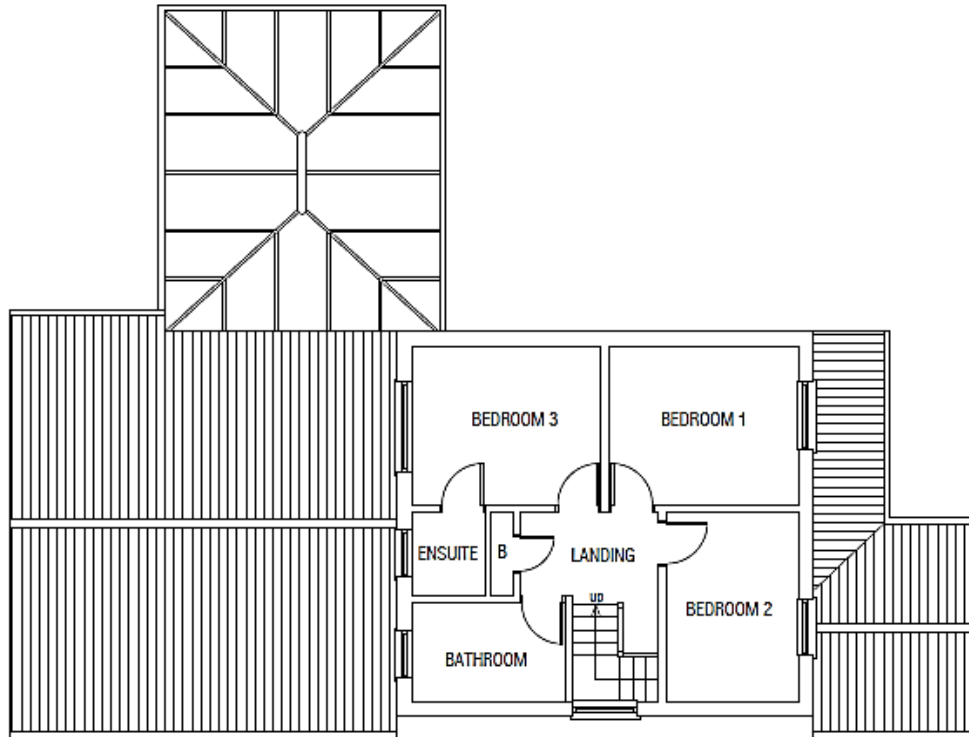
4 Woodborough Road



PROPOSED BLOCK PLAN SCALE 1:500



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN (NO CHANGES TO LAYOUT)

SCALE 1:100

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EXISTING FRONT ELEVATION

SCALE 1:100

20213057

4 Woodborough Road

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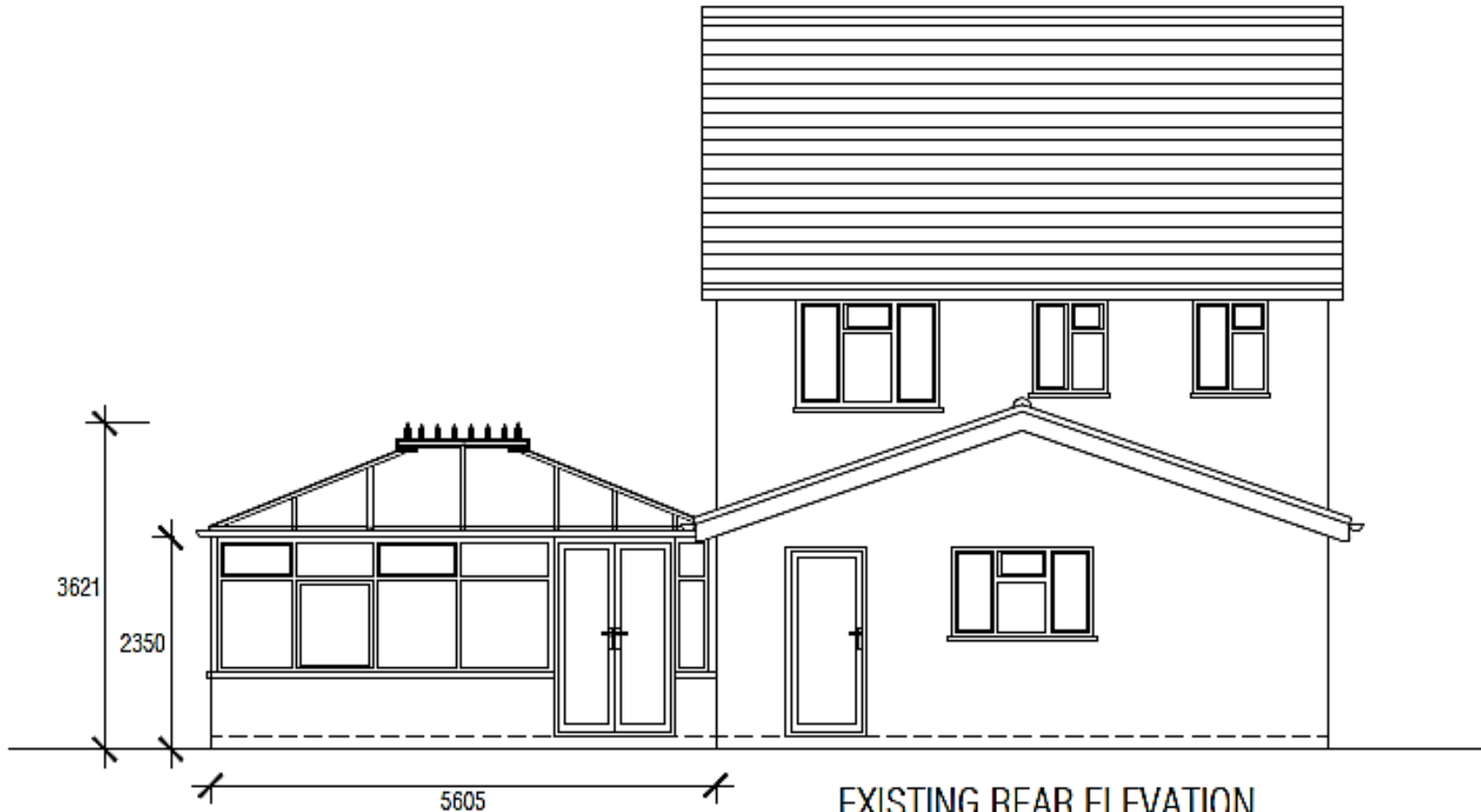
EXISTING SIDE ELEVATION

SCALE 1:100

20213057

4 Woodborough Road

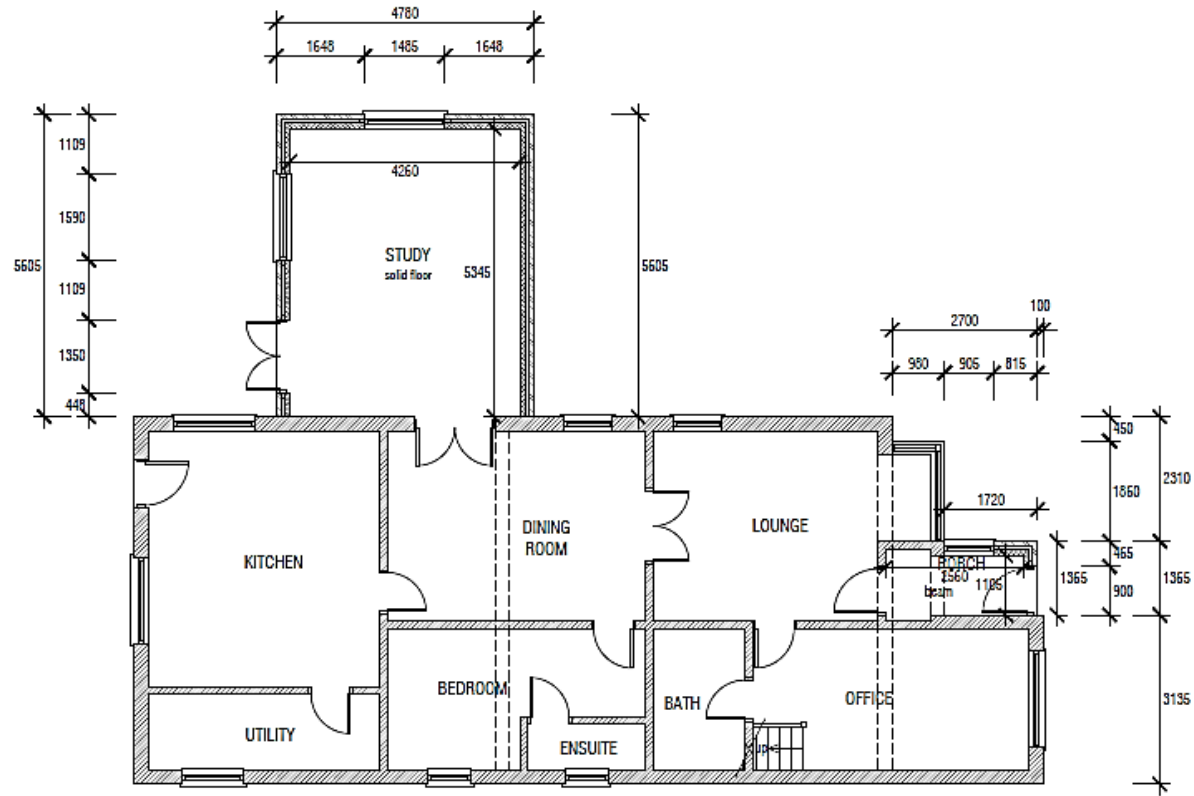
54



EXISTING REAR ELEVATION

20213057

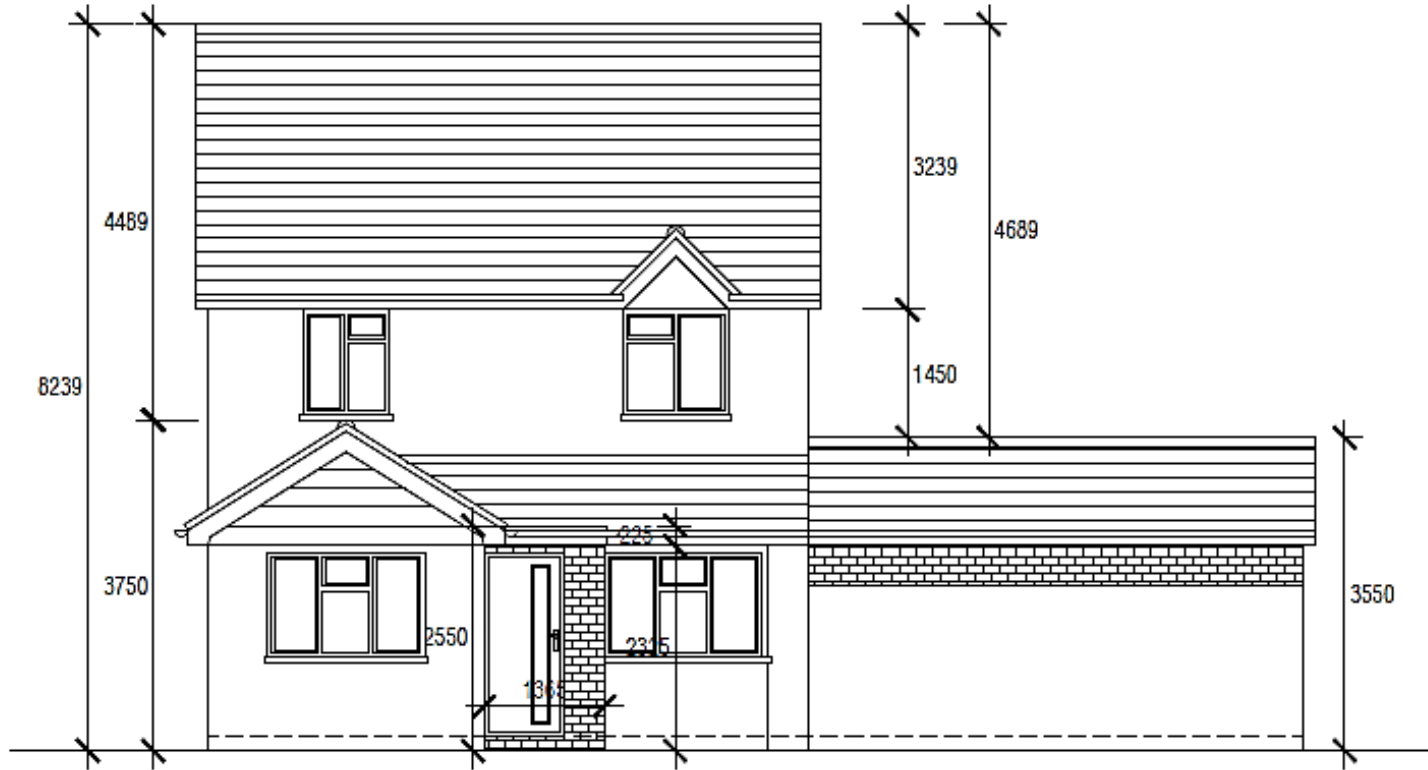
4 Woodborough Road



PROPOSED GROUND FLOOR PLAN

SCALE 1:100

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PROPOSED FRONT ELEVATION

SCALE 1:100

20213057

4 Woodborough Road

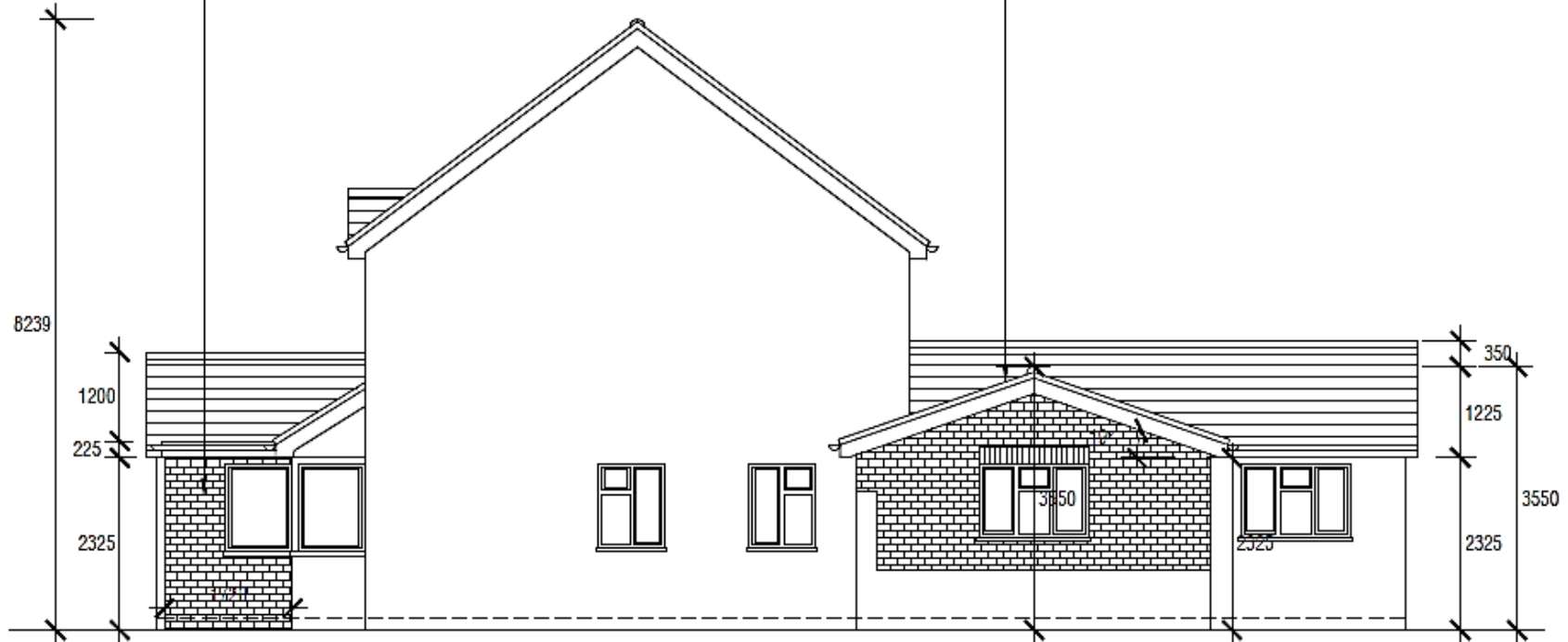
EXISTING SIDE ELEVATION

SCALE 1:100

ROOF TILES TO MATCH EXISTING

BRICKS TO MATCH EXISTING

57



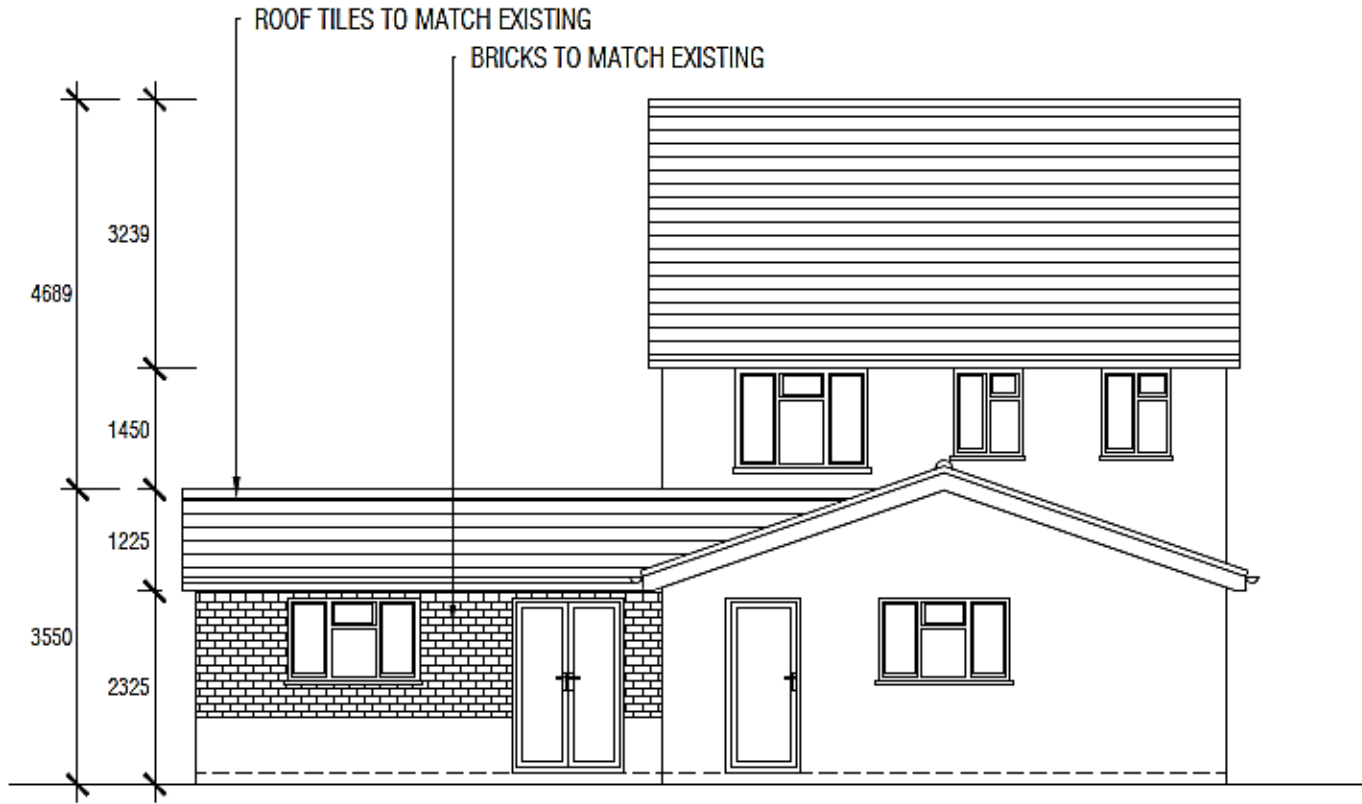
PROPOSED SIDE ELEVATION

SCALE 1:100

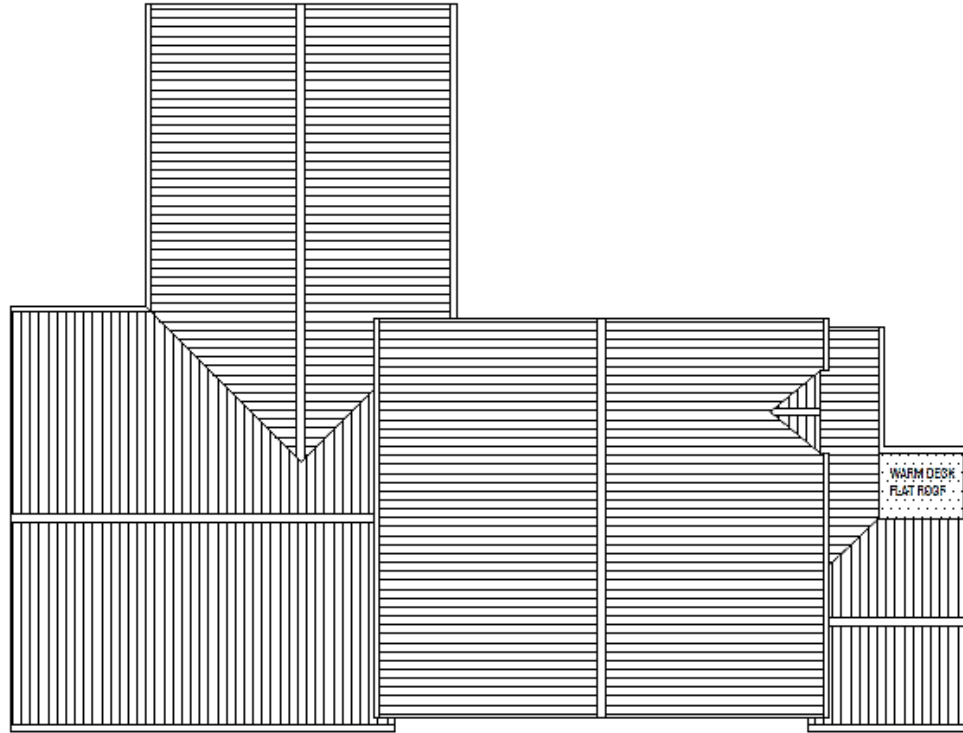
20213057

4 Woodborough Road

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PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

67 Dulverton Road

20220290

Planning & Development Control Committee 20th April 2022

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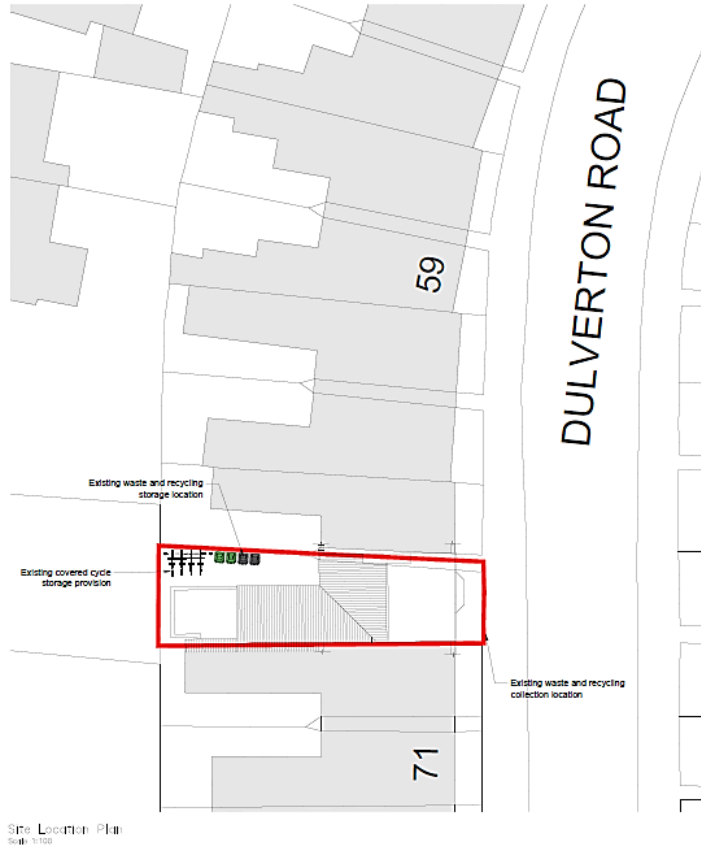


Aerial Photos
B&W Base
Colour Base



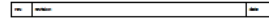
CLICK - 3D VIEW

20220290
67 Dulverton Road



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Block Plan
Scale: 1:500



<p>Planning Application</p> <p>W Wilkin Architects Ltd 100022432 100022432</p>	
<p>Client: Kaika Property Services Ltd</p>	
<p>Project: Proposed Works to 67 Dulverton Rd, Leicester</p>	
<p>Title: Site Location Plan</p>	
<p>Scale: 1:100/500 @ A1</p>	<p>Drawn by: JAMES</p>
<p>Checked by: P-001</p>	<p>Date:</p>

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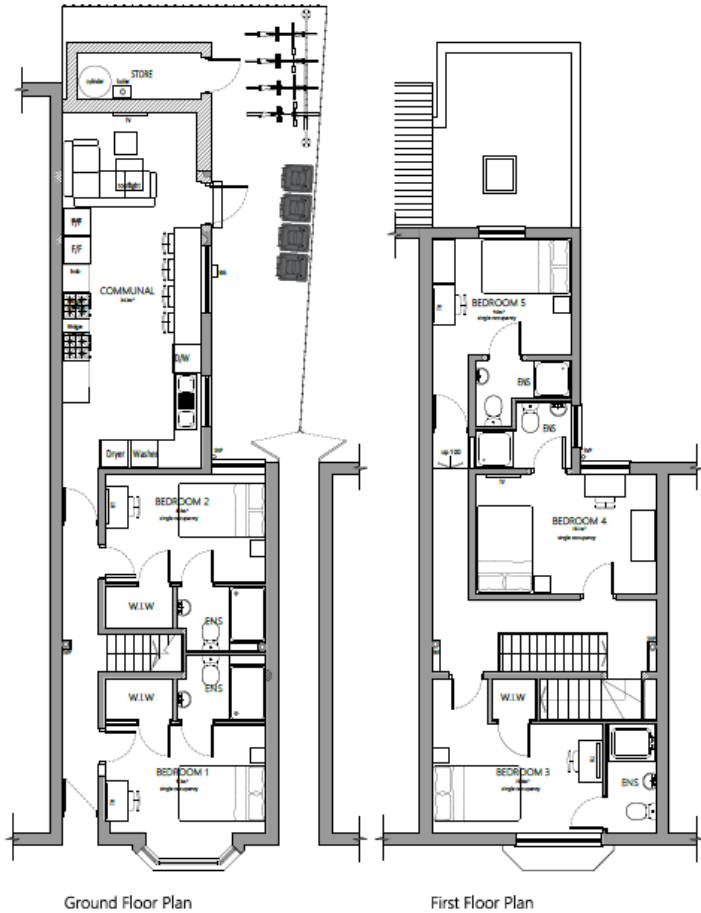
20220290
67 Dulverton Road (front)

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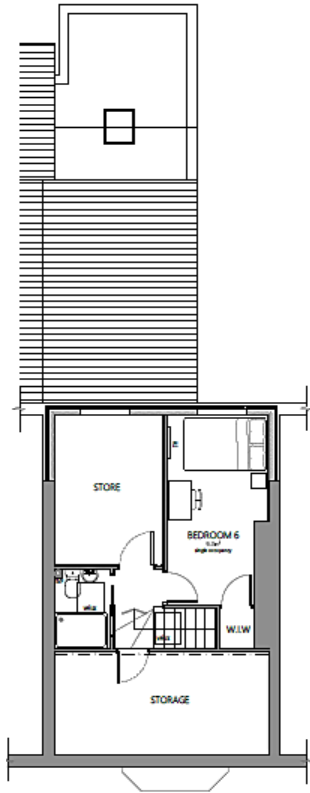
20220290

67 Dulverton Road (rear)

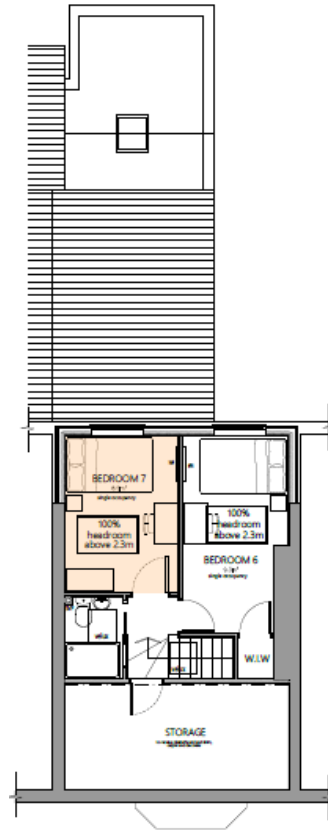


**Existing and proposed
ground and first floor
plans – no change except
for the location of bins &
cycle parking**

67



Second Floor Plan



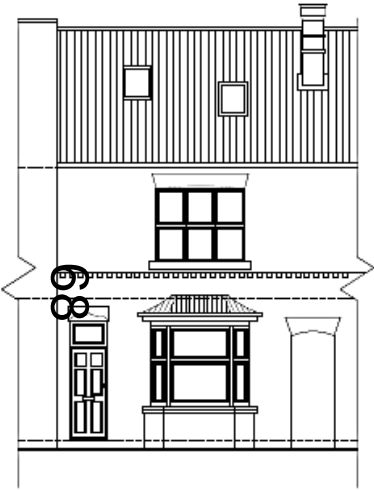
Second Floor Plan

Existing and proposed second floor plan

20220290

67 Dulverton Road – existing & proposed floorplans

Existing and proposed elevations – no change



Front Elevation



Rear Elevation



Side Elevation

20220290

67 Dulverton Road – existing elevations (no change)