



Leicester  
City Council

## **SECOND DESPATCH**

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

**WEDNESDAY, 24 AUGUST 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.

**24 August 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***

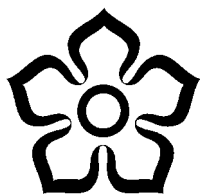
*Tel: 0116 454 5591 / 0116 454 5843 e-mail: [aqil.sarang@leicester.gov.uk](mailto:aqil.sarang@leicester.gov.uk) /  
[jacob.mann@leicester.gov.uk](mailto:jacob.mann@leicester.gov.uk)*





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

**Wards: see individual reports**



**Leicester**  
City Council

**Planning & Development Control Committee**

**Date : 24<sup>th</sup> August 2022**

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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		20200789	Lanesborough Rd – land rear of nos. 3-53	RM
87		20220701	5 Pendene Rd	KN

<b>20200789</b>	<b>Lanesborough Road, Land at rear of Nos 3 - 53</b>	
Proposal:	Construction of 37 dwellings (12 x 1-bed; 9 x 2-bed; 12 x 3-bed; 4 x 4-bed); associated roads, drainage and landscaping (Class C3). (Amended plans).	
Applicant:	Leicester City Council	
App type:	City Council Regulation 3	
Status:		
Expiry Date:	31 August 2022	
LL	TEAM: PM	WARD: Rushey Mead

**Page Number on Main Agenda:** 5

**New Condition and Note to Applicant:** Yes

New condition 29 added and previous condition 29 renumbered 30.

Note to Applicant 8 added.

### **Representations**

An additional representation has been received which repeats earlier comments. The objector has asked that the flats/houses immediately behind their house be replaced by bungalows.

### **Further Considerations**

The above concern has been covered in the main report and explains that the proposed new dwellings would not have an unacceptable impact on existing residents.

### Residential Amenity

I recommend a further condition (No. 29) to remove some Permitted Development rights to the “corner-turner” type units. These units have gardens that are triangular and should future owners choose to construct outbuildings and/or rear extensions/dormers this could create overcrowded plots, and affect the light that reaches neighbouring properties.

### Highways

An advisory note to applicant has been added that informs the developer to seek appropriate permission from the Highway Authority.

### Developer Contributions

The Memorandum of Understanding between Housing and Planning has been completed. The Public Open Space contribution of £49,237 is required to fund the following open space enhancement works:

- for seating and footpath improvement works at Rushey Fields recreation ground
- for improved play provision and additional outdoor gym equipment at Rushey Fields recreation ground
- for a new path around the cricket nets at Cossington Recreation Ground.

### **CONDITIONS**

29. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no enlargement or outbuilding shall be carried out to any dwelling or curtilage on plots 1, 2, 26, 27, 28, 29, 30, 31, 32 and 33 other than as shown on the approved plans. (Given the layout of the development plots, the form of development is such that work of these types may be visually unacceptable or lead to an unacceptable loss of amenity to occupiers of neighbouring properties; and in accordance with saved policy PS10 of the City of Leicester Local Plan and Core Strategy policy CS03.)
30. Development shall be carried out in accordance with the following approved plans:  
G70-005 revision P4, Site layout as proposed, received 2/8/2022  
A-G20-009 revision P4, plans and elevations house type B, received 18/11/2021  
A-G20-004 revision P8, plans and elevations house type D, received 4/7/2022  
A-G20-006 revision P10, plans and elevations house type E, received 4/7/2022  
A-G20-008 revision P5, plans and elevations house type G, received 4/7/2022  
G-20-010 revision P6, plans and elevations house type F, received 4/7/2022  
A-G20-011 revision P5, plans and elevations apartment block A, received 4/7/2022  
A-G20-012 revision P5, plans and elevations apartment block B, received 4/7/2022  
A-G20-013 revision P5, plans and elevations apartment block C, received 4/7/2022  
(For the avoidance of doubt).

#### NOTES FOR APPLICANT

8. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway.  
For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact [highwaysdc@leicester.gov.uk](mailto:highwaysdc@leicester.gov.uk).

<b>20220701</b>	<b>5 Pendene Road</b>	
Proposal:	Demolition of garage and construction of two storey dwellinghouse (1 bed) (Class C3); installation of gates/fence and hard surfacing and removal of gate and fence to front.	
Applicant:	Mr and Mrs Sultan	
App type:	Operational development - full application	
Status:		
Expiry Date:	25 August 2022	
PK	TEAM: PM	WARD: Knighton

**Page Number on Main Agenda:** 87

**Amended Condition:** 8 – obscured glazing to side dormers

### **Further Considerations**

Correction on page 88 under The Site should read as follows:

The application relates to a detached garage located to the north side of a detached three storey dwelling house with an attached two storey annexe. The applicant owns the application site and the dwelling to which it is currently associated with.

Correction on page 94, last Para line 2 under Living Conditions should read:

There is a front facing window provided to the bedroom at first floor.

Condition 8 has been amended to make it precise to include the level of obscured glazing.

### **CONDITION**

8. Before the occupation of the proposed dwelling the dormer windows facing 3 and 5 Pendene Road shall be obscurely glazed to Pilkington level 4 or 5 (or equivalent) and non-opening (with the exception of top opening light) and retained as such. (In the interests of the amenity of occupiers of 3 and 5 Pendene Road and in accordance with saved policy PS10 of the City of Leicester Local Plan).





# Planning & Development Control Committee

24<sup>th</sup> August 2022

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# Planning Applications Index

Planning & Development Control Committee 24<sup>th</sup> August 2022

**20200789**

**Lanesborough Road, Land at  
rear of Nos 3 - 53**

∞

**20202119 & 20202126**

**Hinckley Road, Western Park  
Open Air School**

**20220701**

**5 Pendene Road**



# land at Lanesborough Road

**20200789**

P&DCC 24 August 2022

6





[CLICK - 3D VIEW](#)

20200789  
land at Lanesborough Road



Aerial view of  
the site from  
the south



Task Corporation



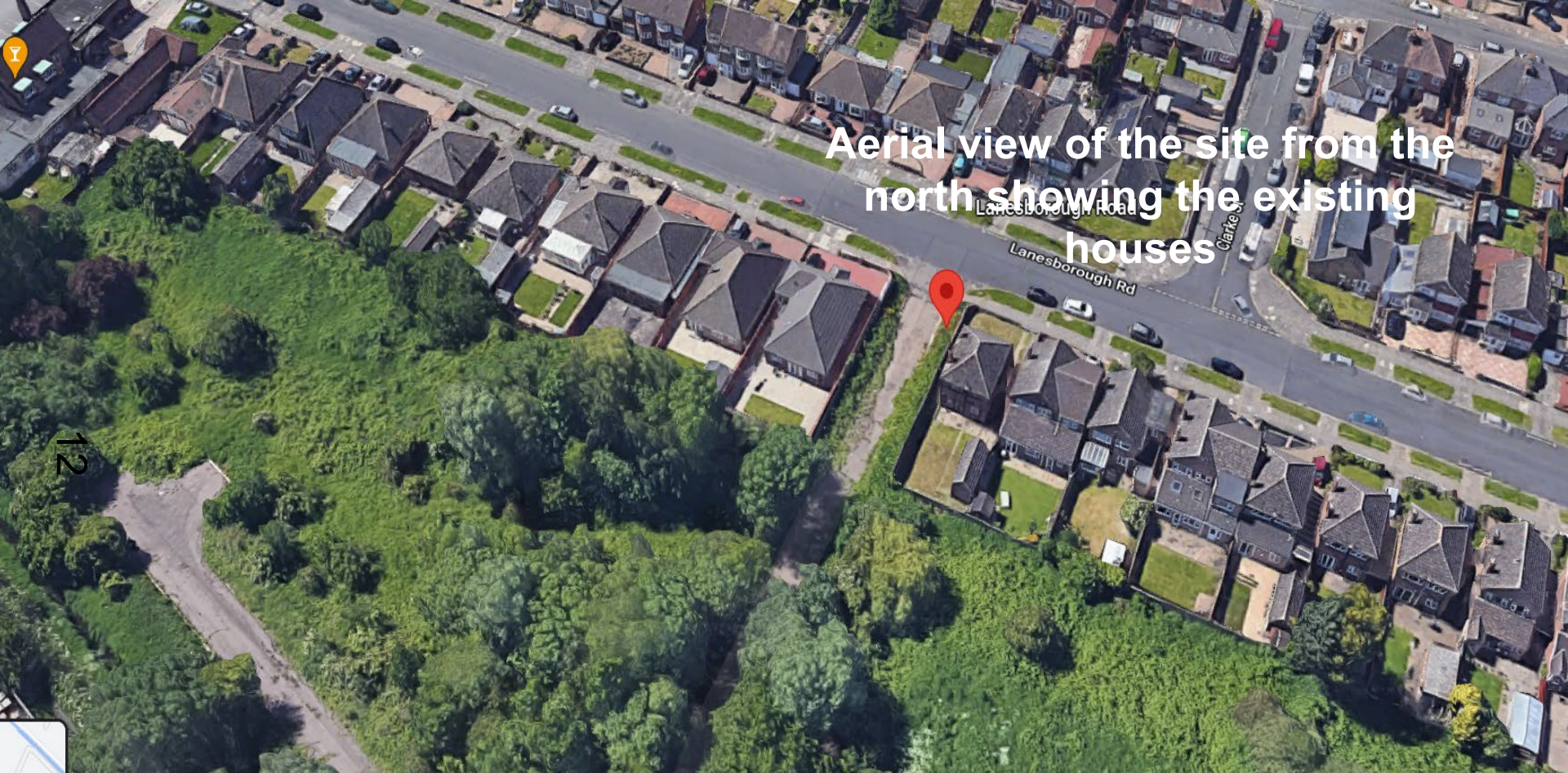
Lanesborough Road

Melton Rd

[CLICK - 3D VIEW](#)

20200789  
land at Lanesborough Road





Aerial view of the site from the  
north showing the existing  
houses

12

**20200789**  
**land at Lanesborough Road**





**View of main entrance from Lanesborough Road**






**General view along  
Lanesborough Road**



15







View of main access  
and side of No 21  
including their existing  
boundary treatment





View down main  
access towards  
Lanesborough Road

20200789

land at Lanesborough Road





View along main  
access drive  
towards  
Lanesborough  
Road





View from Lanesborough Road up the public right of way





View back along public  
right of way towards  
Lanesborough Road



Public right of way  
within the site

21



20200789

land at Lanesborough Road













The existing turning head at the end of the internal site road





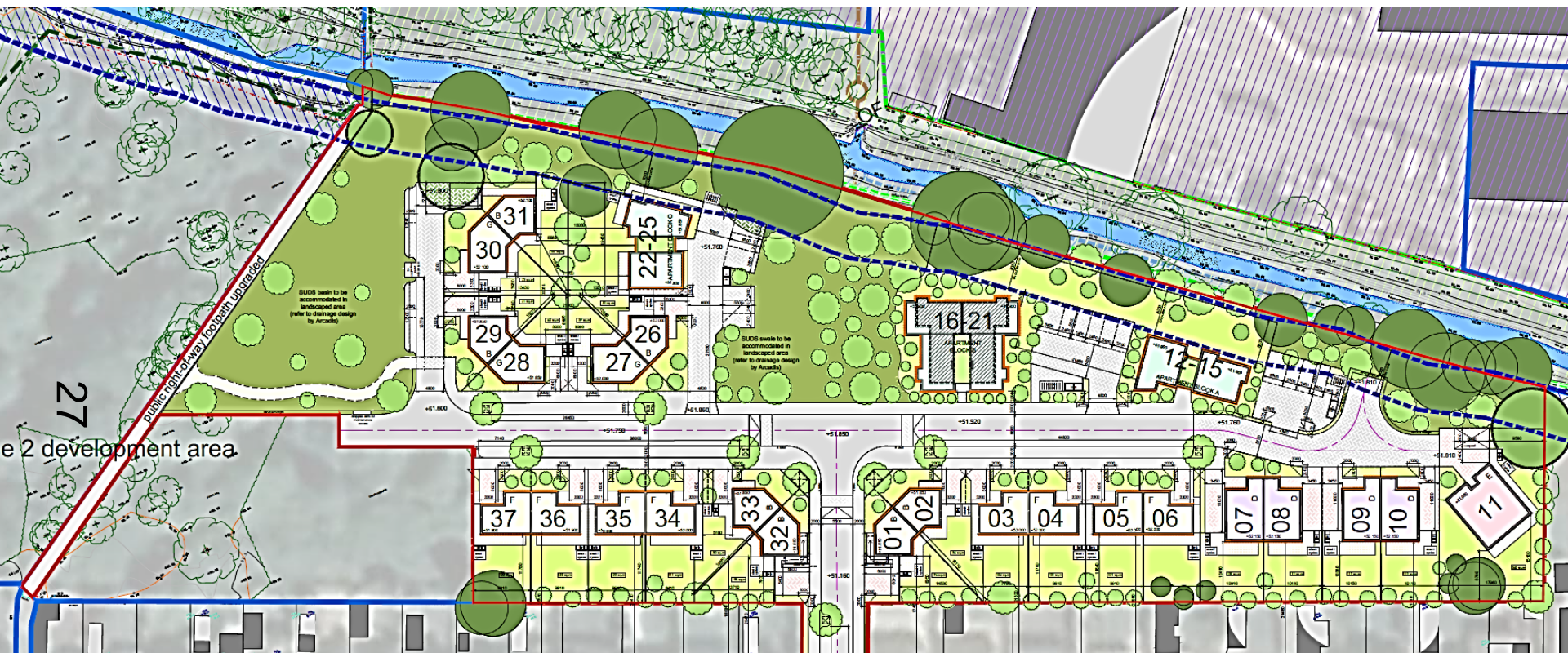
**View along the  
public path to  
the north of the  
Melton Brook**





**View across  
the site from  
the public path**

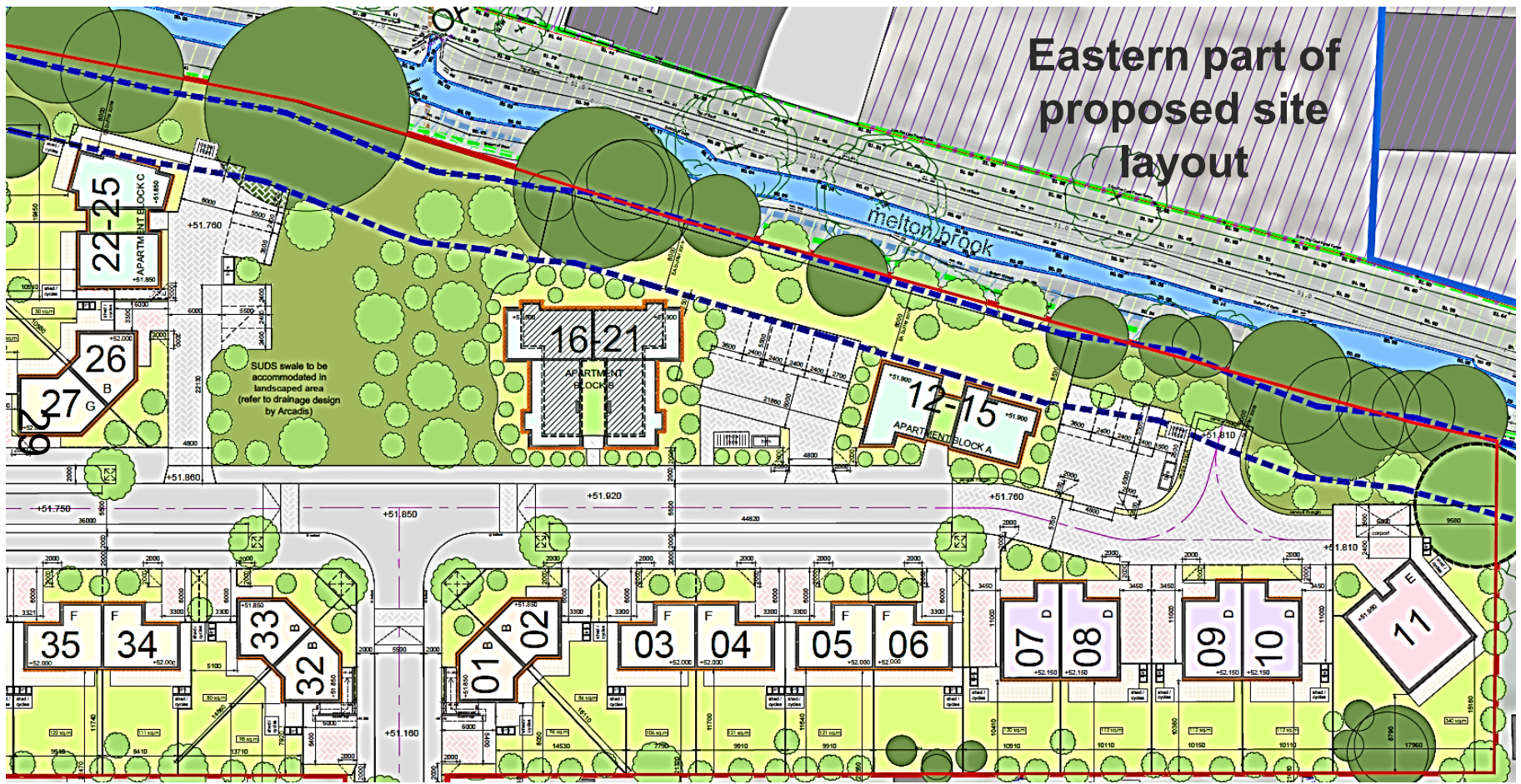




Site layout plan as proposed

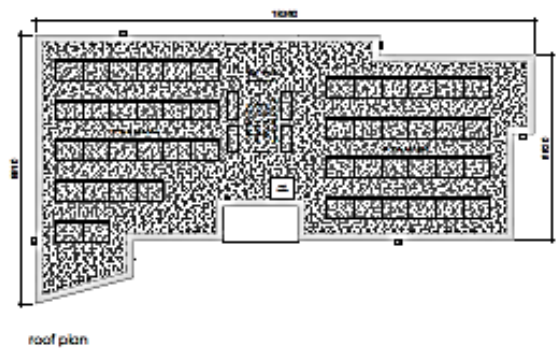
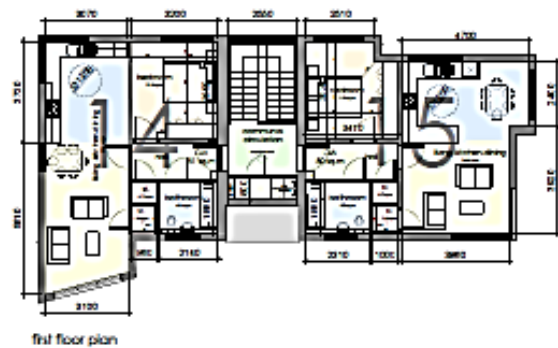
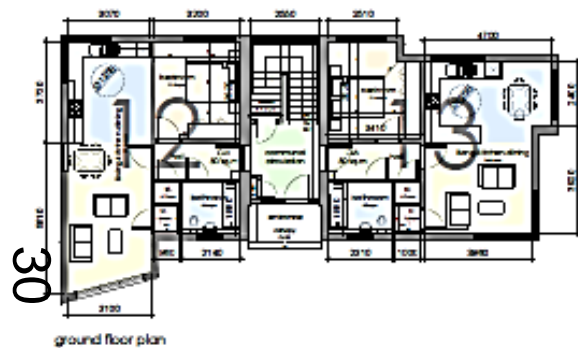






20200789

land at Lanesborough Road



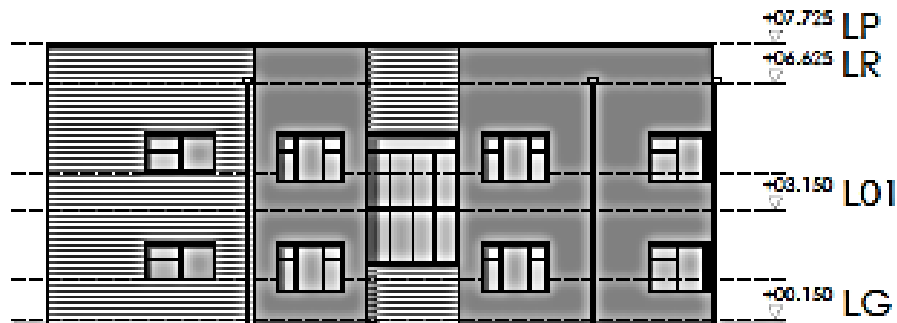
## Flat block A – units 12-15



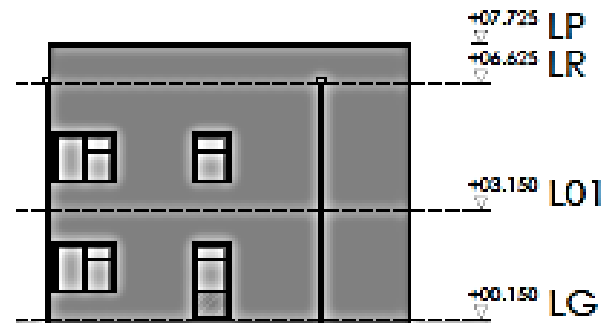
apartment block A  
elevation 1



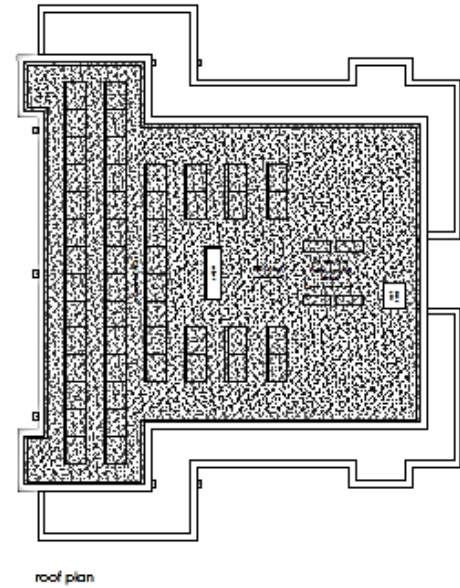
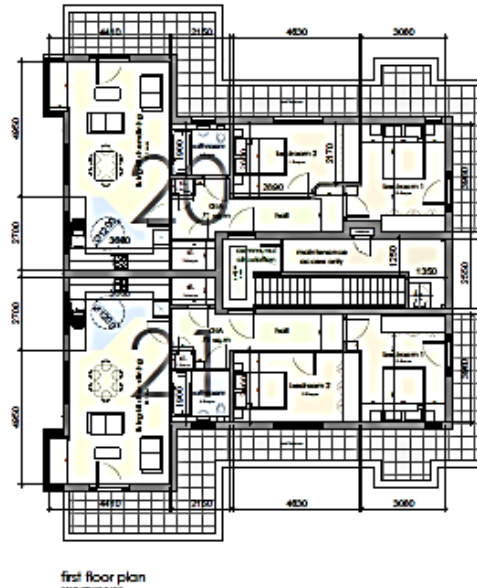
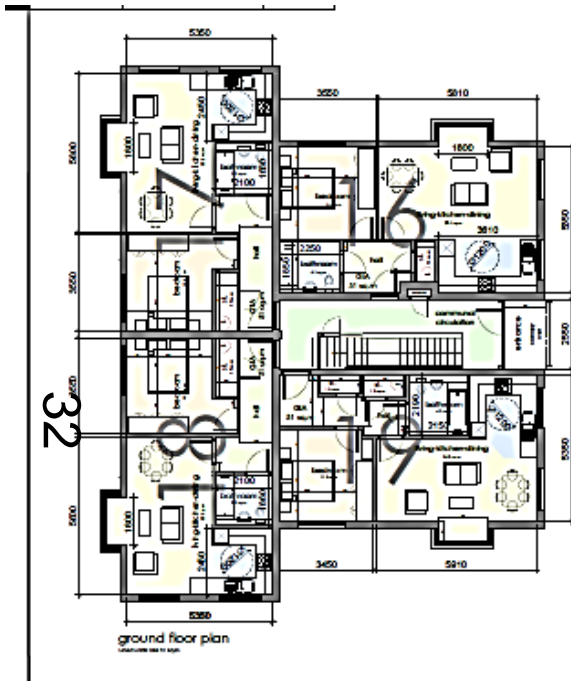
apartment block A  
elevation 2



apartment block A  
elevation 3

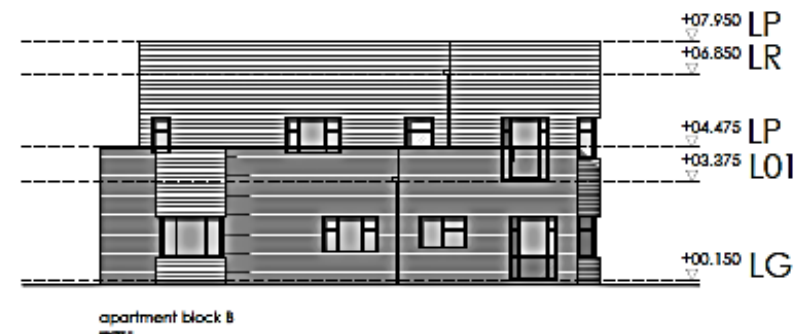


apartment block A  
elevation 4



# Flat block B – units 16-21



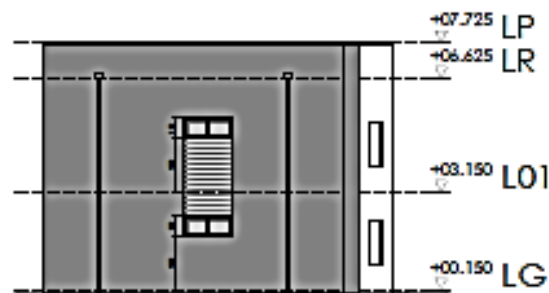


## Flat block B – units 16-21 elevations

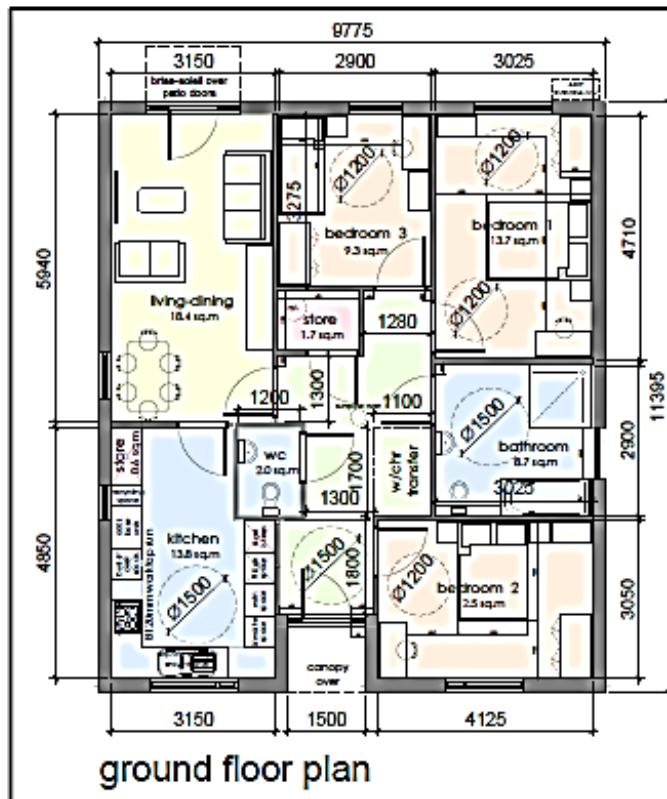


# Flat block C units 22-25

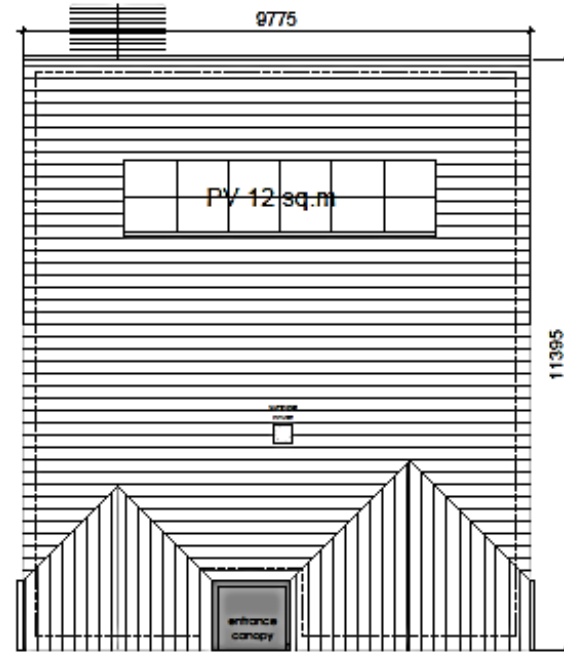
## Ground, First and Roof plan



## Flat block C units 22-25 elevations



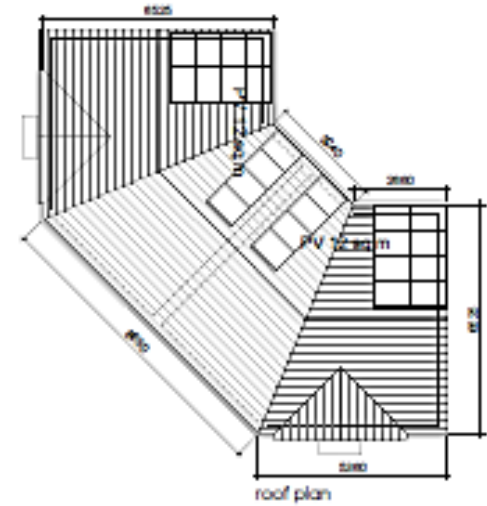
ground floor plan



roof plan

## Bungalow - ground floor plan & roof plan





house type B  
GIA 79 sqm

## House type B Ground, First floor & Roof plan



front elevation (centre-block)

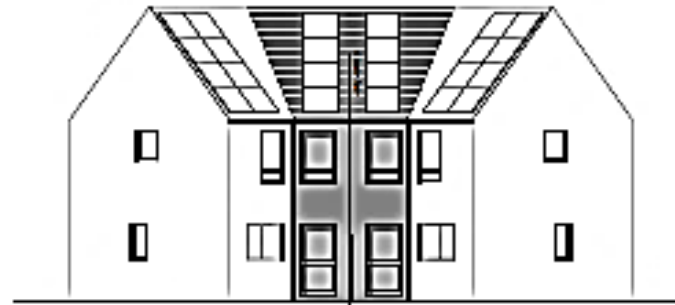


front elevation (side-block)

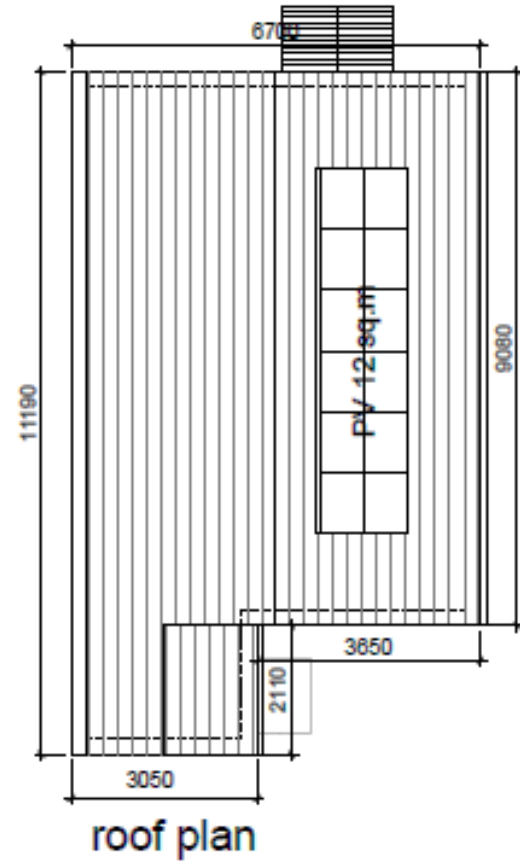
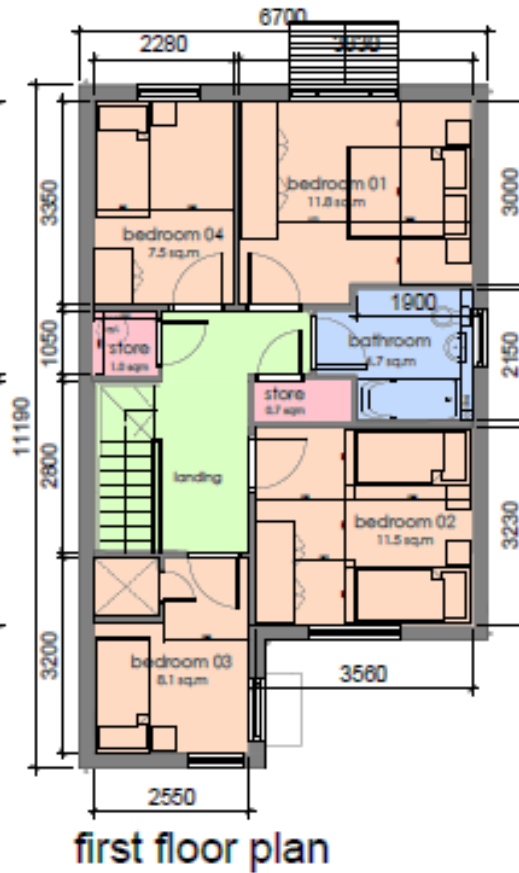
## House type B Elevations



rear (side-block) &amp; flank elevations



rear elevation (centre-block)



## House type D Ground, First floor & Roof plan

20200789

land at Lanesborough Road





front elevation



rear elevation

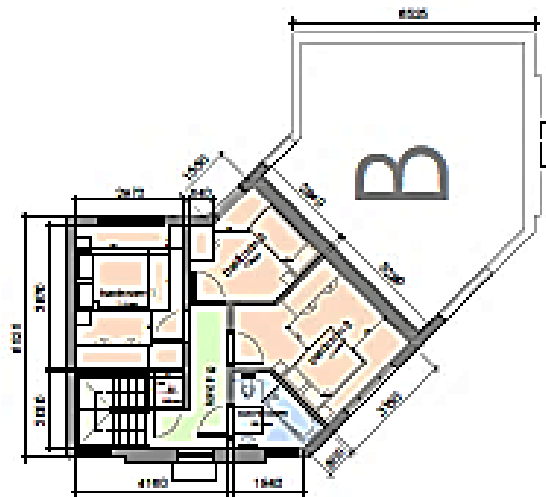


side elevation

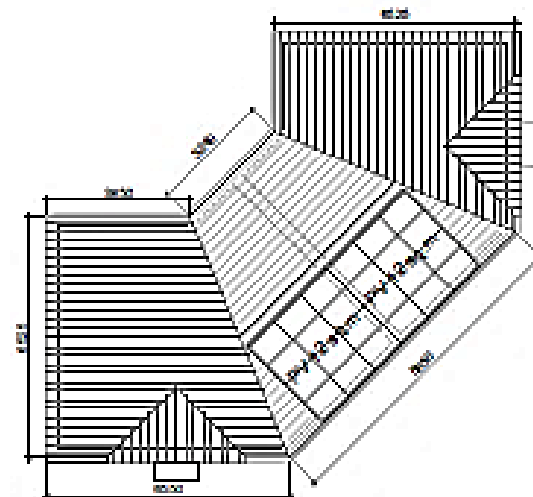
## House type D Elevations



ground floor plan



first floor plan



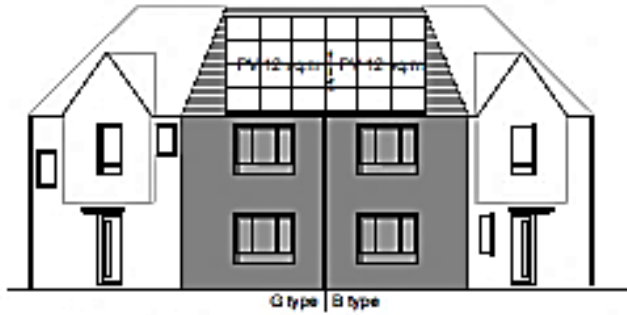
roof plan

house type G

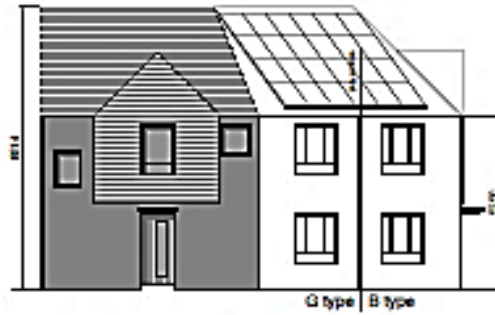
Click for more

## House type G Ground, First floor & Roof plan





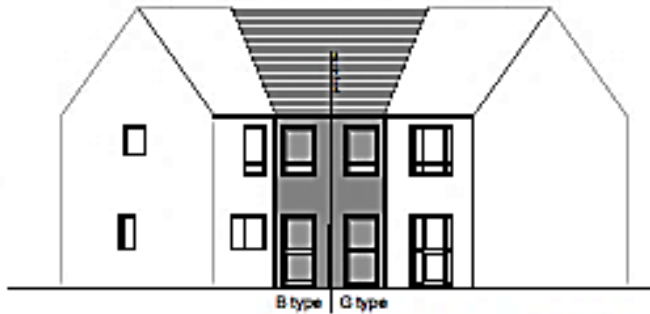
front elevation (centre-block)



front elevation (side-block)



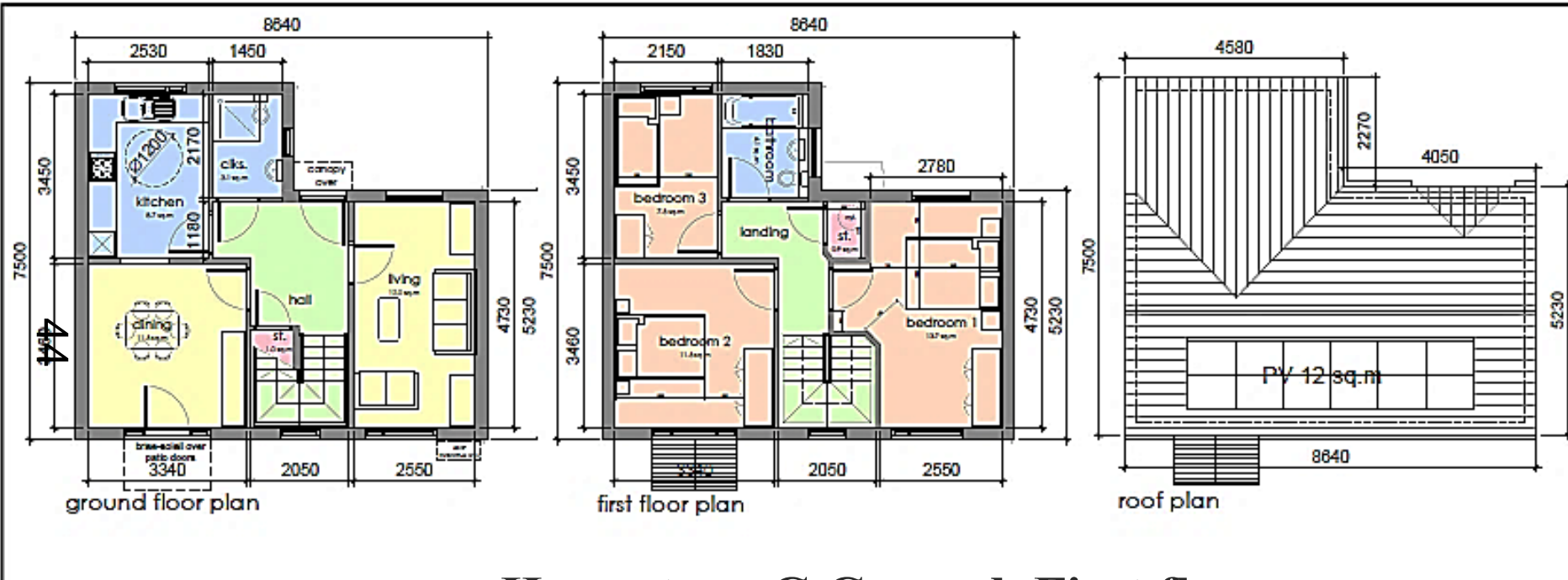
flank elevation



rear elevation (centre-block)

rear elevation  
(side-block)

## House type G Elevations

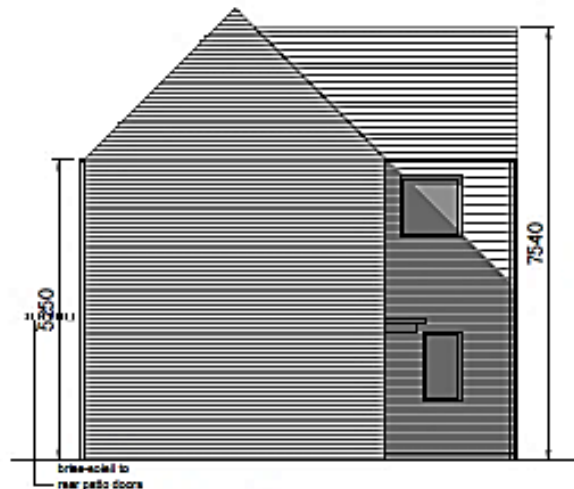


**House type G Ground, First floor  
& Roof plan**

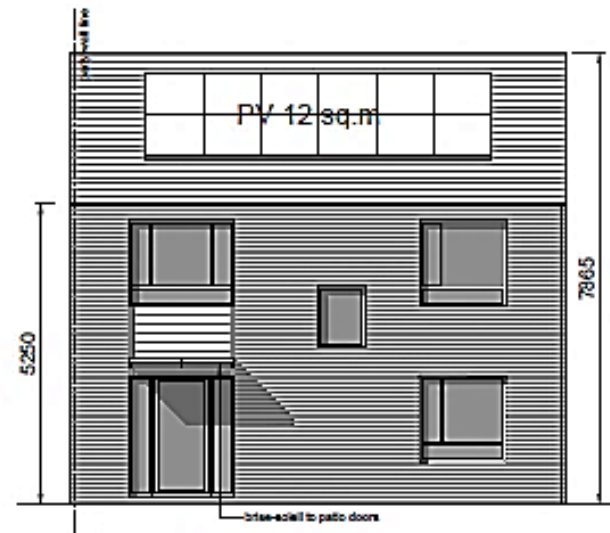




front elevation

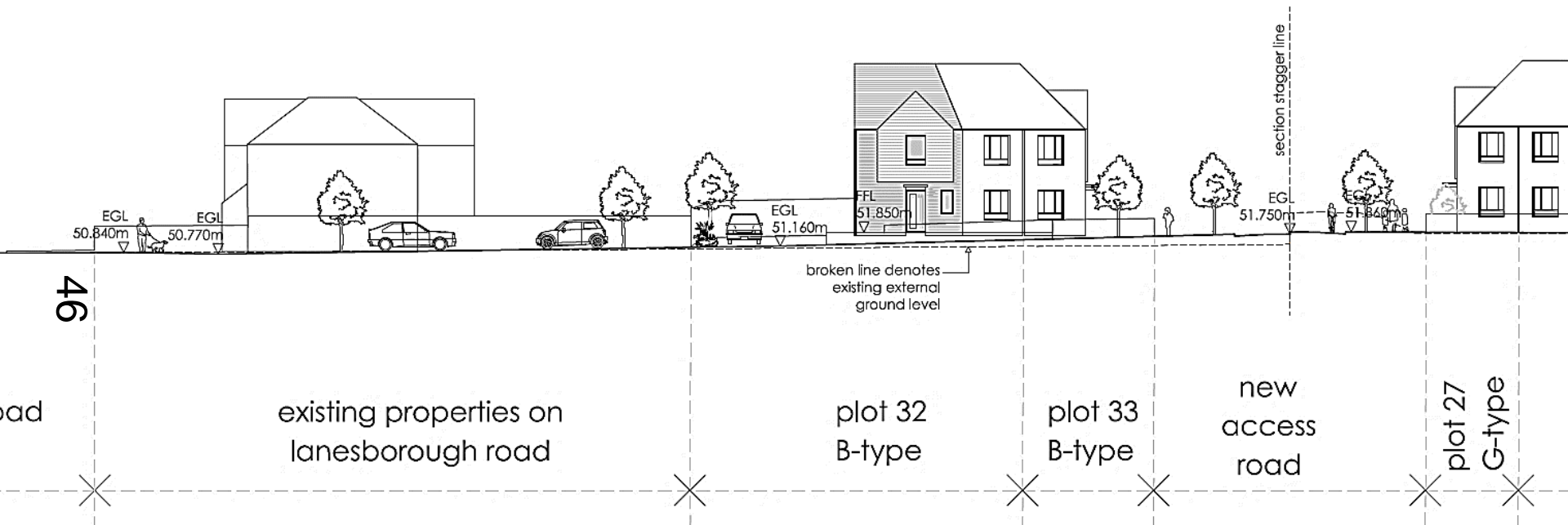


side elevation



rear elevation

## House type G elevations



**Extract from street elevation showing side of No 25, and new development**







Image showing what the development might look like





Image showing what the development  
might look like



Image showing what the development  
might look like



End of main presentation

Addendum



Map showing the  
site allocation for  
residential use





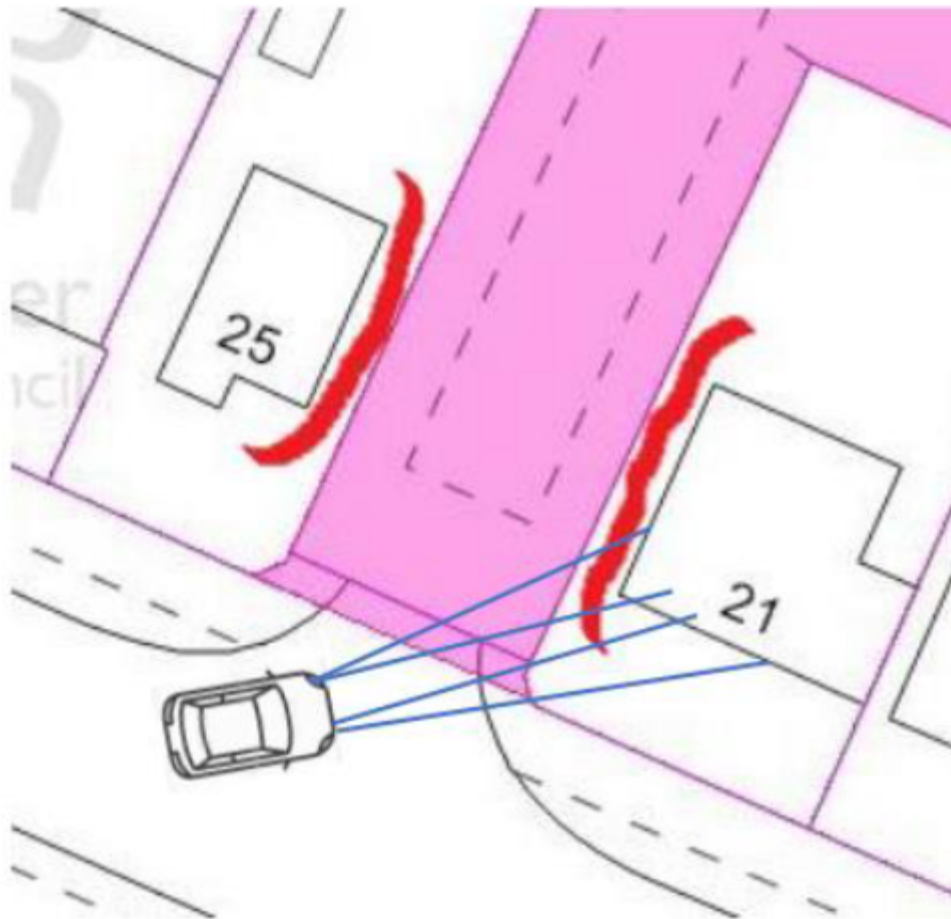
**Map  
showing  
the flood  
zones**

**20200789**

**land at Lanesborough Road**

# Objector slides





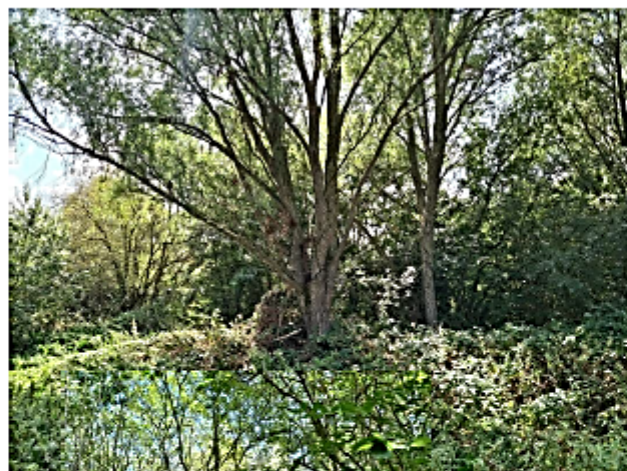
MY BUNGALOW IS ON THE CORNER JUNCTION OF COUNCIL ACCESS ROAD. THERE IS VERY LITTLE SEPARATION BETWEEN BY BEDROOM AND ROAD, THEREFORE THERE WILL BE EXCESSIVE NOISE FROM 6AM TO 12PM (NOISE POLLUTION). PRIVATE COURIERS WITH DELIVERY VANS UPTO 10PM AND THE NOISE WILL BE EXCESSIVE.

HEADLIGHTS OF CARS AND VANS TURNING INTO THE ROAD WILL PENETRATE INTO MY FRONT BEDROOMS. FURTHERMORE, THE LIGHT WILL TRANSITION/MOVE ACROSS THE ROOM DEEPENING ON CAR/VAN AND TURNING CIRCLE.

BOTH NOISE AND LIGHT POLLUTION INTO MY PROPERTY IS NOT



**Deer and other wildlife are a frequent visitor**



**Local woodland and beauty spots**



**Flooding in the area**



## EXAMPLE 1 OF OTHER CORNER PROPERTIES



ALL OTHER CORNER PROPERTIES HAVE SIGNIFICANT SEPARATION FROM THE ROAD, WHICH IS NORMAL OF CORNER PROPERTIES. THIS MINIMISES NOISE IMPACT AND CAR LIGHT ISSUES. THIS IS NOT THE CASE WITH MY BUNGALOW AT NUMBER 21 and ALSO HOUSE NUMBER 25 LANESBOROUGH ROAD, CORNER JUNCTION AT COUNCIL ACCESS ROAD.

2 EXAMPLES ARE SHOWN HERE

EXAMPLE 2 OF OTHER CORNER PROPERTIES WITH SEPARATION FROM THE ROAD





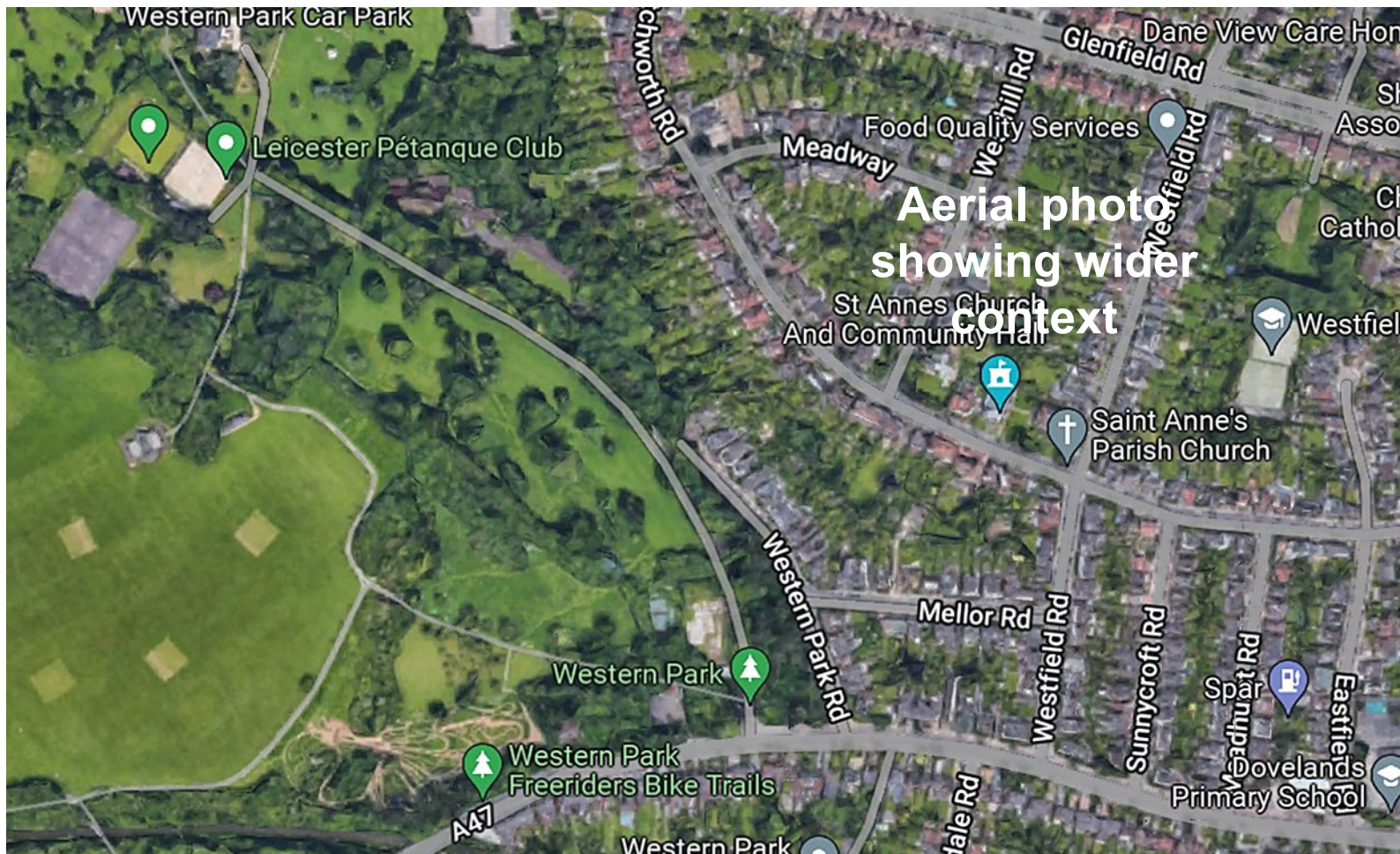
# Western Park Open Air School

## 20202119 and 20202126

P&DCC 24 August 2022

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[CLICK - 3D VIEW](#)

20202119 and 20202126  
Western Park Open Air School







Aerial photograph  
of the site from  
2005





20202119 and 20202126  
Western Park Open Air School









**View of main park entrance from Hinckley Road**

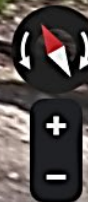
**20202119 and 20202126**  
**Western Park Open Air School**





**Access to  
the school  
site over the  
Western  
Park brook**

Google



**20202119 and 20202126**  
**Western Park Open Air School**







View from bridge showing  
where the new drive and bin  
store would go

89





The new drive  
would go to  
the left here

69



20202119 and 20202126  
Western Park Open Air School





**View of buildings 5 and 6**





**View of building 7**

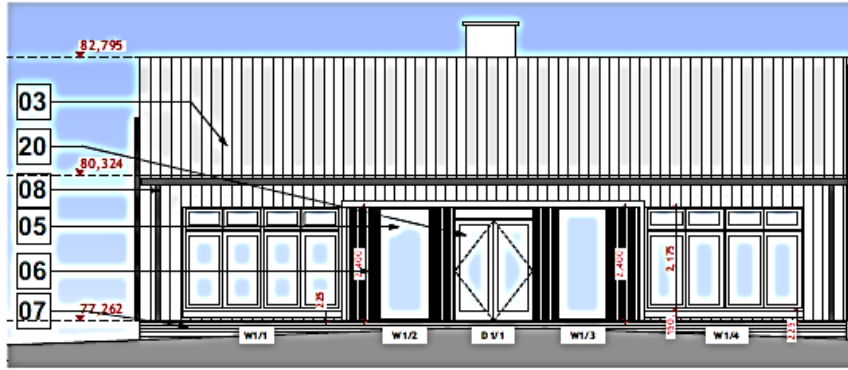
# Western Park Open Air School Building 1

72

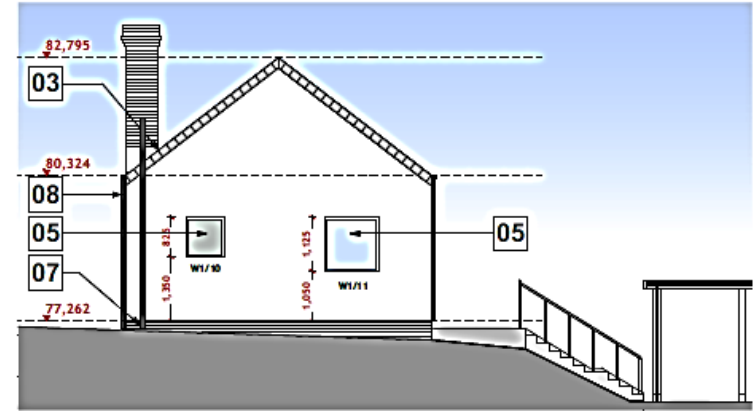


Building 01 Chimney to be retained  
and repaired,

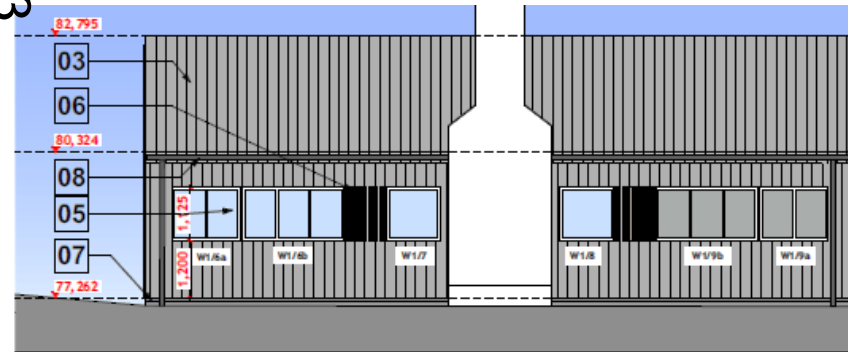




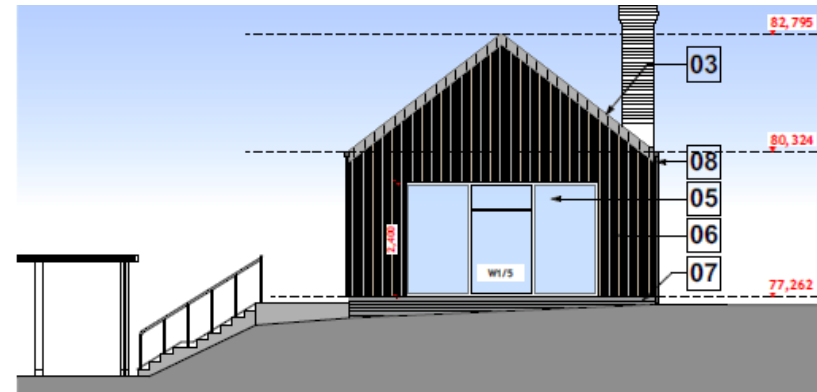
BUILDING 1 : SOUTH ELEVATION : 1:50



BUILDING 1 : WEST ELEVATION : 1:50



BUILDING 1 : NORTH ELEVATION : 1:50



BUILDING 1 : EAST ELEVATION : 1:50

Building 1 (office) rebuilt on same footprint

20202119 and 20202126  
Western Park Open Air School

## Western Park Open Air School Building 2

74



Building 02, damaged  
render to be repaired,





## Western Park Open Air School Building 4



Extensive damage to the roof has led to the rapid deterioration of the interior of parts of Building 04,



Building 04, extensive damage to large sections of render and roof,



**MAS**<sup>TM</sup> architecture



**Building 4 (office), refurbished building with new front terrace**



## Western Park Open Air School Building 5

77



In keeping with the general condition of all the buildings on the Open Air School Site, Building 05 shows large amounts of render flaking off the external envelope, extensive vandalism and damage to parts of the roof, in this instance due to Arson.



## Western Park Open Air School Building 6

78

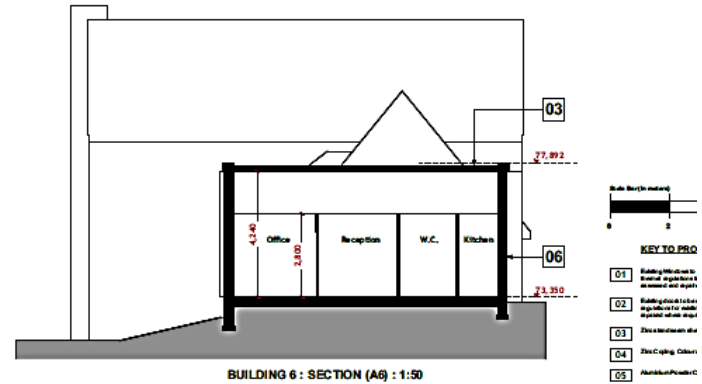
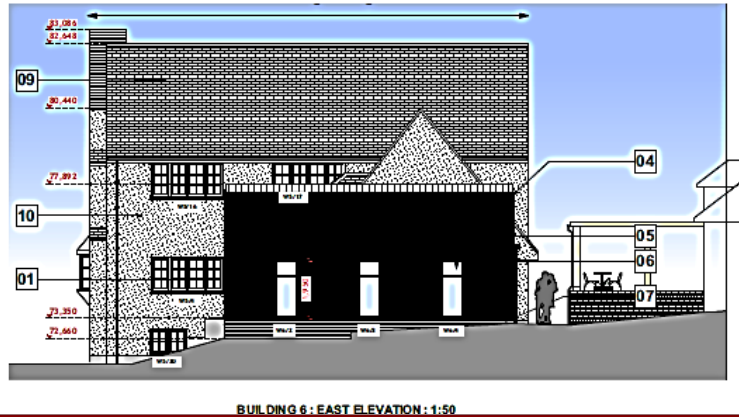
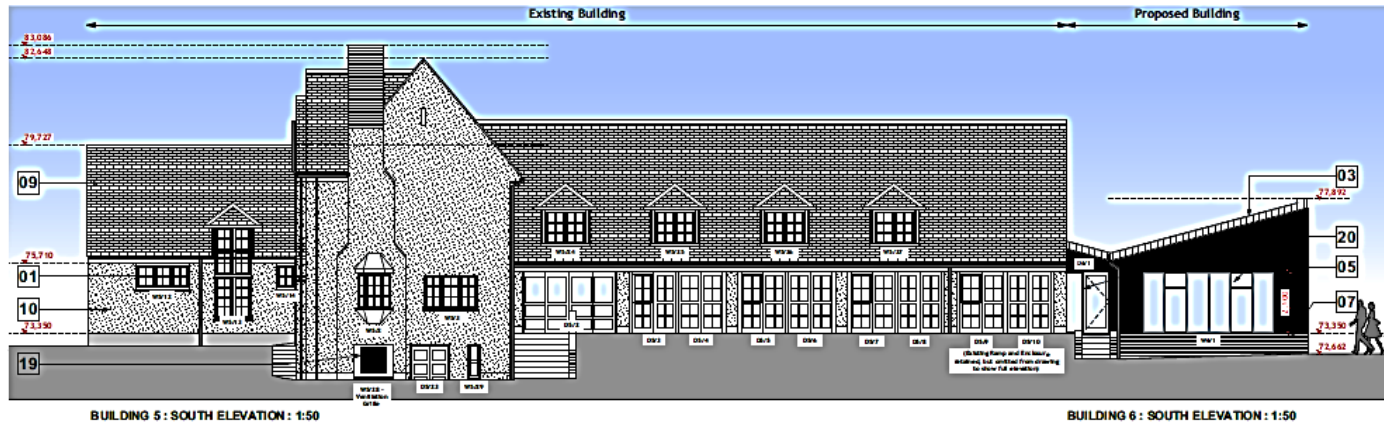


Building 06, The proposal includes for a new extension to replace the fire damage portion of building 05 due to the extensive damage caused by Arson.

**MAS**<sup>TM</sup> architecture



- ☐ Clear Glazing
- ☐ Obscure Glazing



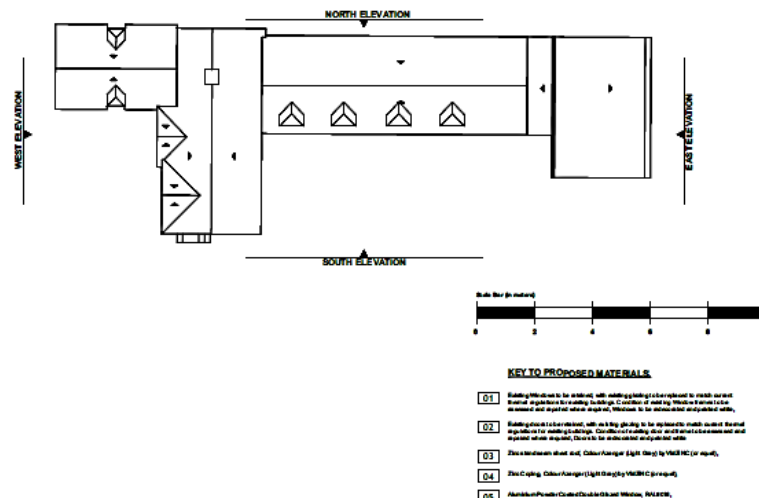
# Elevations of front, back and side

**20202119 and 20202126**  
**Western Park Open Air School**



**Building 5 and 6 (offices) part rebuilt single storey element**

**Top – rear elevation**  
**Bottom – side elevation**





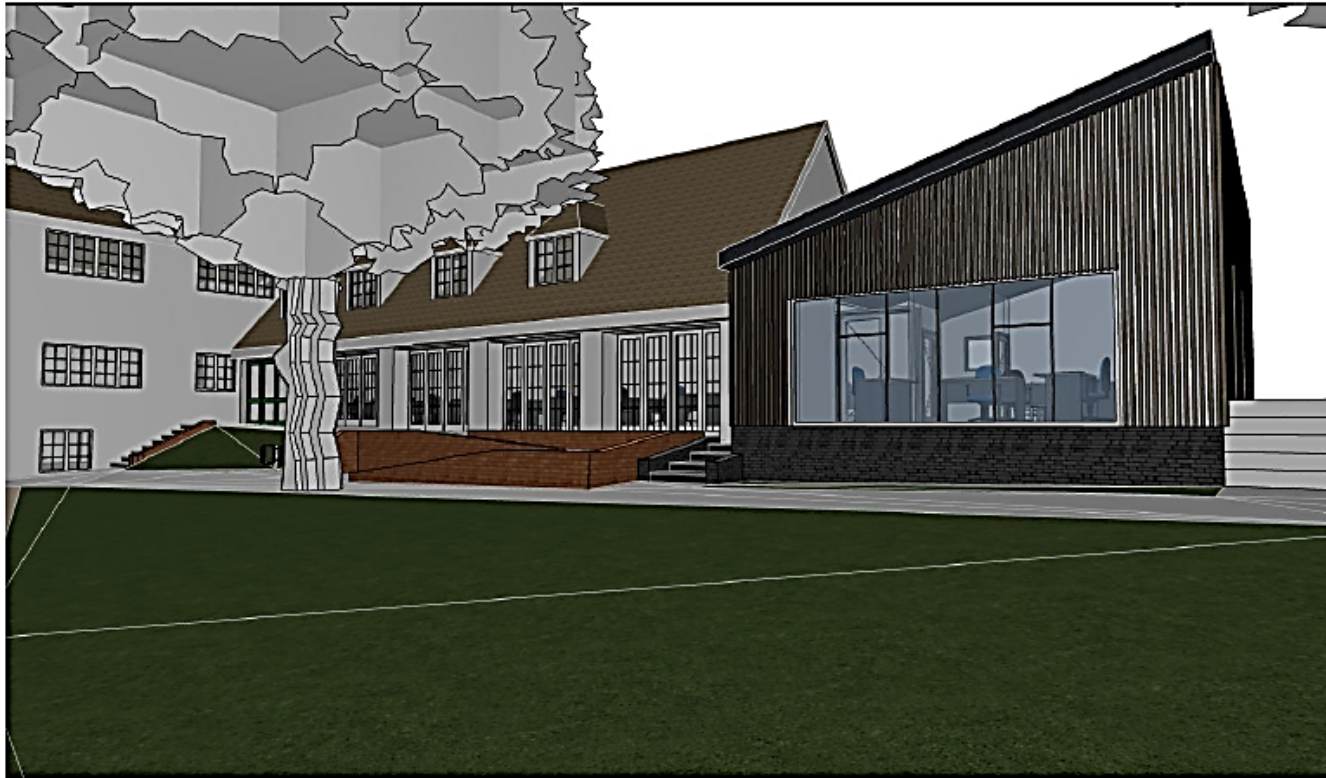


Image showing Building 6 with new element

## Western Park Open Air School Building 7



Building 07 is quite different from the other buildings on the site, in that the exterior is painted brickwork, rather than render application, and the roof tiles are a different profile to the tiles used across the site.

The interior shows the same level of deterioration expected for a building not in use and subject to high levels of vandalism.





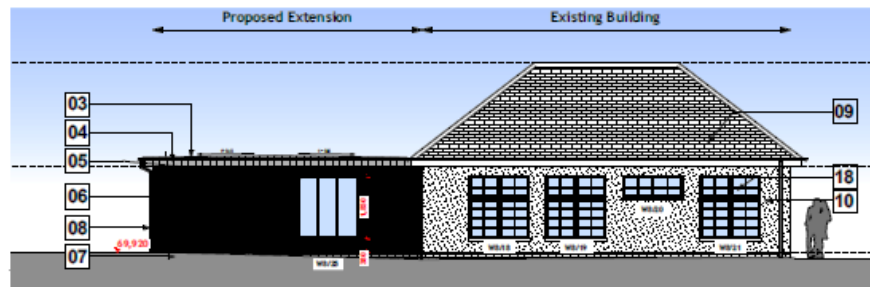
# Western Park Open Air School Building 8



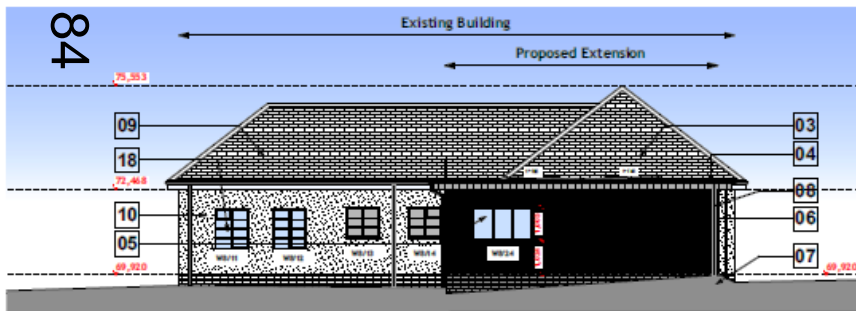
83



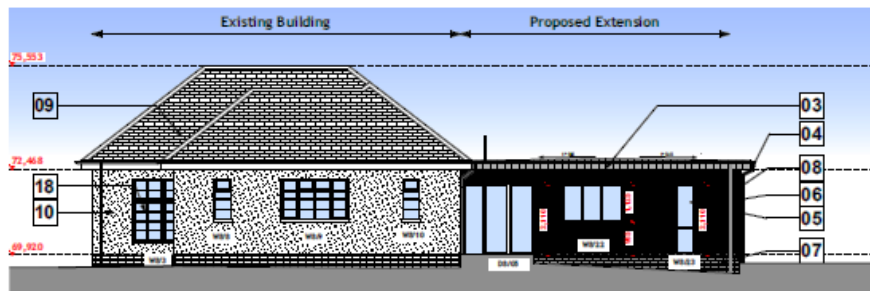
BUILDING 8 : NORTH WESTERN ELEVATION : 1:50



BUILDING 8 : NORTH EASTERN ELEVATION : 1:50



BUILDING 8 : SOUTH EASTERN ELEVATION : 1:50



BUILDING 8 : SOUTH WESTERN ELEVATION : 1:50





## 20202119 and 20202126

## Western Park Open Air School



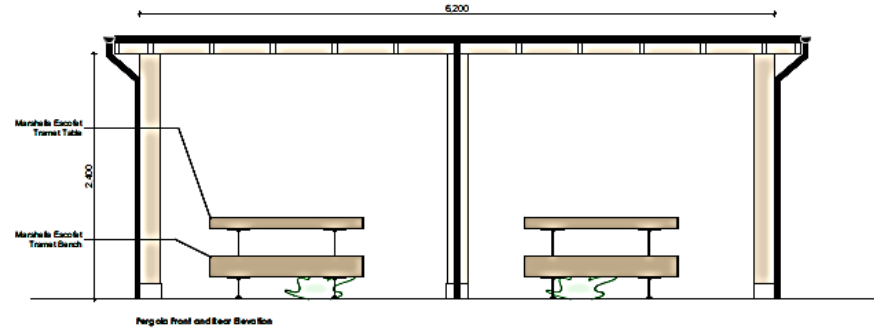
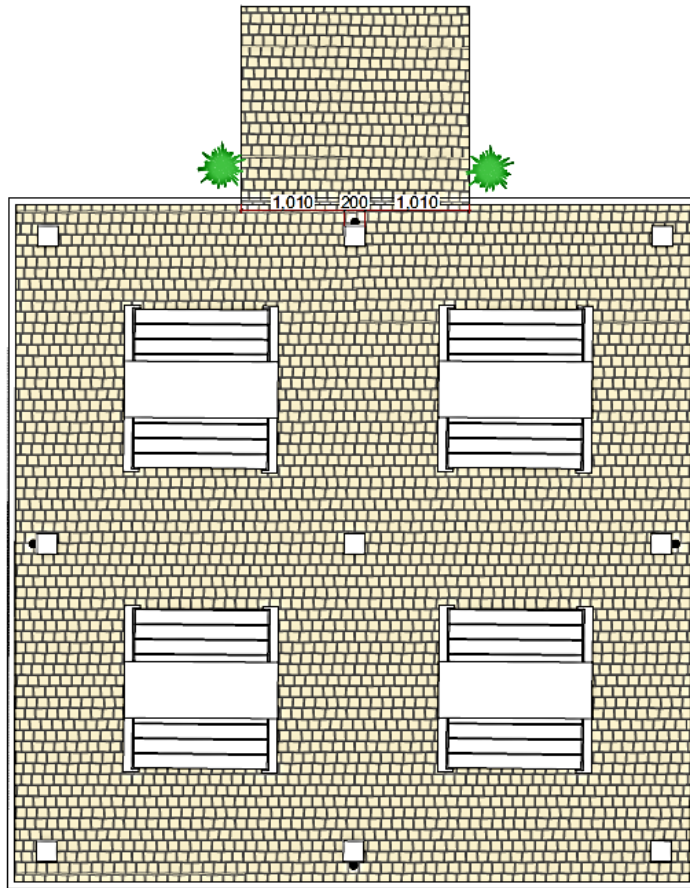




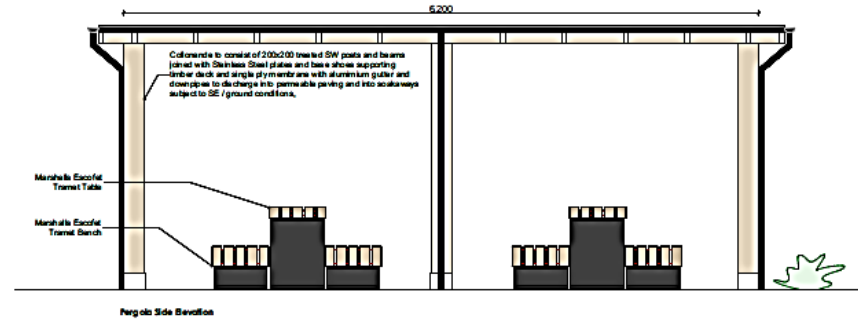


## 20202119 and 20202126

## Western Park Open Air School



## Floor and elevation plan of pergola







**5 Pendene Road**

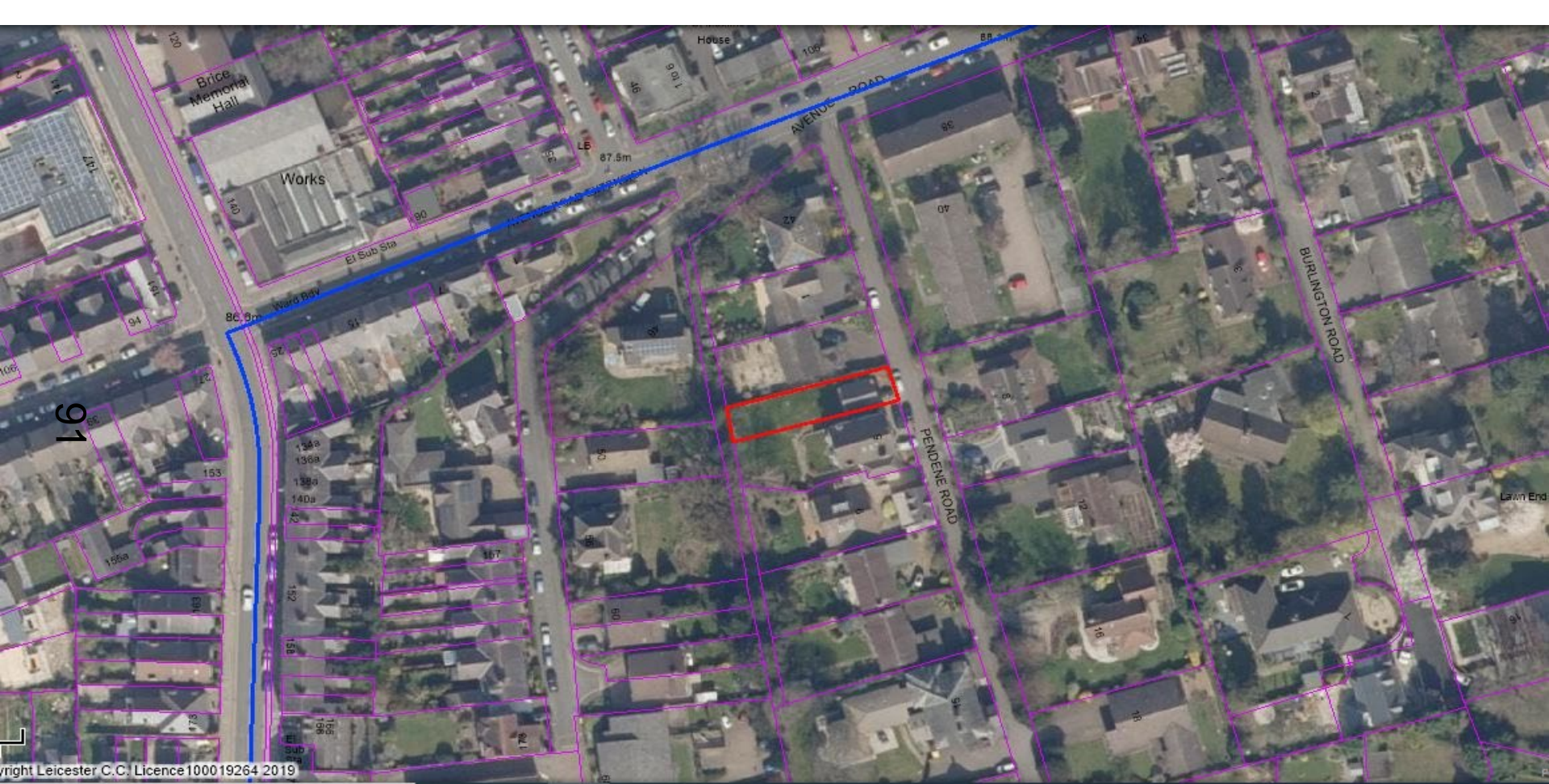
**20220701**

P&DCC 24<sup>th</sup> August 2022

06







Wright Leicester C.C. Licence 100019264 2019

[CLICK - 3D VIEW](#)

**20220701**  
**5 Pendene Road**





93



Front of Site

20220701  
5 Pendene Road

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North View of Front with Main Dwelling

20220701  
5 Pendene Road



95



**South View of Front with Main Dwelling**

**20220701**  
**5 Pendene Road**





**View of Front with 3 Pendene Road**

**20220701**  
**5 Pendene Road**



97



**Rear View of Garage**

**20220701**  
**5 Pendene Road**





**Rear View of Garden**





Side Elevation of Main House

100



Side Elevation of 3 Pendene Road

20220701  
5 Pendene Road



101



**Side & Rear Elevation of 3 Pendene Road**

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**5 Pendene Road**



102



**Side & Rear Elevation of 9 Pendene Road**

**20220701**  
**5 Pendene Road**



103



Front Elevation of 10 Pendene Road

20220701  
5 Pendene Road



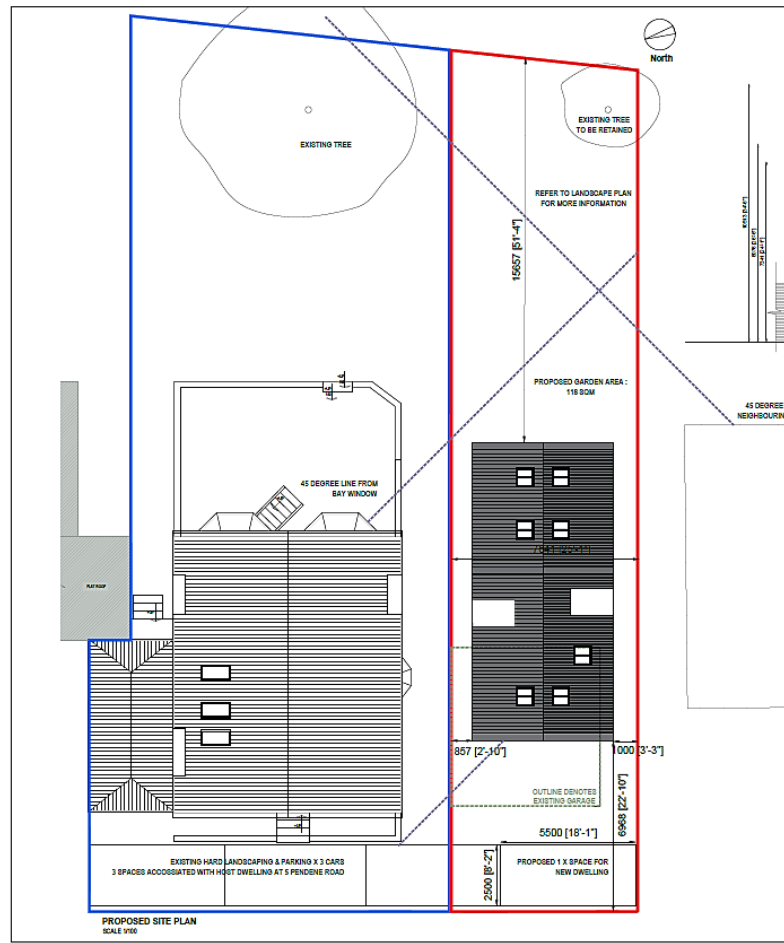
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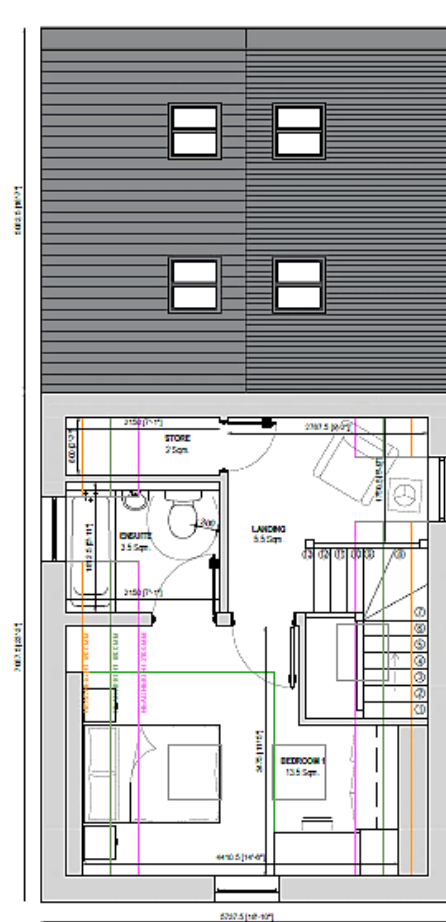
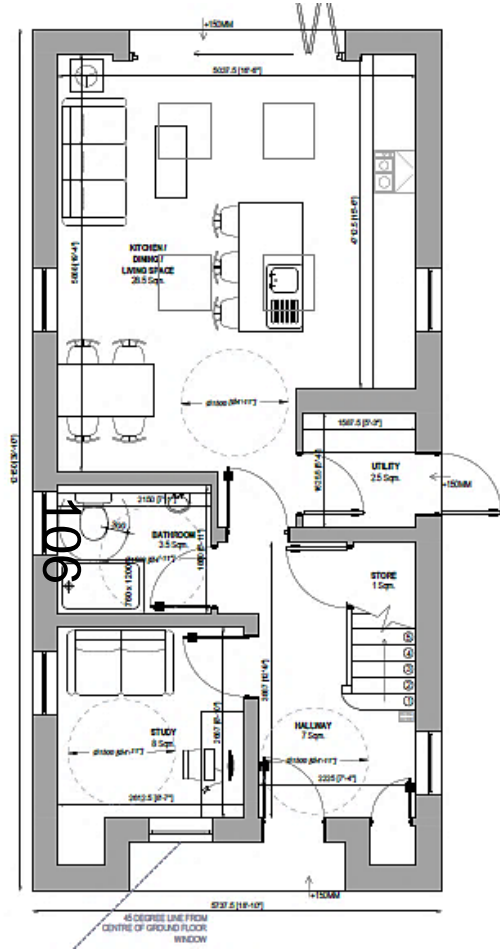


Access to Pendene Road

20220701  
5 Pendene Road



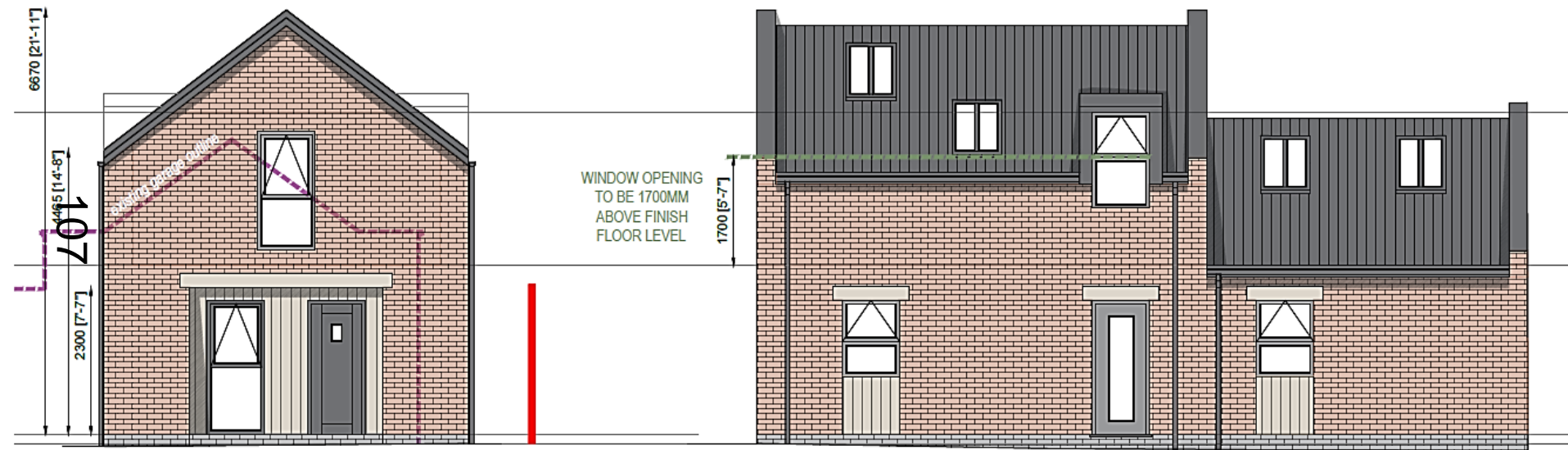




**Proposed Floor & Roof Plans**

**20220701**  
**5 Pendene Road**





**Proposed East & North Elevation**

**20220701**  
**5 Pendene Road**



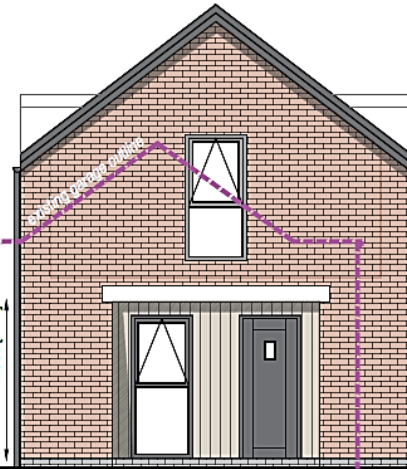
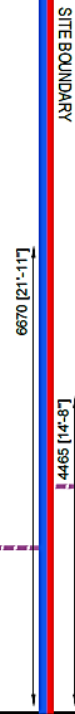
108

**Proposed West & South Elevation**

**20220701**  
**5 Pendene Road**



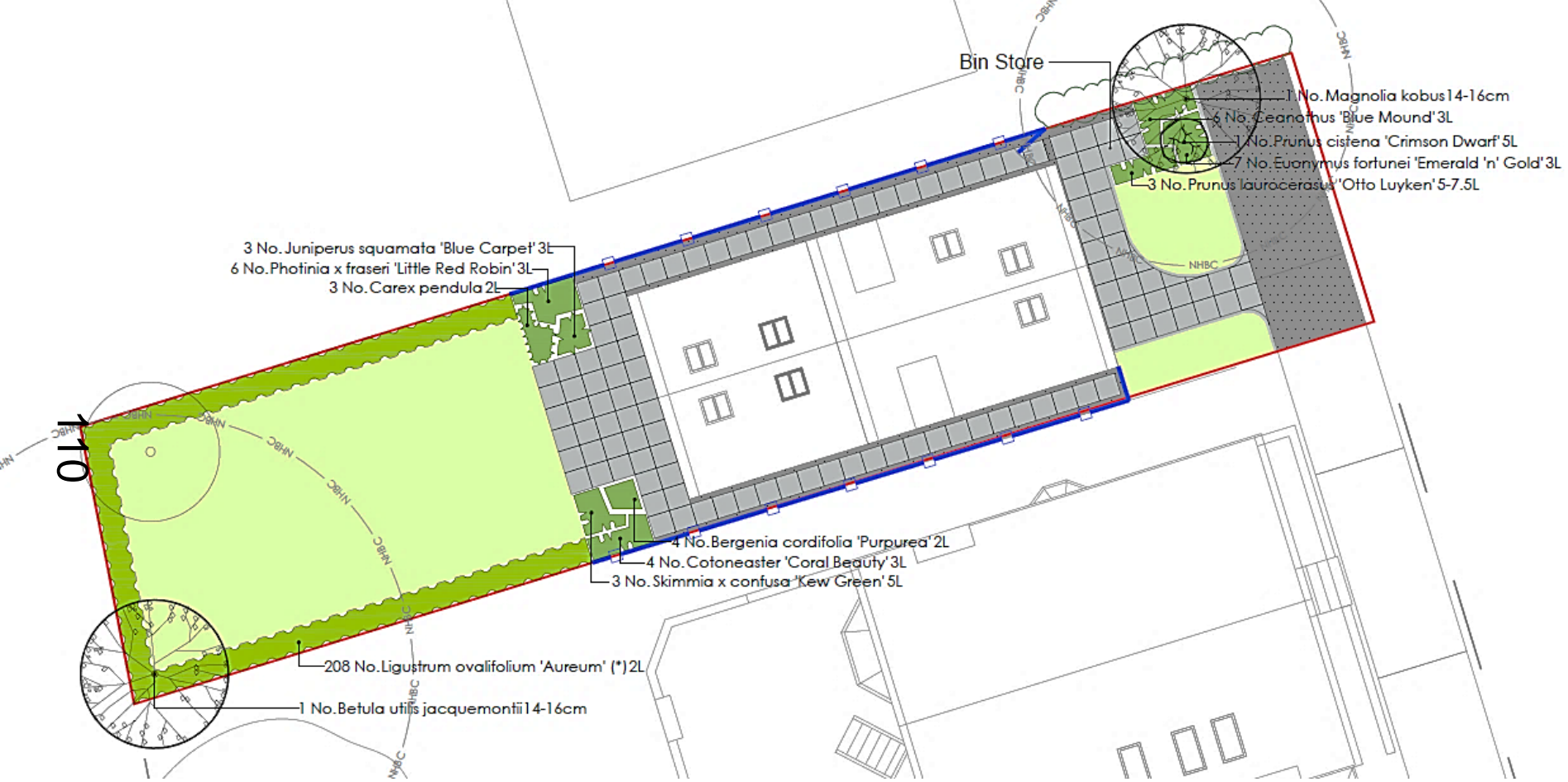
109



SITE BOUNDARY

Proposed Street Scene

20220701  
5 Pendene Road





# Addendum

# Agent's Slide



# 5 Pendene Road, Leicester

## Proposal summary

- To demolish the garage, adjacent to the house, (*images 1 & 2*) and replace it with a **1 bedroom dwelling** inspired by the coach house at 9 Pendene Rd (*image 3*).
- A re-submission of a previous application for a **3 bedroom dwelling**

## We listened to the feedback and made improvements

What changed?	How did it improve the proposal?
<b>Reduced the scale of the development</b> 13	<ul style="list-style-type: none"><li>Reduced the proposed bedrooms from 3 to 1, for a more proportionately-sized dwelling.</li><li>Set it back from the road to reduce its impact on the main property and street scene.</li><li>Paid particular attention to the design to minimise the impact on the light, outlook and privacy that our neighbours (No. 3 Pendene Road) currently enjoy. (See image 4).</li></ul>
<b>Improved highway safety</b>	<ul style="list-style-type: none"><li>Proposed a horizontal parking space and avoided any visibility splays, to ensure safety.</li><li>Eased pressure on the road and driveway by setting the proposed development further back from where the garage is currently sited.</li></ul>
<b>Improved the design and its impact on the local area</b>	<ul style="list-style-type: none"><li>As a modern coach house, we proposed a design with that would enhance the character of the host property and local area, and is a vast improvement on the current building.</li><li>The design was inspired by the coach house apartment/garage that currently exists as part of No.9 Pendene Road (neighbouring the application site).</li><li>Also proposed a small front garden so that the frontage is not dominated by hard landscaping</li></ul>

## Local support for the proposal now outweighs objections

- Both the Conservation Advisory Panel and Stoneygate Conservation Society agree that the revised design would preserve the character of the Stoneygate Conservation Area.
- The revised proposal received 15 letters of support and 10 objections demonstrating that **66% of consultees are in favour**.



1. Application site – 5 Pendene Road.



2. Garage to be demolished.



3. Coach house at the front of 9 Pendene Road.



4. Side elevation showing 'Stepped' design to reduce impact on No.3

