

Leicester
City Council

MEETING OF THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE

DATE: WEDNESDAY, 21 JANUARY 2026

TIME: 5:30 pm

**PLACE: Meeting Rooms G.01 and G.02, Ground Floor, City Hall,
115 Charles Street, Leicester, LE1 1FZ**

Members of the Committee

Councillor Surti (Chair)

Councillor Dr Moore (Vice-Chair)

Councillors Agath, Chauhan, Cole, Joel, Kennedy-Lount, Kitterick,
Modhwadia, Mohammed and Singh Patel

Members of the Committee are summoned to attend the above meeting
to consider the items of business listed overleaf.

For Monitoring Officer

Officer contact:

Jessica Skidmore, Governance Services Officer, email: jessica.skidmore@leicester.gov.uk

e-mail: committees@leicesterr.gov.uk

Governance Services, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ

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- ✓ where filming, to (via the Chair of the meeting) ensure that those present are aware that they may be filmed and respect any requests to not be filmed.

Further information

If you have any queries about any of the above or the business to be discussed, please contact:

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PUBLIC SESSION

AGENDA

NOTE:

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1. Apologies For Absence

2. Declarations of Interest

Members will be asked to declare any interests they may have in the business to be discussed on the Agenda.

Members will be aware of the Code of Practice for Member involvement in Development Control decisions. They are also asked to declare any interest they might have in any matter on the committee agenda and/or contact with applicants, agents or third parties. The Chair, acting on advice from the Monitoring Officer, will then determine whether the interest disclosed is such to require the Member to withdraw from the committee during consideration of the relevant officer report.

Members who are not on the committee but who are attending to make representations in accordance with the Code of Practice are also required to declare any interest. The Chair, acting on advice from the Monitoring Officer, will determine whether the interest disclosed is such that the Member is not able to make representations. Members requiring guidance should contact the Monitoring Officer or the Committee's legal adviser prior to the committee meeting.

3. Minutes of the Previous Meeting **Appendix A**

Members will be asked to confirm that the minutes of the meeting of the Planning and Development Control Committee held on 10 December 2025 are a correct record.

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.

(i) **20251491 - 7 Park Hill Drive** **Appendix C**

(ii) **20251747 - 14 Laithwaite Close** **Appendix D**

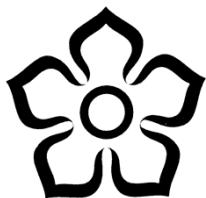
(iii) **20250364 - 123 and 123a Belgrave Gate** **Appendix E**

(iv) **20250997 - 15 Henshaw Street** **Appendix F**

(v) **20251001 - 15 Henshaw Street** **Appendix G**

(vi) **20250333 - 58 Sedgebrook Road** **Appendix H**

5. Any Other Urgent Business



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Appendix A

Minutes of the Meeting of the PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 10 DECEMBER 2025 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)
Councillor Dr Moore (Vice Chair)

Councillor Agath
Councillor Batool
Councillor Chauhan

Councillor Dave
Councillor Kennedy-Lount
Councillor Kitterick

Councillor Mohammed
Councillor Singh Patel

* * * * *

1. APOLOGIES FOR ABSENCE

Councillor Surti, as Chair, welcomed all those present and led on introductions.

Apologies had been received from Councillor's Cole and Modhwadia, for which Councillors Batool and Dave were present as a substitute.

2. DECLARATIONS OF INTEREST

Members were asked to declare any interests they had in the business on the agenda.

Councillor Kitterick noted that the Councillor connected to the applicant for one of the applications put forward for consideration at the meeting, is known to himself and members of the committee.

There were no other declarations of interest.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 19 November 2025 be confirmed as a correct record.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

The Chair announced that the order of the agenda had been amended to the following:

- 20250173 – 20a Vulcan Road
- 20221535 – 44 Braunstone Lane East, Riverside Football Ground

5. 20250173 - 20A VULCAN ROAD

20250173 – 20a Vulcan Road

Ward: North Evington

Proposal: Change of use from public open space to dwellinghouses; construction of two-storey building to contain five flats (5 x 1 bed) (Class C3) (Amended plans received 13 August 2025)

Applicant: Mr J Sindhi

It was noted that the agent and his daughter were present at the meeting but had not registered to speak.

At the Chair's discretion, it was decided that they remain in the meeting and be allowed to answer any questions from the Committee but could not make representation as they had missed the registration period.

The Planning Officer presented the report.

Councillor Moore joined the meeting and it was noted that due to having missed part of the report, they would not be able to vote on the item.

Ms. Khairunnisa Mukaddam addressed the Committee and spoke in opposition to the application.

Members of the Committee considered the report and Officers responded to the comments and queries raised by the Committee.

The Chair summarised the application and points raised by Committee Members. Councillor Kitterick moved that the application be deferred to allow for a re-consideration of the design of the proposal by the applicant to reduce its scale and amenity impacts upon adjacent properties. This was seconded by Councillor Mohammed, and upon being put to the vote, the motion was CARRIED.

RESOLVED: that the item be deferred.

6. 20221535 - 44 BRAUNSTONE LANE EAST, RIVERSIDE FOOTBALL GROUND

20221535 - 44 Braunstone Lane East, Riverside Football Ground

Ward: Braunstone Park & Rowley Fields

Proposal: Installation of 100-seat stand, covered viewing platform, two new dugouts to replace existing ones, four storage containers, fences, retaining wall to hold levelled ground adjacent to grass pitch (Class F2)

Applicant: Dr Charanpreet Singh Johal

The Planning Officer presented the report.

Councillor Kulwinder Singh Johal made representation on behalf of the applicant in favour of the application and answered questions from Members of the Committee.

Members of the Committee considered the application on its individual merits.

The Chair summarised the application and points raised by Committee Members and moved that in accordance with the Officer recommendation, the application be approved. This was seconded by Councillor Batool, and upon being put to the vote, the motion was CARRIED.

RESOLVED: permission was granted for a limited period

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The four containers shall be removed and the land restored to its former condition, not later than five years after the date of this permission, unless consent for a further period of time has been granted before that date. (The four containers do not represent a satisfactory form of permanent development; and in accordance with policies GE06 & UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 & CS13.)
3. The proposed containers shall only be used for ancillary storage for the Football Club. (In the interests of the function of the Green Wedge as an area for recreational purposes and in accordance with Core Strategy Policy CS13.)

4. Within six months of the date of this permission, a Sustainable Drainage System (SuDS) and management plan shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include: (i) full design details, (ii) a timetable for its implementation, and (iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. The SuDS shall be implemented in accordance with the timetable for its implementation and shall be maintained in accordance with the management and maintenance plan. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy.)
5. Within six months of the date of this permission, ten secure and covered cycle parking spaces shall be provided, in accordance with details first submitted to and approved in writing by the Local Planning Authority. They shall be retained thereafter. (In the interests of the sustainable means of transport and in accordance with policy AM02 of the City of Leicester Local Plan.)
6. Within six months of the granting of permission, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include reference to the use of marshals on match days, management of off-street car parking, information for supporters about existing parking availability, measures to encourage car sharing/use of sustainable modes of transport, reiterate the measure to manage parking, and an implementation schedule. The Travel Plan shall be implemented in accordance with the implementation schedule. (To ensure that parking can take place in a satisfactory manner, and in accordance with Core Strategy policies CS3, CS14 & CS15.)
7. The car parking within the site and that within the adjacent site of Ellesmere College shall be made available for parking during match days and tournaments. (To ensure that parking/servicing can take place in a satisfactory manner; and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS3.)
8. Development shall be carried out in full accordance with the following approved plan - Site Location and Layout Plan, 22180 A01, Revision E, received on the 17th of July 2025. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies

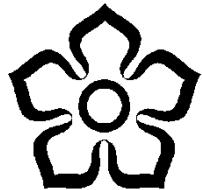
to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at: <https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/> As this is a new document it will be kept under review. We therefore invite comments from users to assist us in the ongoing development of the guide.

2. It is considered that there is a perceptible risk from landfill gas adversely affecting this site. It is therefore recommended, that the advice of a suitable consultant should be sought and carried out in the design and development of any building at this site, or underground services associated with them. Please note that it is the developer's responsibility to ensure safe development and secure occupancy of this site.
3. 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 2024 is considered to be a positive outcome of these discussions.

7. ANY OTHER URGENT BUSINESS

There being no other urgent business, the meeting closed at 6:51pm.



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Wards:
See individual reports.

Planning & Development Control Committee

Date: 21 January 2026

REPORTS ON APPLICATIONS, CONTRAVENTIONS AND APPEALS

Report of the Director, Planning and Transportation

1 Introduction

- 1.1 This is a regulatory committee with a specific responsibility to make decisions on planning applications that have not been delegated to officers and decide whether enforcement action should be taken against breaches of planning control. The reports include the relevant information needed for committee members to reach a decision.
- 1.2 There are a number of standard considerations that must be covered in reports requiring a decision. To assist committee members and to avoid duplication these are listed below, together with some general advice on planning considerations that can relate to recommendations in this report. Where specific considerations are material planning considerations they are included in the individual agenda items.

2 Planning policy and guidance

- 2.1 Planning applications must be decided in accordance with National Planning Policy, the Development Plan, principally the Core Strategy, saved policies of the City of Leicester Local Plan and any future Development Plan Documents, unless these are outweighed by other material considerations. Individual reports refer to the policies relevant to that application.

3 Sustainability and environmental impact

- 3.1 The policies of the Local Plan and the LDF Core Strategy were the subject of a Sustainability Appraisal that contained the requirements of the Strategic Environmental Assessment (SEA) Directive 2001. Other Local Development Documents will be screened for their environmental impact at the start of preparation to determine whether an SEA is required. The sustainability implications material to each recommendation, including any Environmental Statement submitted with a planning application are examined in each report.
- 3.2 All applications for development falling within the remit of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 are screened to determine whether an environmental impact assessment is required.

- 3.3 The sustainability and environmental implications material to each recommendation, including any Environmental Statement submitted with a planning application are examined and detailed within each report.
- 3.4 Core Strategy Policy 2, addressing climate change and flood risk, sets out the planning approach to dealing with climate change. Saved Local Plan policies and adopted supplementary planning documents address specific aspects of climate change. These are included in individual reports where relevant.
- 3.5 Chapter 14 of the National Planning Policy Framework – Meeting the challenge of climate change, flooding and coastal change – sets out how the planning system should support the transition to a low carbon future, taking full account of flood risk and coastal change. Paragraph 149 states “Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”
- 3.6 Paragraphs 155 - 165 of the National Planning Policy sets out the national policy approach to planning and flood risk.

4 Equalities and personal circumstances

- 4.1 Whilst there is a degree of information gathered and monitored regarding the ethnicity of applicants it is established policy not to identify individual applicants by ethnic origin, as this would be a breach of data protection and also it is not a planning consideration. Section 149 of the Equality Act 2010 provides that local authorities must, in exercising their functions, have regard to the need to:
 - a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 4.2 The identity or characteristics, or economic circumstances of an applicant or intended users of a development are not normally material considerations. Where there are relevant issues, such as the provision of specialist accommodation or employment opportunities these are addressed in the individual report.

5 Crime and disorder

- 5.1 Issues of crime prevention and personal safety are material considerations in determining planning applications. Where relevant these are dealt with in individual reports.

6 Finance

- 6.1 The cost of operating the development management service, including processing applications and pursuing enforcement action, is met from the Planning service budget which includes the income expected to be generated by planning application fees.

- 6.2 Development management decisions can result in appeals to the Secretary of State or in some circumstances legal challenges that can have cost implications for the City Council. These implications can be minimised by ensuring decisions taken are always based on material and supportable planning considerations. Where there are special costs directly relevant to a recommendation these are discussed in the individual reports.
- 6.3 Under the Localism Act 2011 local finance considerations may be a material planning consideration. When this is relevant it will be discussed in the individual report.

7 Planning Obligations

- 7.1 Where impacts arise from proposed development the City Council can require developers to meet the cost of mitigating those impacts, such as increased demand for school places and demands on public open space, through planning obligations. These must arise from the council's adopted planning policies, fairly and reasonably relate to the development and its impact and cannot be used to remedy existing inadequacies in services or facilities. The council must be able to produce evidence to justify the need for the contribution and its plans to invest them in the relevant infrastructure or service, and must have regard to the Community Infrastructure Levy (Amendment)(England) Regulations 2019.
- 7.2 Planning obligations cannot make an otherwise unacceptable planning application acceptable.
- 7.3 Recommendations to secure planning obligations are included in relevant individual reports, however it should be noted however that the viability of a development can lead to obligations being waived. This will be reported upon within the report where relevant.

8 Legal

- 8.1 The recommendations in this report are made under powers contained in the Planning Acts. Specific legal implications, including the service of statutory notices, initiating prosecution proceedings and preparation of legal agreements are identified in individual reports. As appropriate, the City Barrister and Head of Standards has been consulted and his comments are incorporated in individual reports.
- 8.2 Provisions in the Human Rights Act 1998 relevant to considering planning applications are Article 8 (the right to respect for private and family life), Article 1 of the First Protocol (protection of property) and, where relevant, Article 14 (prohibition of discrimination).
- 8.3 The issue of Human Rights is a material consideration in the determination of planning applications and enforcement issues. Article 8 requires respect for private and family life and the home. Article 1 of the first protocol provides an entitlement to peaceful enjoyment of possessions. Article 14 deals with the prohibition of discrimination. It is necessary to consider whether refusing planning permission and/or taking enforcement action would interfere with the human rights of the applicant/developer/recipient. These rights are 'qualified', so committee must decide whether any interference is in accordance with planning law, has a legitimate aim and is proportionate.

- 8.4 The impact on the human rights of an applicant or other interested person must be balanced against the public interest in terms of protecting the environment and the rights of other people living in the area.
- 8.5 Case law has confirmed that the processes for determination of planning appeals by the Secretary of State are lawful and do not breach Article 6 (right to a fair trial).

9 Background Papers

Individual planning applications are available for inspection on line at www.leicester.gov.uk/planning. Other reasonable arrangements for inspecting application documents can be made on request by e-mailing planning@leicester.gov.uk. Comments and representations on individual applications are kept on application files, which can be inspected on line in the relevant application record.

10 Consultations

Consultations with other services and external organisations are referred to in individual reports.

11 Report Author

Grant Butterworth grant.butterworth@leicester.gov.uk (0116) 454 5044 (internal 37 5044).

Appendix C

Recommendation: Conditional approval	
20251491	7 Park Hill Drive
Proposal:	Change of use from dwellinghouse (Class C3) to residential care home (4 adults) (Class C2) (amended plans received 14 November 2025)
Applicant:	Crewton Care Ltd
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20251491
Expiry Date:	22 January 2026
JA1	WARD: Aylestone



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Summary

- The application is brought to committee due to there being more than 6 objections from different addresses received within the city boundary and the agent of the application being related to an elected member.
- The main issues are principle of development; character of the area; amenity of neighbouring residents; living conditions for future occupiers, parking and traffic
- 9 Objections from 7 separate addresses were received.
- The recommendation is to grant conditional approval

The Site

The application site concerns a detached, four-bedroom dwelling within a suburban area of the city. The dwelling is located within a road of largely mixed semi-detached and detached dwellings. The application site has a garden of approximately 122sqm.

The application site is within a primarily residential area. The site is located within an air pollution buffer and landfill buffer.

Background

The application site has the following site history:

- An application (20030248) for a two-storey extension at side of house (amended plan) was approved in 2003.
- An application (20072312) for single-storey extensions at side and rear of house was approved in 2008.

At the time of site visit, application 20072312 had been implemented.

The Proposal

The application is for change of use at 7 Park Hill Drive from residential dwelling use (C3) to a residential care home (Class C2). The home would accommodate a max of 4 adults.

The care home would be laid out with two bedrooms to the front of the ground floor, living room, kitchen, bathroom and office on the ground floor. The first floor would comprise of two bedrooms with ensuites, a toilet and storage.

The management plan advises there would be a maximum of four adults housed within the care home, with a maximum of three staff members on shift. The proposed shift patterns will run between 8am and 7.30pm and 7.15pm and 8am. There would also be visiting times allocated between 12pm and 8pm, for a maximum of 2 visitors.

There are no physical alterations proposed to the development site, within this application.

Policy Considerations

National Planning Policy Framework

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 109 (Transport impacts and patterns)

Paragraph 115 (Assessing transport issues)

Paragraph 116 (Unacceptable highways impact)

Paragraph 117 (Highways requirements for development)

Paragraph 135 (Good design and amenity)

Paragraph 198 (Noise and light pollution)

Paragraph 201 (Planning decisions separate from other regimes)

Local Policies

CLLP policy AM01 (Impact of development on pedestrians)

CLLP policy AM12 (Residential car parking provision)

CLLP policy PS10 (Residential amenity and new development)

CLLP policy PS11 (Protection from pollution)
Policy CS03 (Designing quality places)
Policy CS06 (Housing strategy)
Policy CS14 (Transport network)

Supplementary Guidance

Appendix 1 CLLP- Vehicle Parking Standards
Residential Amenity SPD (2008)

Representations

9 Objections were received from 7 addresses within the city. Objections comprise of the following concerns:

Principle of Development/Character of area

- The proposal would have an adverse impact on the character of the area
- The character of the area has already been altered by the facility at 9 Grace Road.
- The proposal would lead to an over-concentration of uses, contrary to the objectives of the NPPF
- The use is not compatible with the local area
- The proposal would remove residential housing stock.
- There is a care home for up to 20 people across the road (9 Grace Road)
- There is no demand for this facility as there are some nearby.
- The dwelling is design as a residential dwelling and not to accommodate vulnerable adults.

Traffic/Parking/Highways

- The proposal would cause strain on existing parking and traffic
- The site does not have vehicular access
- Three parking spaces rather than five can be accommodated within the hardstanding.
- The hardstanding is too small and this will cause overspill parking.
- Cars will reverse into the road increasing risk and congestion within the locality.

Impact on neighbouring amenity

- There would be an adverse impact on residential amenity.
- An increase in noise and disturbances with the proposed use that would compound existing drug use, police and ambulance attendance and noise nuisance within the local area.
- Shift changes by staff would result in an increase in noise and disturbances.
- There has been no consideration for the safety of residents through the proposed residence of occupants with personality disorders.
- The applicant has not provided a robust management plan.
- No risk assessment has been undertaken.

Other matters

- The Leicester City Council strategy from Supported Living and Extra Care Housing Strategy was quoted.
- The application removes a house from housing stock that could be used for families.

Consultations

LCC Social Care Department- Comments were received stating that there is high occupancy across specialist services that indicate a demand for services proposed in this application.

Considerations

Principle of development/character of area

It was stated within the objections that there was an over concentration of care home use within the area and that this is contrary to the NPPF. Having reviewed the 400msq radius from the proposed care home site, there are two known care homes within the surrounding area. However, also noted within the objections, there are references to 9 Grace Road being a care home and housing over 20 residents, with further objections stating there is no further need for this use within the locality, as this facility has already altered the character of the area. 9 Grace Road was previously a care home under C2 use. Nonetheless, as per the application for a certificate of lawfulness (20241452), the site is in use as a 'premises for residential accommodation of 24 individuals (including a full-time concierge) who individually needs 3 – 14 hours support per week'. The use is therefore managed as a *sui generis* HMO, and it is emphasised that residents receive support rather than care in a residential setting. I consider the proposed use (Class C2) to be materially different on the basis that residents at 7 Park Hill Drive will receive care rather than support and the proposed scale and nature of the uses are not comparable. In this context my view is that the application would not contribute to an unacceptable increase in concentration of C2 uses in the vicinity which would result in sufficient harm to justify withholding consent.

I also note within the objections it is stated that the proposal would remove 'much-needed' family housing stock. Whilst I note there is a recognised need for family sized dwellings, there is also a need to plan for C2 housing accommodation as part of the council's evidenced Housing Needs Assessment. As per the appeal recently allowed by the Planning Inspectorate at 118 Ashton Green Road 3371753; albeit for a children's care home. That application was refused by your committee because of the loss of a family sized dwelling, but the inspector considered there was an absence of evidence that the need for looked after children had been fully met, resulting in the appeal being allowed. I therefore consider in the absence of evidence that the need for looked after adults has been fully met, the proposal would meet the need for residential care accommodation.

Furthermore, it is stated that the use is not compatible within the local area. The proposal is for 4 adult residents to receive residential care within a primarily residential area. The proposed care home will be a managed provision with assisted living provided for the residents, and, as a primarily residential use, its location in a residential area is entirely appropriate in planning policy terms. Given the small scale of the proposal, I do not agree with the objector's that the proposal would have an adverse impact on the character of the area. Instead, I consider that the degree to which the managed nature of the site would mean it is not perceptible in the wider area, nor would the use be so significant that it would have an unacceptable impact upon this suburban locality in terms of general noise and disturbance. A condition will

be attached to the permission ensuring that only a C2 care home can be enacted as part of this permission.

Overall, I consider the principle of development C2 residential care home on this scale for 4 adults to be acceptable in principle.

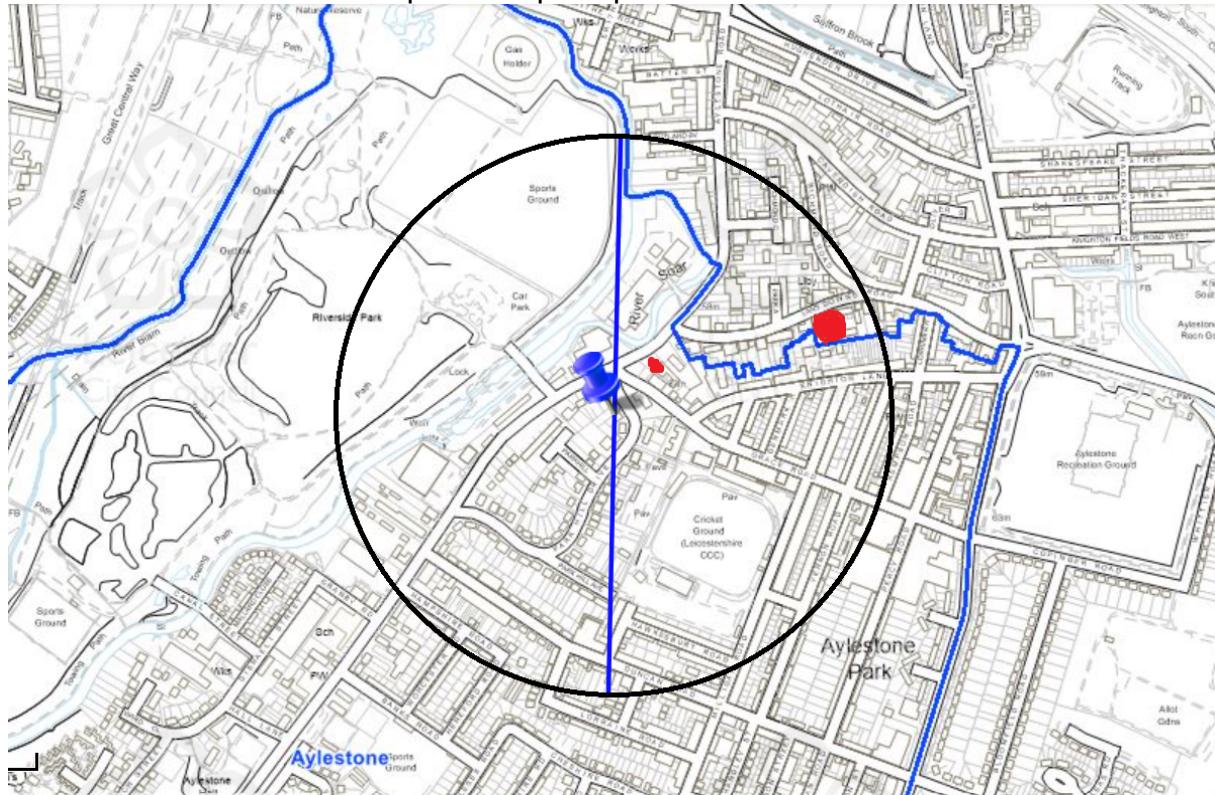


Figure 1: There are two known care homes within a 400m radius of the application site. They are denoted by the red marks on the map.

Living Conditions for Occupiers

The existing site is a dwellinghouse under Class C3 use. Saved Policy PS10 of the local plan (2010) applies to the amenity of future as well as existing residents. Objectors have raised issue with the existing building not being appropriate for use as a residential care. I consider a family dwelling to be an entirely appropriate building for this type of use. The house has acceptable access to natural light and outlooks, with adequate floorspace for up to four residents and staff working shift patterns. However, a condition will be added to the permission ensuring that no more than four adults can be cared for within the house, to ensure that the acceptable living conditions are not compromised by an increase in occupants.

The rear amenity space would approximately measure 122msq. As such I would consider the needs of four adults in care would be met by the size of the proposed garden.

Overall, I am satisfied that the application site would provide potential residents of the care home with sufficient living conditions.

Neighbouring Residential Amenity

NPPF paragraphs 135 & 198, and saved Local Plan policies PS10 and PS11 require amenity to be protected for neighbouring residents from development, including in respect of noise.

I note within the objections there are concerns that there could be an increase in disturbances and noise if the change of use was granted permission, with specific reference to the outstanding issues caused by use at 9 Grace Road of drug use, police and ambulance attendance and noise nuisance at unsociable hours being exacerbated.

However, the proposal is to provide organised care with carers always present for oversight and supervision. Whilst there would be potential for more people to be present in the house regularly during the daytimes than may be expected in a family home, the use is for residential care, which is not an inherently noisy use that would be out of character for a residential area (including the use of the house and rear garden area). I note there is also greater concern from the objections regarding the potential for disruptions, as the applicant has listed within their management plan that the proposed site would be used for adults with personality disorders. It is also noted within the objections that there is concern among residents regarding their safety because of occupants having personality disorders. The issue of safety caused by potential occupants has also led to objections stating that there is no robust management plan and there have been no risk assessments undertaken. The facility would be a managed care home provider and it would be reasonable to expect that managed provisions would be in place to prevent these concerns. However, the managed provisions are not a planning consideration and they would be a factor for Ofsted to assess and consider. Notwithstanding this, the granting of planning permission does not indemnify against statutory nuisance action being taken, should substantiated noise complaints be received but there would be no planning justification to withhold permission on this basis. NPPF paragraph 201 states that 'The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.' As the proposal would be an acceptable use of land there is no planning reason to require further information with regards to noise/disturbance/anti-social behaviour which could be dealt with other agencies.

The issue of the impact of staff changeover was also raised by objectors. It is not considered that staff changeover will result in a significant increase in noise levels caused by cars compared to the existing use of the property as a C3 dwelling house where occupiers can enter and exit the driveway via vehicle at any time.

The objectors have stated that the application would have an adverse impact on residential amenity. I conclude that the proposal would not conflict with NPPF paragraph 135f, and saved Local Plan Policies PS10 and PS11, and that the proposal would be acceptable in terms of impact upon amenity, therefore the proposal would not have a significant adverse impact on amenity of neighbouring residents.

Highways Parking

Saved Local Plan policies AM01 and AM02, and NPPF paragraphs 109, 115 and 117 require developments to provide suitable facilities for traffic and parking, avoiding harm

to highway safety. It is also noted that NPPF paragraph 116 states that development should only be prevented on highways grounds in cases of unacceptable impact on highway safety, or if cumulative impacts on the road network would be severe.

Within Appendix 01 Vehicle Parking Standards, it states that for a C2 site of this size, one car parking space is necessary. The objectors were concerned that the application site did not have adequate vehicular access (dropped kerb), nor would the site accommodate 5 parking spaces that are stated within the planning statement. Furthermore, there is also concern that the hardstanding is too small and this will cause overspill parking within the local area. There is vehicular access in front of part of the site and as the kerb is fairly low, I do not consider cars would have difficulty accessing the hardstanding in front of the house. However, I agree with objectors that the site could not comfortably accommodate 5 cars to the front. Whilst the hardstanding is slightly short with regards to the recommended Leicester Street Design Guide for recommended length of parking spaces (5.1 metres rather than 5.5 metres), I consider the hardstanding would still accommodate 3 parking spaces. Nonetheless, the site is also close to bus stops on Aylestone Road, therefore staff & visitors would be able to use public transport or alternative methods to the private vehicle. As a result, I believe 3 parking spaces to the front of the dwelling would be sufficient to the needs of the development, in addition to the provision of adequate public transport, with bus stops located approximately a 3 minute walk away from the development site.

I also note the impact of visitors to the site who may be involved in the care of residents and friends or family members. It is stated within the application 'supporting information' that the proposal would have a limited number of 2 visitors at anytime. In consideration of the sufficient parking spaces and acceptable public transport provision, I do not consider extra visitors would equate to an unacceptable impact for parking and highways considerations.

It was stated within the objections that the proposal will cause cars to reverse into the road, subsequently increasing congestion and risk to local residents. It is stated within the Highway Code that drivers should reverse onto hardstanding and drive out forwards for safety. As I consider the proposal would have an acceptable impact with regards to traffic generation, it is expected that drivers will follow the highway code therefore I do not share concerns regarding the risk of reversing onto Park Hill Drive.

Overall, I am satisfied with the proposal's impact on existing traffic and parking within the locality. The application site complies with the requirements of Appendix 01 Vehicle Parking Standards, by having more than 1 car parking spaces to the front of the dwelling. In addition, there is the adequate provision of nearby public transport, with bus stops within a 3 minute walk away from the site. As such, the proposal would be in accordance with NPPF paragraph 116 and the proposal would not warrant refusal on Highways grounds.

Other issues

Within the objections received, various quotes were offered in support of the application not being in accordance with the Leicester City Council Supported Living and Extra Care Housing Strategy. This document does not form any planning consideration in terms of supporting national or local planning policy, therefore I have

avoided commenting on the proposal's individual merits to meet other guidelines provided by other agencies.

Conclusion

The application is acceptable in principle and I recommend approval. However, within Class C2 the property could be used for a residential school, college, training centre or health facility. Further consideration for these types of uses would be necessary and for this reason I am recommending a condition that restricts the uses of the property to a care home. The proposal is for 4 adults in care, and I recommend a condition to limit this to 4 as any increase would also require further consideration.

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, or any order amending or revoking and replacing that Order with or without modification, the premises shall not be used for any purpose other than for a care home within Class C2 of the Order, unless otherwise approved in writing by the local planning authority. (To enable consideration of the amenity, parking and highway safety impacts of alternative Class C2 uses, in accordance with Policies C
3. The premises shall not accommodate any more than 4 residents in care at any one time. (To enable consideration of the amenity of residents and parking impacts of a more intensive use, in accordance with Policy CS14 of the Leicester Core Strategy (2014) and saved Policy PS10 of the Local Plan (2006).)
4. Development shall be carried out in full accordance with the following approved plans:
Proposed Elevations, DRAWING NUMBER A102, received 14 November 2025
Proposed Floor Plans, DRAWING NUMBER A103, received 14 November 2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.
Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:
Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

2. 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.

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 2024 is considered to be a positive outcome of these discussions.

Policies relating to this recommendation

- 2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
- 2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS06 The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
- 2014_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.



Appendix D

APPLICATION NO: 20251747

Page 1 of 6

WARD: BL

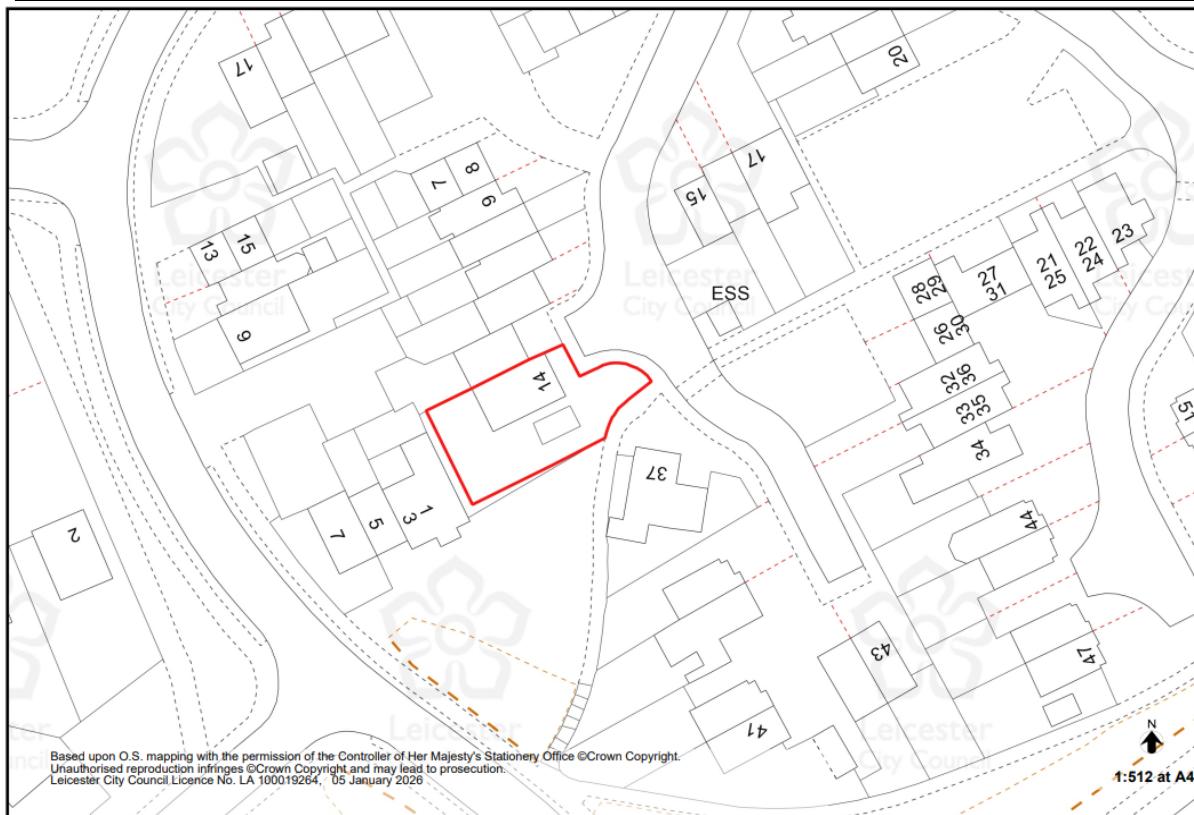
OFFICER: CW

TEAM: PD

Leicester
City Council

REPORT: 20251747

1 Recommendation: Conditional approval	
20251747	14 Laithwaite Close
Proposal:	Demolition of existing garage and construction of new garage at side of house (Class C3)
Applicant:	Ms Khodiara
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20251747
Expiry Date:	15.01.2026
CW	WARD: Beaumont Leys



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Summary

- The application is brought to committee due to more than 6 objections having been received;
- The main issues are: Character and appearance of the area; amenity of neighbouring residents and parking;
- Objections from 7 addresses objecting to the development were received on the grounds of the use of the garage, parking and method of construction;
- The recommendation is to grant conditional approval.

The Site

The application relates to 14 Laithwaite Close which is a single storey, end terrace bungalow located in a residential part of Beaumont Leys. The site is within a 250m buffer of a Local Authority Air Pollution Control Zone (LAAPC) and a Landfill Site, it is also within an area subject to surface flooding 1 in every 1000 years.

Background

20250857: Demolition of existing garage and construction of detached single storey garage at side of house (Class C3). This application was refused on 30.07.2025 for the following reason.

The proposed garage by virtue of its size and design would result in an incongruous structure that detrimentally impacted the character and appearance of the area and host dwelling. The proposal is therefore contrary to Leicester Core Strategy (2014) Policy CS03 and NPPF paragraph 135.

The Proposal

The application seeks permission for the demolition of the existing detached garage and the construction of a new single storey detached garage located to the side of the dwelling. The garage will measure 6.5m in length by 5m in width and have a dual pitched roof with an eaves height of 2.9m and a ridge height of 3.95m. A garage door is proposed to the front elevation, both side elevations will be blank and a door and window are proposed to the rear elevation. The materials for the garage are proposed to match the existing the property.

Policy Considerations

National Planning Policy Framework (NPPF) 2024

Paragraphs 2 (Application determined in accordance with development plan and material considerations)

Paragraph 11 (Presumption in favour of Sustainable Development)

Paragraphs 40 and 41 (Pre-applications)

Paragraphs 44 (Sufficient information for good decision making)

Paragraph 57 (Six tests for planning conditions)

Paragraph 117 (Highways requirements for development)

Paragraph 135 (Good design and amenity)

Paragraph 139 (Design decisions)

Paragraph 140 (Clear and accurate plans)

Paragraph 181 (Flood risk considerations and SuDS)

Paragraph 186 (Biodiversity in planning decisions)

Development Plan Policies

Development plan policies relevant to this application are listed at the end of this report.

Other legal or policy context

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Representations

7 objections from different city addresses have been received, these are summarised below. Responses to the objections are in italics.

- The garage will be used for mechanical purposes.
This is the main reason for objection which is repeated in all 7 objections. The application is for the construction of a garage to be used in connection with the existing dwelling and is not seeking permission for a commercial/business use, the application can only be assessed based on what is being applied for. Nevertheless, a condition is recommended to ensure that the structure is only used ancillary to the enjoyment of the existing dwelling. A further application would be required if the applicant wishes to change the use of the proposed garage to a commercial/business use.

To further clarify an occupier of a property using their garage for the general repair and maintenance of their own car would be considered to fall within the Class C3 use class. However, if a garage is being substantially used for the repair and maintenance of other vehicles not associated with the occupiers of the house this would be considered a commercial use within Class B2, changing uses between Class C3 and Class B2 which would require planning permission.

- When two cars are parked at the property one partially blocks the public footpath.
The proposed garage would provide one parking space and there would be space for another vehicle to park in front of the garage without overhanging the pavement. Two off road parking spaces is considered acceptable for a property of this size.
- Demolition and construction of the garage may cause damage to my cars and property, also limited parking for construction vehicles.
Given the minor scale of the proposed development, it is considered that seeking a construction management plan would be onerous. If any damage did occur because of the development this would be a civil matter.
- Planning for this has been rejected once, nothing has changed.
The current application differs from the previously refused application as the proposed garage has been reduced in size and repositioned.

Consultations

None.

Consideration

Character and Appearance of the area:

Leicester City Core Strategy (2014) policy CS03 states that the council require high-quality, well-designed places that contribute positively to the character and appearance of the area.

The proposed garage due to its size, siting and materials will appear as a subservient addition to the property which will not detract from the visual amenity of the area. It is therefore considered acceptable and compliant with policy CS03.

Residential Amenity:

Saved City of Leicester Local Plan Policy PS10 aims to protect the residential amenity of neighbouring properties. The rear of the proposed garage will face the side elevation of 1 and 3 Beaumont Lodge Road, 1 located on the first floor and 3 on the ground floor. The first-floor windows of number 1 will not be impacted by the development as the garage is to be single storey. The side elevation on number 3 contains two windows, one which serves a bathroom and the other which is a secondary window for a kitchen. As such, these windows are not principal room windows.

Regarding all other neighbours, the proposed garage due to its size and siting will not unduly impact their residential amenity. The development is therefore acceptable in this regard.

Highways and Parking:

The proposed application will result in the property having two off street parking spaces. One within the proposed garage and one in front of the garage, both spaces will fit wholly within the boundary of the property. Two off road parking spaces are considered acceptable for a property of this size. As such, it is not considered that the proposal will result in a detrimental impact upon highways safety as sufficient parking is provided.

Other Matters:

This site is located within a 250m buffer of a LAAPC, it is not considered that the development will impact air quality. The site is also located within an area subject to surface water flooding 1 in every 1000 years, as the site is not located within a Flood Zone and the development is small in scale it is considered that requesting a Flood Risk Assessment would be onerous and that the development will not increase flood risk in the area.

Finally, the site is located within a 250m buffer zone of a Landfill Site. I recommend a note to applicant is attached to the permission informing about the risk of landfill which may affect the site.

Conclusion

The application is recommended for conditional approval, the conditions are listed below.

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03.)
3. The garage granted permission via the application shall only be used incidental to the enjoyment of the dwellinghouse. (To protect the residential amenity of neighbouring properties in accordance with Saved City of Leicester Local Plan (2006) policy PS10.)
4. Development shall be carried out in full accordance with the following approved plans:
 - Proposed Floor Plan with Roof Plan, Sheet number 02, Rev 00, Received 20.11.25
 - Proposed Elevations, Sheet number 04, Rev 00, Received 20.11.25
 - Proposed Site Block Plan, Sheet number 06, Received 20.11.25 (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 planning considerations, including planning policies and representations that may have been received and subsequently determining 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 2024.

2. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

3. It is considered that there is a perceptible risk from landfill gas adversely affecting this site. It is therefore recommended that the advice of a suitable consultant should be sought and carried out in the design and development of any building at this site, or underground services associated with them. It is pointed out that it is the developer's responsibility for the safe development and secure occupancy of this site.

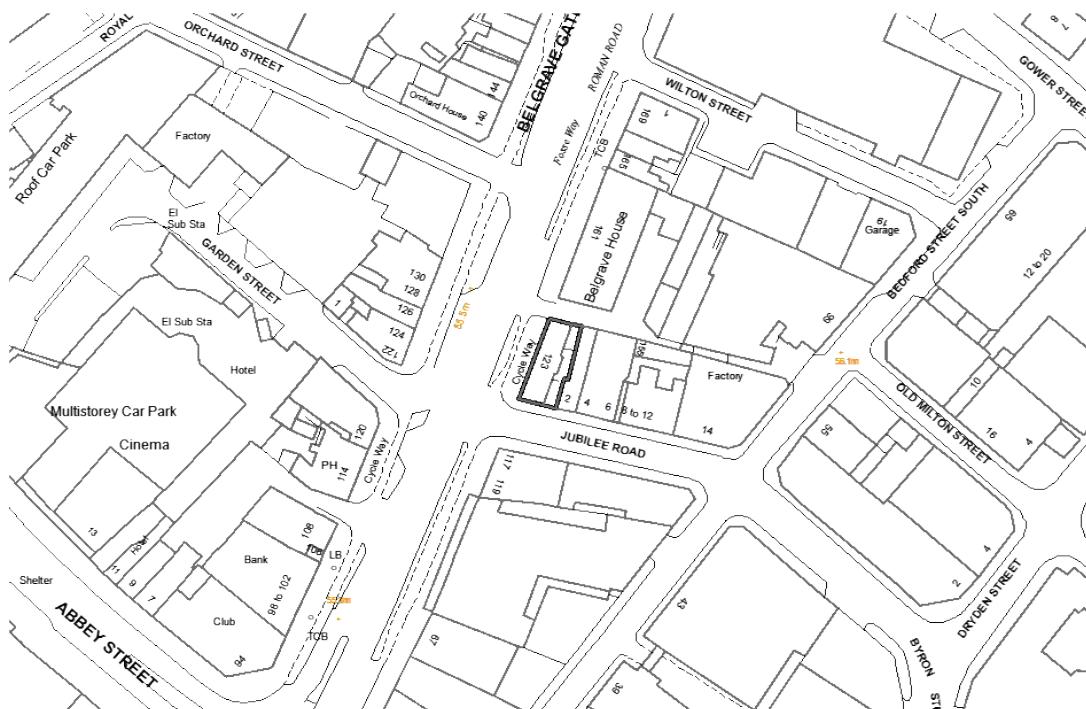
Policies relating to this recommendation

2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2006_AM11	Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.

Appendix E

COMMITTEE REPORT

20250364		123 and 123A Belgrave Gate			
Proposal:	Change of use of first floor, second floor and roof space from offices to 5 flats (2x2 bed, 3x1 bed); construction of first and second floor extension at rear, dormer at rear, roof lights at front (Class C3); bin and cycle storage, alterations (Amendments)				
Applicant:	Valance property limited				
App type:	Operational development - full application				
Status:	Minor development				
Expiry Date:	2 June 2025				
AVB	TEAM: PD	WARD: Castle			



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Summary

- The application is brought to committee as the applicant is related to an elected member.
- The main issues are principle of development, design/appearance, impact on local heritage asset, living conditions and residential amenity of neighbouring properties.
- No representations have been received from neighbours.
- The application is recommended for conditional approval.

The Site

The application relates to a brick built three storey building on a corner plot. It is vacant but was last used as retail on ground floor and offices on upper floors. It

fronts Belgrave Gate which is an important thoroughfare in the city centre and strategic regeneration area, and also fronts Jubilee Road.

The property is on the Local Heritage Asset Register and is subject to an Article 4 Direction. The site is in an air quality management area, an area with roman archaeological records, an archaeological alert area and is within a critical drainage area.

The neighbouring properties (2-14 Jubilee Road) to the east on Jubilee Road are locally listed buildings. The building further along to the south on Belgrave Gate is the Grade II listed building 'Kingstone Store'.

Background

Most recent:

20061993 - Change of use of first, second and third floors from offices to four self-contained apartments (2 x 1 bed & 2 x 2 bed) (Class C3); dormer windows to rear (amended plans) (contribution secured by condition) was approved but not implemented.

20051098 - Change of use of first/second/third floors from office to four self-contained flats (Class C3) was approved but not implemented.

The Proposal

The proposal, as originally submitted, comprised two retail units at the ground floor level and five flats at the upper floors. The proposal, as amended, now consists of one retail unit at ground floor level, with basement operating ancillary to the retail use. The amended proposal includes the following elements:

- Alterations to windows and doors on the front elevation of ground floor retail unit.
- Basement to be used ancillary space to the ground floor retail unit.
- Rear ground floor area to provide separate bin storage for commercial and residential flats, along with cycle storage.
- First Floor – Two self-contained flats
 - Flat 1 (1 bed) (45.5sqm) would have open plan living/dining/kitchen, one bedroom, store and bathroom.
 - Flat 2 (2 bed) (61.7sqm) would have open plan living/dining/kitchen, two bedrooms, two bathrooms and storage.
- Second floor – Two self-contained flats.
 - Flat 3 (1 bed) (39.7sqm) would have open plan living/dining, kitchen, one bedroom, store and bathroom.
 - Flat 4 (2 bed) (62.4sqm) would have open plan living/dining/kitchen, two bedrooms, two bathrooms and storage.
- Roof space – One self-contained flat
 - Flat 5 (1 bed) (50sqm) would have open plan kitchen/living, one bedroom, bathroom and storage.
- Construction of first and second floor rear extensions to provide internal staircase and additional floorspace for Flats 2 and 4. The proposed

extension would have flat roof in line with the existing roof and include roof lantern.

- Construction of rear dormer to accommodate Flat 5 with windows to the rear elevation.
- Replacement of existing roller shutters with new timber doors on the side elevation facing Jubilee Road
- Infill the existing gap and installation of two new timer windows to the side elevation facing Jubilee Road

The following documents were submitted to support the application:

- Heritage Statement
- Air Quality Assessment
- Preliminary Bat Roost Assessment (March 2025)
- Bat Emergence Survey Report (May 2025)
- Noise Impact Assessment
- Approved Document Part O Compliance Report (Overheating Report)

During the course of this application the applicant began works at the ground floor level, where the existing windows and doors on the front elevation facing Belgrave Gate were removed and replaced with new shopfront windows and doors. However, following intervention from the officers, the applicant is now in the process of removing the new shopfront elements and will be reinstating windows and door that reflect the original design.

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 61 (Housing supply)

Paragraph 73 (Small housing sites)

Paragraph 90 (Support town centres)

Paragraph 109 (Transport impacts and patterns)

Paragraph 115 (Assessing transport issues)

Paragraph 116 (Unacceptable highways impact)

Paragraph 117 (Highways requirements for development)

Paragraph 124 (Effective use of land for homes/other uses)

Paragraph 125 (Urban land considerations)

Paragraph 135 (Good design and amenity)

Paragraph 139 (Design decisions)

Paragraph 198 (Noise and light pollution)

Paragraph 199 (Air quality considerations)

Paragraph 200 (Agent of change)

Paragraph 202 (Heritage as an irreplaceable resource)

Core Strategy 2014 and Local Plan 2006

Development plan policies relevant to this application are listed at the end of this report.

Further Relevant Documents

Department for Communities and Local Government - Nationally described space standard

GOV.UK Planning Practice Guidance – Noise <https://www.gov.uk/guidance/noise--2>

Consultations

Noise Pollution

Acceptable subject to the conditions in regards with the noise recommendations as per the report, hours of use and compliance with the measures within the overheating report.

Air Quality

Acceptable subject to site specific mitigation measures are implemented during construction works as per the report.

Local Highways Authority

Acceptable subject to condition regarding cycle parking

Consideration

Principle of Development

The site is in a highly sustainable location close to the city centre, within the Strategic Regeneration Area and Central Commercial Zone. The proposed scheme will provide a small number of flats in a sustainable location and would be an efficient re-development of a brownfield site whilst keeping the ground floor in commercial use. Accordingly, the development is considered to comply with NPPF paragraphs 61, 73, 124 and 125, and Core Strategy policies CS01, CS04 and CS06.

Character and Appearance, & Built Heritage Consideration

The site is a locally listed building and during the course of the application, the applicant removed the existing doors and windows on the front elevation at ground floor level and installed new shopfront windows and door. However, the applicant has been advised that the new windows and doors are not in keeping with the character and appearance of the original features. They have therefore agreed to remove the recently installed shopfront and reinstate a historic arrangement or an improved version of it. The applicant is currently in the process of removing the unauthorised works and has agreed to pre-commencement condition to secure the detailed design and materials of the replacement windows and doors. A condition is recommended to ensure these details are submitted and approved.

The proposal also includes the infilling of an existing gap on the side elevation with new windows. The proposed brick infill would match the existing brickwork, and the new timber-frames would reflect the design and style of existing openings, which is considered acceptable. The applicant has submitted joinery details for the new windows, which are deemed appropriate and in keeping with the character and appearance of the building and surrounding area. A condition requiring submission of brick sample and mortar details is recommended to ensure the works preserve the appearance of the locally listed building.

The applicant also proposed removal of the existing external roller shutter on the side elevation and its replacement with new timber doors, which represents a visual improvement. As full details have not yet been provided, a condition is recommended to secure these.

The proposed rear extension will not be readily visible from the public realm. The proposed UPVC features are considered on this elevation. The proposed dormer by virtue of its size, scale and height is considered subservient to the main roof and would not appear dominant within the surrounding built environment. However, the roof tiles and new rooflights must be sympathetic to the existing building and a condition is recommended to secure these details.

Given the scale of development proposed, I do not consider that it would have a significant impact on the character of the area or on the setting of any nearby heritage assets. The development would be acceptable in regard to NPPF paragraphs 135 and 202 and Core Strategy policies CS03 and CS18.

Air Quality

The applicant has submitted Air Quality Assessment (AQA) by Redmore Environmental, which has been updated to include an assessment of the construction phase due to the high sensitivity of the local environment around the proposed site.

The AQA has determined that the site is low risk in accordance with guidance from the Institute of Air Quality Management (IAQM), with an acknowledgement of the high sensitivity of the area. Table 17 in the AQA provides a list of site-specific mitigation measures required to reduce this risk to negligible, which I consider to be acceptable. I have therefore attached a condition that the proposed mitigation measures should be followed as per the report.

Residential amenity

2 Jubilee Road, located to the rear of the application site, is in use as residential flats. The proposed side and rear extensions, given their modest size, scale and height would not result in a significant detrimental impact on the residential amenity of the neighbouring flats at No. 2 Jubilee Road. There is no principal room windows on the side and rear elevations of No. 2 facing the application site. I therefore consider that the proposed rear dormer extension, due to its location and size would not have an unacceptable impact on the residential amenity of the neighbouring flats at No. 2 Jubilee Road.

The proposed flats at first and second floor level would have windows to the front and side elevations, with no windows proposed on the rear elevation. As such, the development would not result in overlooking or loss of privacy. The proposed rear dormer, by virtue of its modest size and location would not cause significant detrimental impact on the residential amenity of the nearby residential properties.

Buildings on the opposite sides of Belgrave Gate and Jubilee Road face the application site. The windows serving the proposed flats would look towards these properties. However, those building do not currently appear to be in residential use. Should they be converted to residential use in the future, the relationship would still

provide an acceptable level of separation, consistent with expectations in an urban environment where properties face each other across a street.

I therefore consider that the proposed development would not have significant detrimental impact on the residential amenity of the nearby residential properties and complies with Local Plan policy PS10.

Proposed Living Conditions

The proposed flats would all meet the nationally described space standards, and have usable layouts and storage space.

Flats 1, 2, 3 and 4 at first and second floor level have windows to the front and side elevation which would provide good light and outlook to their habitable rooms. Flat 5 would have dormer windows to the rear elevation and roof lights to the front. The proposed roof light and windows to the rear will provide good light and outlook. Overall, I consider that the proposal would provide a satisfactory standard of living for future occupiers, in accordance with Local Plan policy H07.

With regard to waste management, there would be good indoor refuse capacity, and the proposal would provide separate bin storage areas for the commercial and residential uses. I consider the storage arrangements to be acceptable and I have recommended a condition to secure these details.

The applicant has provided a Noise Assessment prepared by Impact Acoustics (Ref: IMP7901), which evaluates external and internal noise transmission. A revised Overheating Report by Build Energy has also been provided, setting out appropriate mitigation strategies.

Environment Health officers are satisfied with the findings of these reports and the proposed recommendations. I have therefore recommended condition to secure their implementation.

The Environment Health officers have also recommended restricting the hours of use for the retail unit at ground floor level. However, as this is a long-established retail use. I consider it unreasonable to impose such a condition. Nevertheless, I have restricted the use of the ground floor to retail purposes within Use Class E, as other uses within this class have the potential to cause greater impact on the residential amenity of the proposed flats. I have therefore recommended a condition to secure this.

I consider that the proposal will provide satisfactory living environment for the future occupiers and complies with Local Plan policy H07.

Highways

The application site fronts onto Belgrave Gate. In the vicinity of the site, Belgrave Gate is a single width two-way road subject to a 30mph speed limit with footways on both sides and dedicated cycle and bus lanes.

There is no car parking provision associated with the site. However, this is not considered to be an issue given the existing use of the building, the sustainable

location of the site, the availability of alternative modes of transport and its close proximity to local services and amenities. The proposal includes five cycle parking spaces, which would be easily accessible for future occupiers of the flats, and which comply with the City Council's standards for this location. I have recommended a condition to secure these details.

Nature Conservation

Core Strategy policy CS17 states that the council will expect development to maintain, enhance and/or strengthen connections for wildlife.

The Applicant has provided Preliminary Bat Roost Assessment (Marcy 2025) and further Bat Emergence Survey Report (May 2025), which confirms that that the structure contains no bat roosts. However, some bird nests were identified in the structure at the site confirming the presence of birds in the building. In addition to this, birds are likely to be present within the local landscape with ample habitat surrounding the site available to support their presence.

The applicant's Ecologist has made recommendations in section 6.0 of the report to include enhancements to support local protected & priority species. Specifically, 2 x bat bricks and 2 x bird boxes which is welcomed. The applicant has submitted the locations of the 2x bat bricks to the side and 2x large bird boxes and bird bricks to the rear elevation of the site which is acceptable.

The applicant's Ecologist has recommended a validity period of 24 months for the report. A condition is therefore proposed to ensure compliance with these recommendations.

Conclusion

The proposal is acceptable in terms of the main issues for the reasons given above. I therefore recommend approval subject to the following conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. Prior to the commencement of development, full joinery details including horizontal and vertical cross sections of all windows (scale 1:5) and doors (scale 1:5) types on the restored front elevation shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and retained thereafter. (In the interests of visual amenity and character and appearance of locally listed building, and in accordance with Core Strategy policy CS03 and CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
3. Prior to the commencement of development, the details of all external materials including bricks, bonding and mortar, roof tiles, roof lights, details of new door to the side elevation facing Jubilee Road shall be submitted to and agreed in writing with local planning authority. (In the interests of visual amenity and character

and appearance of the locally listed building, and in accordance with Core Strategy policy CS03 and CS18. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, or any order amending or revoking and replacing that Order with or without modification, the premises shall not have its main use as a restaurant (Class E(b)), indoor sport facility (Class E(d)), provision of medical or health services (Class E(e)), creche, day nursery or day centre (Class E(f)), research/development of products or processes (Class E(g)(ii)) or light industry (Class E(g)(iii)) use, unless agreed in advance in writing by the Local Planning Authority. (To enable consideration of the residential amenity, parking and highway safety impacts of alternative Class E uses, in accordance with Policies CS03 and CS15 of the Leicester Core Strategy (2014) and saved Policies PS10 and PS11 of the Local Plan (2006).)

5. Prior to the first occupation of the development all details and recommendations in the submitted Environmental Noise Impact Assessment by Impact Acoustics (ref: IMP7901) received 07/07/2025 shall be fully implemented. The installations shall be retained and maintained thereafter. (To achieve satisfactory living conditions for future occupiers of the development and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).

6. Prior to the first occupation of the development all details and recommendations for the ventilation strategy submitted within Approved Document Part O Compliance Report by Build Energy received 17/11/2025 shall be fully implemented. The installations shall be retained and maintained thereafter. (To achieve satisfactory living conditions for future occupiers of the development and in accordance with saved policies PS10 and PS11 of the City of Leicester Local Plan).

7. The development shall be carried out in accordance with the recommendations within the approved Redmore Environmental Air Quality Assessment with particular reference to Table 17 and Section 5 - Construction Phase Assessment. (In the interests of residential amenity and in accordance with saved policy PS11 of the City of Leicester Local Plan and Core Strategy policy CS02)

8. The recommendations shall be implemented in accordance with the details submitted within Bat Emergence Survey report (Eco360, May 2025) received 20/05/2025. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).

9. Should the development not commence within 24 months of the date of the last protected species survey (Preliminary Roost Assessment dated March 2025) then a further protected species survey shall be carried out of all species by a

suitably qualified Ecologist. The survey results and any revised mitigation shall be submitted to and approved in writing by the Local Planning Authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey shall be repeated biennially and any mitigation measures submitted and reviewed by the local planning authority until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).

10. No part of the development shall be occupied until secure and covered cycle parking has shown on the approved plans be provided and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with policies AM02 and H07 of the City of Leicester Local Plan).

11. No part of the development shall not be occupied until the store for refuse bins has been provided in accordance with the approved plans. The bin store shall be retained thereafter for the storage of refuse in connection with the use and occupation of the development and all refuse bins shall be kept within the designated area other than on refuse collection days. (To ensure adequate facilities for the storage and collection of refuse and to protect the amenity of the area in accordance with saved policy H07 of the City of Leicester local plan and Core Strategy policy CS03).

12. Development shall be carried out in accordance with the following approved plans:

VD25785 A.08 - Existing and Proposed Site Plan received 07/04/2025
VD25785 A.04 - Proposed Floor Plans received 13/11/2025
VD25785 A.05 - Proposed Floor Plans received 02/07/2025
VD25785 A.06 - Proposed Floor Plan received 02/07/2025
VD25785 A.09 - Existing and Proposed Roof Plan received 07/04/2025
VD25785 A.10 - Existing and Proposed Front Elevations received 19/11/2025
VD25785 A.11 - Existing and Proposed Rear Elevations received 27/11/2025
VD25785 A.12 and 13 - Existing and Proposed Side Elevations received 27/11/2025 and 16/12/2025
Joinery Details received 29/09/2025
(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 2024 is considered to be a positive outcome of these discussions.

2. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Policies relating to this recommendation

2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.

2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.

2006_AM12 Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.

2006_H07 Criteria for the development of new flats and the conversion of existing buildings to self-contained flats.

2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.

2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.

2014_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.

2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.

2014_CS04 The Strategic Regeneration Area will be the focus of major housing development and physical change to provide the impetus for economic, environmental and social investment and provide benefits for existing communities. New development must be comprehensive and co-ordinated. The policy gives detailed requirements for various parts of the Area.

2014_CS05 The Council will support the development of a high quality sustainable urban extension at Ashton Green.

2014_CS06 The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.

2014_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.

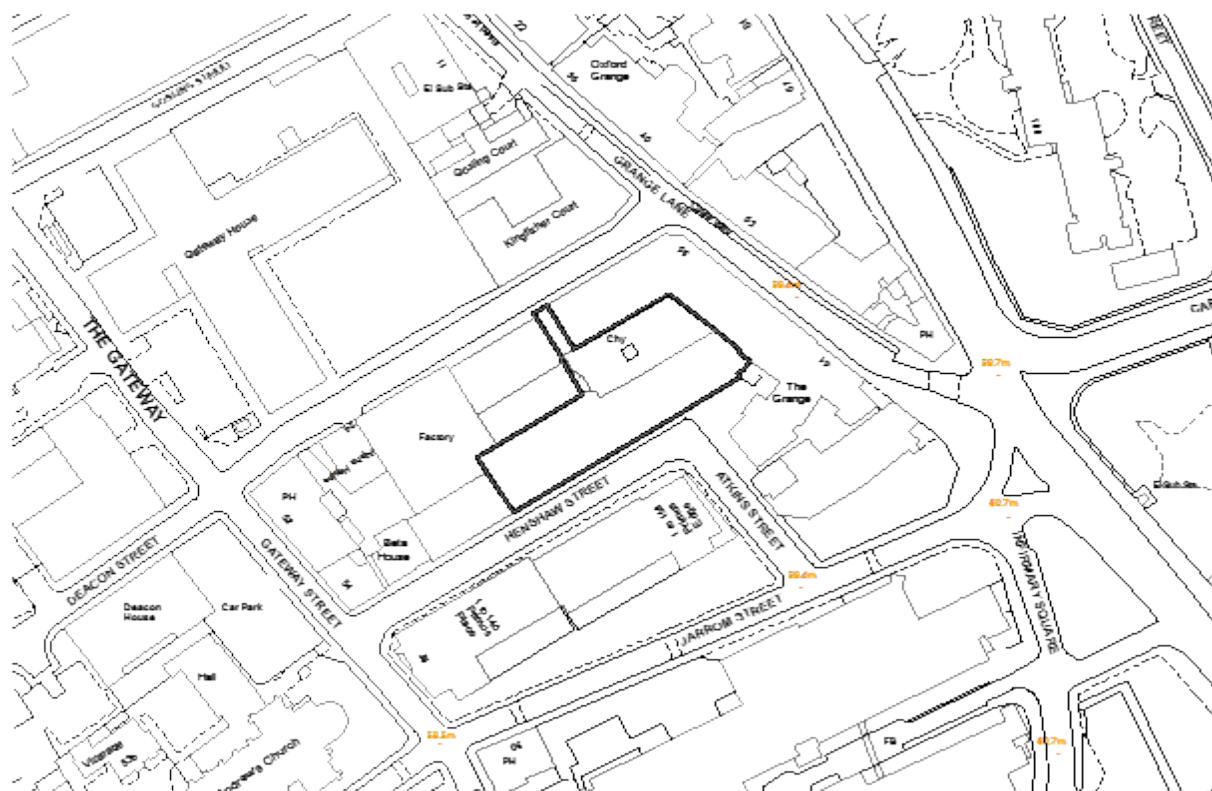
2014_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.

2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

2014_CS01 The overall objective of the Core Strategy is to ensure that Leicester develops as a sustainable city, with an improved quality of life for all its citizens. The policy includes guidelines for the location of housing and other development.

Appendix F

Recommendation: Conditional approval	
20250997	15 Henshaw Street, Chevron Court
Proposal:	Construction of 3-storey extension to 2-storey part of building to provide 32 additional student accommodation units (sui generis); (Amendments received)(s106 agreement)
Applicant:	15 Henshaw St Limited
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20250997
Expiry Date:	19 November 2025
CY1	WARD: Castle



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Summary

- This application has been brought to committee due to the objection from the Conservation Advisory Panel.
- The application is for an upwards extension of 3 storeys to provide 32 additional student flats.
- The main concern is the impact of the extension on the Grade II Listed Building
- The application is recommended for approval subject to conditions and a s106 agreement to secure contributions for open space and the NHS.

The Site

The application relates to a 2-4 storey block of 57 student flats fronting Henshaw Street with rear access onto Deacon Street.

The site is Grade II Listed, within an Archaeological Alert Area. Forming part of the listing, there is a freestanding chimney to the rear. The site is also within a Critical Drainage Area.

Only the existing four storey part of the building has a basement. This is mostly underutilised at present, the majority used to store excess furniture and hold the plant equipment and a small area designated for laundry space. The rest of the building contains the following number of student flats totalling 53 studios and 4 cluster flats:

- 13 studio flats and 2 cluster flats (consisting of 2 and 3 bedrooms respectively) at ground floor level
- 15 studio flats and 2 cluster flats (consisting of 2 and 3 bedrooms respectively) at first floor level
- 11 studio flats at second floor level
- 14 studio flats at third floor level

In the rear courtyard there are 3 standard parking spaces and one disabled parking space, along with a bin store adjacent to the freestanding chimney.

With reference to the current 2014 Core Strategy and saved 2006 Local Plan the site is situated within the Central Commercial Zone and Strategic Regeneration Area.

With reference to the emerging Local Plan the site is located within the Central Development Area which is split into 9 sub-areas. The site is in sub-area 6: "Leicester Royal Infirmary & De Montfort University". It is also within the City Centre but outside of the Central Shopping Core.

Background

Historically the application site was an industrial use. However, an application was submitted was approved in 2013 for a change of use from storage and construct an additional second and third floor to Henshaw Street elevation to form forty-four flats (class C3) Applications 20132289 and 20132298 but this was not implemented.

In 2016 the change of use from storage (class b8) to 56 student flats (53 x 1 bed, 2 x 2 bed, 1 x 3 bed) (Sui generis) Applications 20160299 and 20160300 was implemented. The site is now known as Chevron Court.

To the south-west, adjoining the subject site and fronting Henshaw Street is the mid-20th century N. S. Waites building, that obtained consent in Autumn 2024 for a 3-storey upward extension for student accommodation (Application 20221582). Works have not yet been implemented and at current this is still a factory (Use Class B2), albeit vacant.

To the north-west, adjoining the subject site is 20 Deacon Street, another industrial use but for storage (Use Class B8). Despite permission being granted for 24 flats and associated parking (Application 20232288), this was not implemented.

Encompassing the application site to the north and the east fronting Deacon Street, Grange Lane, and Atkins Street is The Grange, implemented as cluster and studio student flats in 2002-2004 (20012028, 20021375, and 20040872).

There is a listed building consent application associated with this full application (application 20251001). This is also being presented to the Planning Committee.

The Proposal

The application seeks permission for the construction of a 3 storey extension over the existing 2 storey element to provide 32 additional student studio flats. This would bring the total number of units in the building to 85 studios and 4 cluster flats (with a total of 10 bedrooms over the 4 flats). The layout to the existing flats is not proposed to change.

The following changes are proposed on each floor:

BASEMENT – the storage area would be reduced and 156m² of amenity space provided along with an enlarged bike store and relocated laundry and plant rooms. This would result in the removal of one stud wall.

GROUND FLOOR AND FIRST FLOOR – Alterations to the front elevation to facilitate a second entrance on the western side of the front elevation, along with internal alterations to the staircase to west of building to extend landing space and installation of a lift.

SECOND FLOOR AND THIRD FLOOR – removal of roof on two storey part of the building and construction of a 24 student flats. 22 of the flats would measure between 22-23m² and the other 2 would measure 51m². The layout of the flats would be the same across the two floors.

The extension would mostly cover the footprint of the two-storey part of the building measuring approximately 407.4m² on each floor and have a setback of just under 1.6m from Henshaw Street and an overhang at the rear by around 1.4m. The extension is proposed to have a deep blue aluminium frame and glass blocks for these two storeys.

FOURTH FLOOR – addition of a smaller extension (mansard roof) with a footprint of approximately 290m² to provide 8 student flats measuring 21-22m² each. The extension would be made of grey cladding with the majority of the extension would have a setback of 2m from both the front and rear elevations with a scope for a green roof over the third floor roof areas.

With reference to the Accurate Visual Representations provided, the fourth floor would not be visible from the public realm. To the rear at the west of the building would be a plant room with 2 air source heat pumps.

ROOF – the installation of solar panels to the new fourth floor roof.

All bin storage for the existing 62 rooms are located in the Courtyard area at the northern edge of the site. This will be increased to meet the requirements of the

additional 34 students. Provision is also made in the courtyard for additional cycle provision.

The following documents have been submitted with the application:

- Planning Statement
- Statement of student need
- Floor space schedule
- Materials Schedule
- Design and Access Statement (this includes the previous options for the façades design considered prior to this application being submitted)
- Townscape Visual Impact Assessment including Accurate Visual Representations (AVRs) along Henshaw Street
- Preliminary Structural Feasibility Report
- Heritage Statement
- Noise report
- TM59 Overheating Analysis
- Internal Daylight and Sunlight Report
- Transport Statement
- Travel Plan
- Travel Plan Welcome Pack
- Travel Plan Addendum
- Energy and Sustainability Report
- Schedule of Works and Method Statement
- Energy and Sustainability Report
- Fire Statement

Amendments were received on the 7th October providing a Travel Plan for the scheme. A further addendum and copy of welcome pack to be submitted to residents was submitted on the 27th October. An overheating assessment was received on the 17th November along with further justification via email on the 20th and 25th November. A new set of plans was also provided on the 17th November adding more dimensions, additional details of the manufacturers for the proposed materials, and the locations of the Air Source Heat Pumps.

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 39 (Early engagement)

Paragraph 44 (Right information crucial)

Paragraphs 56-58 (Planning conditions and obligations)

Paragraph 61 (Housing supply)

Paragraph 63 (Housing size, type and tenure)

Paragraph 73 (Small housing sites)

Paragraph 109 (Transport impacts and patterns)

Paragraph 115 (Assessing transport issues)

Paragraph 116 (Unacceptable highways impact)

Paragraph 117 (Highways requirements for development)

Paragraph 118 (Travel Plan)
Paragraph 124 and 125 (Effective use of land for homes/other uses)
Paragraph 129 (Achieving appropriate densities)
Paragraph 131 (High quality and sustainable buildings)
Paragraph 135 (Good design and amenity)
Paragraph 137 (Design evolution)
Paragraph 139 (Design decisions)
Paragraph 140 (Clear and accurate plans)
Paragraph 161 (Net zero target/climate impacts)
Paragraph 163 (Mitigate/adapt to climate change)
Paragraph 164 (Sustainably planned development)
Paragraph 165 (Minimise energy consumption)
Paragraph 167 (Sustainable heating e.g. heat pumps)
Paragraph 168 (Renewable/low carbon energy developments)
Paragraph 187 (Natural environment considerations)
Paragraph 198 (Noise and light pollution)
Paragraph 200 (Agent of change)
Paragraph 201 (Planning decisions separate from other regimes)
Paragraph 202 (Heritage as an irreplaceable resource)
Paragraph 207 (Heritage statement)
Paragraph 208 (Considering impact on heritage assets)
Paragraph 210 (Sustaining significance of heritage assets)
Paragraph 212 (Conservation of designated heritage assets)
Paragraph 213 (Clear & convincing justification for heritage impacts)
Paragraph 214 (Substantial harm considerations)
Paragraph 215 (Less than substantial harm)
Paragraph 219 (Positive contribution to heritage assets)

Core Strategy 2014 and Local Plan 2006

Development plan policies relevant to this application are listed at the end of this report.

Emerging Local Plan

In September 2023, the new Local Plan was submitted to the Secretary of State, for an independent examination. Public Examination hearings were subsequently held at the end of 2024 and following the hearings, the Inspectors agreed that Leicester city Council could proceed to consult on a number of amendments discussed at the Examination ('main modifications'), to make the plan sound. The modifications are detailed and include changes to a high number of the policies. Public consultation on the main modifications took place from the 10th June and ended on the 29th July. The consultation responses have been sent back to the Planning Inspectors for consideration and the Council is awaiting the final report. For this reason, it is considered that the Local Plan would carry moderate weight, particularly for those policies that have not undergone significant changes.

Further Relevant Documents

Climate Change SPD (January 2011)
Green space SPD and calculations documents adopted April 2011 (revised July 2013)
Student housing SPD (June 2012)
Residential amenity SPD (February 2008)

Local Housing Needs Assessment (LHNA) 2022
Leicester City Council – Leicester Street Design Guide 2020
Local Plan Appendix 001 – Vehicle Parking Standards
The National Heritage List for England
Planning (Listed Buildings and Conservation Areas) Act 1990

Consultations

HISTORIC ENGLAND (HE) – no objections subject to a condition ensuring that the iron frame structure in the existing two storey section is retained. Matters pertaining Specific detailing, such as materials, glazing finishes, and fixtures to ensure the detail, quality and execution of the intended approach is achieved is deferred to the Local Planning Authority's Conservation Officer.

NOISE POLLUTION – no objections to the amended scheme subject to conditions securing the mitigations regarding trickle vents are implemented and other recommendations as stated in the noise acoustic impact.

LOCAL HIGHWAY AUTHORITY – no objections subject to conditions securing a construction method statement prior to the commencement of works, ensuring any damage to the highway is reinstated, compliance with the travel plan received 7th October, cycle parking in accordance with the proposed plans, and compliance with the student management plan approved under application 20160299).

SUSTAINABILITY – no objection subject to a condition securing full design details of on-site installations to provide energy efficiency measures, in accordance with the information provided within the Energy and Sustainability Report, and evidence demonstrating satisfactory operation of the approved scheme.

HEALTH AND SAFETY EXECUTIVE (PLANNING GATEWAY ONE) – no comments to make

NHS ICB – Request financial contribution of £12,800.00 to develop GP surgeries, or alternatively use the contribution towards other Primary/Community healthcare infrastructure that will be directly impacted due to the increase in population linked to this housing development. For example, a new healthcare facility.

PARKS AND GREEN SPACES – requests a contribution of £20,405 in line with the Green Space SPD to be used towards the following open space improvements:

- for landscaping works/replanting of the section of New Walk above the railway bridge and Waterloo Way
- for the provision of obstacle course fitness equipment at Nelson Mandela Park

WASTE MANAGEMENT – request that stores must be accessible, well-lit and ventilated, have a cleanable floor, and suitable drainage. Requests there must be level access to the bins and doors must be able to be secured in the open position during collections.

Representations

The application was taken to the Conservation Advisory Panel for review who in turn objected to the scheme. A summary of their discussion is below:

Panellists began by emphasising the architectural quality of the host building, notably its symmetry, expression of materials and composition, in addition to its status as Leicester's first metal-framed building the importance of its chimney. Some members remarked that the standard of the application was inadequate, with information relating to the interior of the building and the existing roof structure lacking, and the opinion that the elevation plans failed to accurately illustrate the proposed development. Regarding the proposed extension itself, there was consensus among members that the design failed to respect the character and quality of the host building, such as the scale of its openings and special architectural interest. Criticism was levelled at the choice of materials, particularly the glass blocks and how these would sit uncomfortably against the existing fenestration, as well as concerns over the positioning of the solar panels. Other problems identified included the setback and overhang of the extension to the front and rear of the building respectively, the impact of additional loading and loss of light on the lower floors. All of these issues led panellists to conclude that the principle of extending the building was in itself problematic. The conclusion was that the proposed extension was not good enough and questions were raised over the principle of development.

Consideration

Principle of Development

The application proposes to extend the existing student use on site. The principle of the development is considered acceptable given the existing use however there are also the criteria listed within the adopted Student Accommodation SPD which need to be considered which include:

The criteria for purpose-built student accommodation proposals contained in the Student Accommodation SPD should be met. These are:

- (a) The development meets an identified need for the type of accommodation proposed;
- (b) Development will be encouraged within reasonable walking distance of the two university campuses;
- (c) The scale of the development, including height and massing of the buildings, should be designed to not adversely conflict with adjacent properties or the general residential environment of the surrounding area;
- (d) When considered with existing nearby student housing provision, the development should not have an unacceptable cumulative impact upon surrounding residential neighbourhoods;
- (e) The layout, standards and facilities provided in the development ensure a positive living experience; and
- (f) Appropriate management is in place to minimise potential negative impacts from occupants or the development on surrounding properties and neighbourhoods, and to create a positive and safe living environment for students.

This is also emphasised in Core Strategy Policy CS06.

Criterion (a) is met as the applicant has demonstrated in the Student Need Statement that there is demand for additional purpose-built student accommodation in the city. This is also evidenced within the draft Local Plan wherein Policy SL01 (Location of Development) states provision of 4,800 student accommodation units over the plan period (up to 2036).

Criteria (b) is met as the location of the development is within walking distance of the city's universities.

Due to the proximity of De Montfort University, the site is in an area that already contains a number of purpose-built student accommodation developments. However, the wider area is also one in which there is a healthy mix of uses including retail, residential, employment, recreational, and other city centre uses. It is considered that the proposed development would not lead to an imbalance in uses. Therefore, criterion (d) is met.

Regarding criterion (f), a Management Plan has not been submitted with the application. One is however already in place for the existing accommodation, and this can be updated via condition to be extended to include the new units prior to their occupation.

Consideration regarding criteria (c) and (e) can be found in the design and living conditions sections below.

Core Strategy Policy CS08 states that the Council will support and work with NHS organisations to enable the development of health facilities in new development areas and elsewhere where they are needed and with primary care providers to ensure an equitable distribution of primary care facilities across the City. To ensure that the health and well-being of the local community is protected, the ICB maintains that S106 funding is essential to help mitigate the impact/support the needs arising from the forecasted increase in population and that developer contributions are justified for use to increase access to NHS primary care services by improving patient capacity and flow. The proposal would likely increase the nearest GP practice (De Montford Surgery) by 1%. As such the NHS has calculated £12,800 will be needed in contributions to provide additional consultation and treatment facilities/ appointments for the proposed residents. This can be secured via a s106 agreement.

Character, Design and Impact on the Listed Building

Policy CS03 of the Leicester Core Strategy (2014) states that high quality, well designed developments that contribute positively to the character and appearance of the local built environment are expected. It goes on to require development to respond positively to the surroundings and to be appropriate to the local setting and context and to contribute positively to an area's character and appearance in terms of *inter alia* urban form and high-quality architecture. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications including the visual quality of the area and the ability of the area to assimilate development. The Student Housing SPD states the scale of the student

development, including height and massing of the buildings, should be designed to not adversely conflict with adjacent properties or the general residential environment of the surrounding area.

Heritage consideration

The proposed works would have the potential to affect the significance of a Grade II listed building, former Elastic Webbing Factory, and the significance that the Grade II* Church of St Andrew derives from its setting. Policy CS18 of the Leicester Core Strategy (2014) commits the Council to protect and seek opportunities to enhance the historic environment, including the character and setting of designated heritage assets. The Policy goes on to support new development to create attractive spaces and places and encourage contemporary design rather than pastiche replicas.

Grade II* St Andrews Church is situated on Jarrom Street to the south-west of Henshaw Street however due to its siting the proposed development would cause a negligible level of less than substantial harm to the significance St Andrews derives from its setting.

The upward extensions would be on the two-storey section of the Luke Turner and Company former Elastic Webbing Factory. The building is an early example of an exposed iron frame structure and is a surviving example of the prosperous hosiery and clothing trades in Leicester during the 19th century. The building's special interest is reflected in its Grade II designation. Historic England has requested a condition ensuring this frame is retained which I consider can be conditioned should the application be approved. The roof on this section of the building is modern and adds little to the character and appearance of the Listed Building. The compartmentalised form of the building would mean there would be relatively little loss of historic material from the proposed upwards extension, with the primary change being the removal of the less significant flat roof and some changes relating to access points. The alteration to the entrance at ground floor level in the original part of the building would be the largest change to the historic fabric of the listed building. However, this part of the elevation has already been altered and the changes would represent limited loss of historic material.

The subordinate section of the factory building would be lost however the considered design choices comprising the retention of the iron frame structure and the appearance and form of the proposed extension would reflect the grain and harmony of the existing building in a contemporary manner. There would be some harm to the significance of the Grade II listed building, but Historic England and the Building Conservation Officer consider this would be at a lower level of less than substantial harm.

Some members of CAP remarked that the standard of the application was inadequate, with information relating to the interior of the building and the existing roof structure lacking. A Structural Survey has been submitted that evidences the upwards extension will be compatible with the lower storeys in terms of weight distribution and will not compromise the more significant building features below. A further document details the general approach for building works. Although this is quite general in terms of detail, there are limited works proposed within the internal spaces of the Listed

Building or to its main external faces. There are also limited works proposed to the wider landscaped spaces. As such the level of information provided is acceptable.

Design Considerations

The design proposed is legibly modern but is considered to be a positive, robust and responsive approach to the historic context in this case.

The new materiality and detailed design would therefore represent an improvement over the existing presentation which is a significant material consideration to be weighed in the planning balance.

Aspects are well considered in terms of reducing its visual impact. As can be seen in chapter 4.3 of the Design and Access Statement, the design has evolved through pre-application engagement with the heritage and urban design officers to remove more harmful elements such as the previously proposed flush fronting third storey detail, which overpowered the host building. The lower parts of the upwards extension now feature a modest setback from the established building line and have a narrow shadow gap feature at the horizontal join to the adjacent older upper storeys. A further setback is proposed for the top storey, and which with reference from the AVRs this would not be visible from key views in the public realm and therefore raises little concern of its impact on the streetscene and listed building.

On the rear, similar efforts have been made to enhance the design in the context of existing heritage features, which help to make the extension appear more subservient in scale to the host building. However, on this elevation the upper form partially cantilevers out, making it more dominant visually. Although viewed through the more private courtyard space to the rear, the Listed Building has a significance that is derived from its three-dimensional form as a set piece of architecture and this relationship is harmful, though considered less than substantial harm. Paragraph 215 of the NPPF states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” I consider the harm is outweighed by the public benefits of providing additional needed student accommodation and intensifying an underutilised in a sustainable location of the city.

I consider the elevational treatment to be well considered and present a material palette that gives contrast with the host building while taking inspiration from aspects of it. The patterns created with the mix of features gives a degree of visual interest and successfully breaks down the mass. The detail, such as the use of integral glass blocks within the ‘solid’ parts of the elevations, does need to be demonstrated more and I would request a sample panels are produced on site showing the range of features as a condition on any approval. The panel areas are outlined in red on the two images below.



Figures 1 and 2 (Sample Panel Locations)

Although aspects of the scheme have merit from a heritage perspective, there will be some harm to the significance of the heritage asset from the imposition of a large new mass onto the lower part of the building complex but this would be less than substantial harm. I consider the detailed design and materiality to have helped reduce the visual impact and impact on historic material and will establish a high quality benchmark in line with paragraph 140 of the NPPF. However in order to ensure this is carried through to the development phase I consider a condition would be needed for a full size panel that includes a full window, the glass block panel to the side and below the window, the PPC aluminium profiles that encase the window and glass blocks to be reviewed on site by officers prior to the construction of the extension.

I conclude that the proposal would comply with policy CS03 and CS18 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006), and the Student Housing SPD, and is acceptable in terms of design and the character and appearance of the area including the designated heritage assets.

Residential amenity (neighbouring properties)

Policy CS03 of the Leicester Core Strategy (2014) states that development must respond positively to the surroundings and be appropriate to the local setting and context. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications, including the visual quality of the area, privacy and overshadowing, and the ability of the area to assimilate development.

As noted in the planning history section, the site is bordered by student accommodation (The Grange) to the north and east of the site. At its nearest point, the development would sit 10m away which is considered acceptable given this is an existing situation, and along with the fact that both uses are transient in nature and within the City Centre.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), saved policies PS10 and H07 of the Local Plan (2006), and is acceptable in terms of amenity to neighbouring properties.

Living Conditions

Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications. Saved Policy H07 emphasises this for flats in particular. The Student Housing SPD states the layout, standards and facilities provided in student accommodation should ensure a positive living experience.

Light, Outlook, and Privacy

Concerns were raised by CAP regarding the overhang and its impact on light to occupants of the lower floors. There is already an overhang created by the existing roof, as such I do not consider the levels of natural light to be unacceptable. As mentioned in the residential amenity section, the separation distance between the Grange and this development is considered to be acceptable.

An additional access is proposed for the occupants on the western side of the front elevation facing Henshaw Street. The students would continue to have good natural surveillance when entering and exiting the site which is welcome.

Space and Access

National Space standards do not exist for student accommodation.

The flats proposed are mostly 21-23m² internally with two exceeding 50m². A communal area measuring 156m² for occupants which is welcomed for both existing and proposed occupants given there is currently no such communal space. I consider this should be secured via condition to be carried out prior to the occupation of the new flats.

The private spaces for students are considered to be an acceptable size when taking into account the generous communal area and compared to other units in the city. I am mindful, however, that this would not be considered acceptable for less transient types of residential accommodation such as standard Class C3 flats. As such I consider it appropriate that a condition is secured to ensure the rooms would only be let out to students. This would be consistent with the initial permission approved in 2016.

The Student Housing SPD advises that for all new purpose-built student accommodation, the Council will expect adequate provision of open space to be provided on-site. However, no external amenity space has been provisioned.

To offset this, a contribution of £20,405 in line with the Green Space SPD will be required to be used towards the following open space improvements:

- for landscaping works/replanting of the section of New Walk above the railway bridge and Waterloo Way
- for the provision of obstacle course fitness equipment at Nelson Mandela Park

I consider this can be secured via a section 106 agreement.

Waste Storage –

All bins for the existing 62 rooms were located in the Courtyard area, next to the chimney stack, with direct access from Deacon Street. The numbers will be enhanced to meet the requirements of the additional 33 students. In amended plans the bin store has been removed and bins are located at the northern part of the courtyard and do not appear to have a specific designated area or store provided. I do not consider this would be an appropriate long-term scenario and consider that a condition to require details of a new proposed bin store that meets Leicester City Council's Waste Management Guidance shall be submitted to and approved in writing by the Local Planning Authority within 1 year of first occupation for the new units.

Noise –

The Noise Impact report states the average noise level during the day is 55dB(A) and at night it is 52dB(A). The external level of 52dB(A) at night is high especially as the premises is in close relation to the hospital. It is likely the residents would be affected by intermittent siren noise as this reflected in the Lamax data provided and would need to keep windows closed. Objections were initially raised by the Environmental Health Team who requested an overheating survey and further details regarding air source heat pumps to ensure that the rooms would not result in overheating. In amendments the agent however has demonstrated the application meets the Approved Document O (ADO) and BS8233:2014 guidelines there are no further objections as long as the mitigations regarding trickle vents are implemented and other recommendations as stated in the noise acoustic impact.

I conclude that the proposal would comply with policy CS03 of the Core Strategy (2014), saved policies PS10 and H07 of the Local Plan (2006), and is acceptable in terms of living conditions for the existing and proposed occupiers.

Highways and Parking

Core Strategy Policy CS14 states development should be easily accessible to all future users, including those with limited mobility, both from within the City and the wider sub region. It should be accessible by alternative means of travel to the car, promoting sustainable modes of transport such as public transport, cycling and walking and be located to minimise the need to travel. Core Strategy Policy CS15 further emphasises this by managing demand for car use and requiring a travel plan with all major developments, and requiring high quality cycle parking.

Saved Policy AM02 states that AM12 states level of cycle and car parking for residential development shall be determined in accordance with Appendix 01 referenced above.

The proposed development site is located on Henshaw Street, a two-way, single carriageway road subject to a 20mph speed limit with footways on both sides of the road. There are parking prohibitions on Henshaw Street and a few allocated on-street parking bays which are subject to waiting restrictions. The site also has access from Deacon Street through buildings outside the application site.

The site is in a sustainable location with easy access to the city centre, local services, facilities, amenities, and public transport routes. It is in close proximity to other student accommodation, De Montfort University, the University of Leicester and Leicester

Royal Infirmary. However, the increase in accommodation will obviously generate an increase in traffic associated with the building. In view of the sustainable location and tenure of the building this does not cause concern. However, to minimise any impact on highway conditions resulting from the additional flats, a Travel Plan Statement and Travel pack were requested by condition by the Local Highway Authority but submitted as amendments under this application. The Travel Plan Officer is satisfied with the details within these documents.

The development includes the expansion and upgrading of the existing cycle parking facility in the building's basement to provide 20 cycle parking spaces in addition to the 36 spaces currently available. The Local Highway Authority have requested this is secured via condition.

In addition, the Local Highway Authority has requested that the Student Management Plan, approved and conditioned under the previous application, should be extended to the whole of the building. This included a requirement to manage arrival and departure dates and times to control traffic at the beginning and end of terms when vehicle movements are likely to be at their height.

While works are ongoing there will be impacts to the public highway, particularly in this instance due to the proximity of the building to the public highway and the works being at high level. The Local Highway Officer therefore has also requested conditions for a Construction Method Statement and details of any repairs needed to the Highway if damage occurs during the development phase.

With these conditions, which I consider meet the six tests outlined within the National Planning Policy Framework, I conclude that the proposal would comply with policies CS14 and CS15 of the Core Strategy (2014) and would not conflict with saved policies AM01, AM02, AM12 of the Local Plan (2006), and is acceptable in terms of highway impact and parking.

Sustainability

Core Strategy Policy CS02 states that all development must mitigate and adapt to climate change and reduce greenhouse gas emissions. This is further emphasised in the adopted Climate Change SPD and in draft policies CCFR01 (sustainable Design and Construction), CCFR02 (energy statement), and CCFR03 (Low Carbon Heating and Cooling).

A Sustainable Energy Statement has been submitted with the application. There are a few design aspects that are less than ideal from a sustainability standpoint, however the design process is well laid out and the resulting plans, energy efficiency solutions and overall building emission rate are acceptable given the challenges associated with extending a Grade II listed building.

The proposed U-values for the fabric elements and the air-permeability value for this development are set out in comparison with the values for the notional building and the limiting parameters under the Building Regulations Part L 2021. Whilst three of the five proposed values do not meet the notional values, they do meet the limiting parameters. Considering the limitations inherent in extending a Grade II listed building

along with the effort made to improve the energy performance of the building these proposed values are acceptable.

Air source heat pumps will be installed for space heating whilst the gas fired domestic hot water system will be extended to supply the additional requirements. Whilst not ideal, the design options are clearly laid out and the decision to go for a hybrid design for heating and hot water in the building extension is acceptable in this scenario. The inclusion of ASHP for space heating is welcomed. There is no commitment to the installation of any other low carbon technology, but a desire is expressed to add a PV array to the new development in the future and this has been shown on the roof plan. The full details of this can be determined through the condition requested by the Sustainability Officer.

An energy Hierarchy Assessment adapted from Energy and Sustainability Report is included and the efforts made to improve the energy efficiency within the previously mentioned design limitations are acceptable.

With the recommended condition included to finalise details pertaining to sustainability, I conclude that the proposal would comply with policy CS02 of the Core Strategy (2014) and is acceptable in terms of sustainable design.

Nature conservation/Trees/landscaping

Policy CS17 of the 2014 Core Strategy states that development shall maintain, enhance, and/or strengthen connections for wildlife, by creation of new habitats, both within and beyond the identified biodiversity network. In considering the potential impact of development on wildlife, the Council will require ecological surveys and assessments of the site to be undertaken where appropriate to establish the presence or absence of protected species or habitats of particular value prior to any development taking place.

The agent has submitted a Preliminary Ecological Appraisal and Roost Assessment (Arbtech, June 2025) which is acceptable. The report confirms that the site is dominated by a large building, with an area of unvegetated hard surface, and therefore the site is assessed as having low ecological value. The proposal will not impact any vegetated habitat and it is situated within a highly urban area, as such, the proposal will have minimal impact on biodiversity and is exempt from mandatory biodiversity net gain. The PRA element of the report confirms that building B1 has been assessed as having negligible habitat value for roosting bats and no further surveys have been recommended; this is acceptable.

The ecologist has recommended the installation of 1 x bat box and 1 x bird box within the building design and recommended a validity period of 18 months for the PEA/PRA. This is acceptable and can be secured via condition in any planning permission granted.

With both these conditions, I conclude that the proposal would comply with 2014 Core Strategy policy CS17, and is acceptable in terms of biodiversity.

Conclusion

The proposal would make a meaningful and welcome contribution to Leicester's housing need target through student housing with thirty-two additional units being provided for students on site and improving amenity areas for residents in the existing accommodation. Despite the site being restricted by its listed status, positive attempts have also been made to improve the sustainability of the building and provide ecological enhancements. Mitigation has been proposed to improve GP facilities, open space, noise impacts to proposed residents, and ensure there is no unacceptable impact to the highway.

I therefore recommend that the application be APPROVED subject to the following conditions and a s106 agreement securing £12,800 and £20,405 of contributions for the NHs and for open space within Leicester:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The flats shall only be occupied by students enrolled on courses at further and higher education establishments or students working at a medical or educational institution, as part of their medical or education course. The owner, landlord, or authority in control of the development shall keep an up to date register of the name of each person in occupation of the development together with course(s) attended, and shall make the register available for inspection by the Local Planning Authority. (To enable the Local Planning Authority to consider the need for affordable housing and impact on living conditions for less transient types of accommodation in accordance with saved Local Plan policies PS10, H07 and Core Strategy Policies CS06 and CS07)
3. Prior to the occupation of the proposed accommodation a new or updated Student Management Plan shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall at all times be managed and operated in full accordance with the revised/ new Student Management Plan. (To ensure the development is properly managed so as to minimise the effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with saved policies AM01 and PS10 of the City of Leicester Local Plan and Core Strategy policies CS03, CS06, and CS15).
4. The iron frame structure in the existing two storey section shall be retained as indicated in the approved plans. (To ensure the preservation of the Grade II Listed Building and in accordance with Core Strategy policy CS18.)

5. Notwithstanding the approved plans, prior to the commencement of development the following details shall be submitted to and approved in writing by the local planning authority:
 - i) a materials schedule for all materials to be used in the development, including the product and manufacturer specification;
 - ii) Sample panel drawings (at 1:20 scale) showing the proposed materials. The sample panel drawings shall be of the part of the elevations outlined in red on figures 1 and 2 in the officers report for this application; and
 - iii) The sample panels shall be constructed in accordance with the approved drawings agreed under part (i) and (ii) above. The samples shall be made available on site for inspection by officers, with a photo of the constructed sample being made available at the point of submission.
No works shall be carried out other than in accordance with these approved details. (In the interests of visual amenity and to preserve the character of the Listed Building and in accordance with policies CS03 and CS18 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
6. The development shall be carried out in accordance with the following details outlined in the Noise Impact Report '30330.NIA.01' revision B, received on the 20th August 2025:
 - A proposed window system that meets the attenuation figures shown at each centre frequency band as shown in Table 5.2.
 - Ventilation that complies with either ADF 1, 3, or 4 as shown in table 6.1.
(To ensure the development provides satisfactory living conditions for residents in regards to noise and ventilation in accordance with saved Local Plan policies H07 and PS10.)
7. Prior to the occupation of the proposed flats, the proposed communal space situated in the basement shall be brought into use and retained thereafter as open to residents of the whole building. (To secure additional amenity space for the existing and proposed occupants of the flats and in accordance with saved policies PS10 and H07 of the City of Leicester Local Plan).
8. Should no landscaping scheme, separate to this application, be approved within 1 year of first occupation of the approved flats under this application, details of a new proposed bin store that meets Leicester City Council's Waste Management Guidance shall be submitted to and approved by the Local Planning Authority within 1 year of first occupation for the new units. The bin store shall be retained thereafter. (To ensure satisfactory waste storage for the existing and proposed occupants of the flats and in accordance with saved policies PS10 and H07 of the City of Leicester Local Plan).
9. No part of the development shall be occupied until secure and covered cycle parking has been provided in accordance with the approved drawings and retained thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policies AM02 and H07 of the City of Leicester Local Plan).

10. The development shall be carried out in accordance with the timetable contained within the Travel Plan (prepared by Tutum Consulting reference 2025/0134/0598-04) received on the 7th October 2025. (To promote sustainable transport and in accordance with saved policies AM01, AM02, and AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).
11. Prior to the commencement of development (including any works of demolition) a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for: (i) the parking of vehicles of site operatives and visitors; (ii) the loading and unloading of plant and materials; (iii) the storage of plant and materials used in constructing the development; (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (v) wheel washing facilities; (vi) measures to control the emission of dust and dirt during construction; (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works. (To ensure the satisfactory development of the site, and in accordance with saved policies AM01, UD06 of the City of Leicester Local Plan and Core Strategy policy CS03.)
12. Any damage to the public highway occurring during the construction phase of the works shall be reinstated in accordance with a scheme first submitted to and approved in writing in advance by the local planning authority. All street works shall be constructed in accordance with the Leicester Street Design Guide, June 2020. (To achieve a satisfactory form of development and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
13. Prior to the commencement of development full design details of on-site installations to provide energy efficiency measures, in accordance with the submitted Energy and Sustainability Report shall be submitted to and approved in writing by the Planning Authority. The development shall be constructed in accordance with the approved details. No part of the development shall be occupied until evidence demonstrating satisfactory operation of the approved scheme including on-site installation has been submitted to and approved in writing by the City Council as Local Planning Authority. The installations shall be retained and maintained thereafter. (In the interests of securing carbon reduction and energy efficiency and in accordance with Core Strategy policy CS02). (To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
14. Should the development not commence within 18 months of the date of the last protected species survey (17/06/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and any mitigation measures reviewed by the LPA

until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).

15. No part of the development shall be occupied until 1 x bat box and 1 x bird box have been installed in accordance with the approved plans and maintained and retained thereafter. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and Core Strategy policy CS17).
16. Development shall be carried out in full accordance with the following approved plans:
(00)003AP, Block Plan (Proposed), Revision C, Received 17 November 2025
(10)301AE, Demolition Elevations - Front, Received 17 November 2025
(10)302AE, Demolition Elevations - Rear, Revision C, Received 17 November 2025
(10)101AP, Demolition Plans - First and Second Floors, Revision C, Received 17 November 2025
(10)102AP, Demolition Plans - Third Floor and Roof, Revision C, Received 17 November 2025
(10)201AS, Demolition Sections 1, Revision C, Received 17 November 2025
(10)202AS, Demolition Sections 2 and 3, Received 17 November 2025
(20)301AES, Elevations - Front, Revision C, Received 17 November 2025
(20)311AE, Elevations - Front Contextual, Received 17 November 2025
(20)302AE, Elevations - Rear, Revision C, Received 17 November 2025
(20)312AE, Elevations - Rear Contextual, Revision C, Received 17 November 2025
(20)100AP, Plans - Basement and Ground Floors, Received 17 November 2025
(20)101AP, Plans - First and Second Floors, Received 17 November 2025
(20)102AP, Plans - Third and Fourth Floors, Received 17 November 2025
(20)103AP, Plans - Roof, Revision C, Received 17 November 2025
(20)201AS, Section 1, Revision C, Received 17 November 2025
(20)202AS, Section 2 and 3, Received 17 November 2025
(20)212AS, Section 2 Contextual, , Received 17 November 2025
(20)213AS, Section 3 Contextual, Revision C, Received 17 November 2025
(20)501AD, Typical Bay 1 Section & Elevation Detail, Revision C, Received 17 November 2025
(20)502AD, Typical Bay 2 Section & Elevation Detail, Revision C, Received 17 November 2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. This application should be read in conjunction with the approved Listed Building Consent application 20251001.
2. 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 2024 is considered to be a positive outcome of these discussions.

3. Condition 3 refers to the existing Student Management Plan approved under application 20160299.
4. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

5. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at:

<https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>

As this is a new document it will be kept under review. We therefore invite comments from users to assist us in the ongoing development of the guide.

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.

6. With regards to the Travel Pack the contents of the pack are intended to raise the awareness and promote sustainable travel, in particularly for trips covering local amenities. The applicant should contact highwaysdc@leicester.gov.uk for advice.

7. As the proposed development would involve works adjacent the highway boundary, any barriers, scaffolding, hoarding, footway closure etc. required for the works to be undertaken will require a licence. This should be applied for by emailing Licensing@leicester.gov.uk.

Policies relating to this recommendation

2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.

2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.

2006_AM12 Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.

2006_H07 Criteria for the development of new flats and the conversion of existing buildings to self-contained flats.

2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.

2014_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.

2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.

2014_CS06 The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents

2014_CS08 Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.

2014_CS13 The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people.

2014_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.

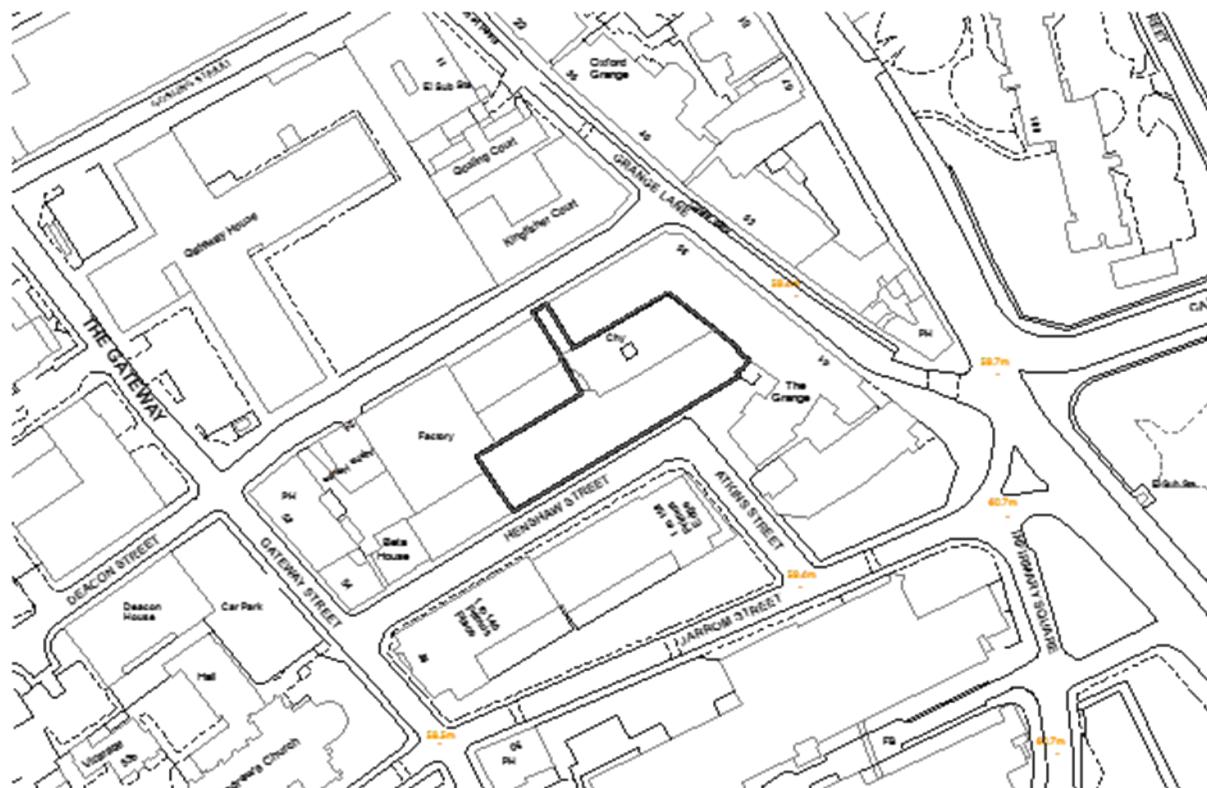
2014_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.

2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

2014_CS19 New development must be supported by the required infrastructure at the appropriate stage. Developer contributions will be sought where needs arise as a result of the development either individually or collectively.

Appendix G

Recommendation: Conditional approval	
20251001	15 Henshaw Street, Chevron Court
Proposal:	Removal of part of roof; internal and external alterations to Grade II listed building (sui generis)
Applicant:	15 Henshaw St Limited
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20251001
Expiry Date:	15 October 2025



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Summary

- This application has been brought to committee due to an objection from the Conservation Advisory Panel.
- The application is for listed building consent associated to application 20250997 (an upwards extension of 3 storeys to provide 32 student flats).
- The main concern is the impact of the extension on the Grade II Listed Building
- The application is recommended for approval subject to conditions

The Site

The application relates to a 2-4 storey block of student flats fronting Henshaw Street with a rear access onto Deacon Street.

The site is Grade II Listed, within An Archaeological Alert Area. Forming part of the listing, there is a freestanding chimney to the rear.

Only the existing four storey part of the building has a basement. This is mostly underutilised at present, the majority used to store excess furniture and hold the plant equipment and a small area designated for laundry space. The rest of the building contains the following number of student flats totalling 53 studios and 4 cluster flats:

- 13 studio flats and 2 cluster flats (consisting of 2 and 3 bedrooms respectively) at ground floor level
- 15 studio flats and 2 cluster flats (consisting of 2 and 3 bedrooms respectively) at first floor level
- 11 studio flats at second floor level
- 14 studio flats at third floor level

In the rear courtyard there are 3 standard parking spaces and one disabled parking space, along with a bin store adjacent to the freestanding chimney.

Background

Historically the application site was an industrial use. However, an application was submitted was approved in 2013 for a change of use from storage and construct an additional second and third floor to Henshaw Street elevation to form forty-four flats (class C3). (Applications 20132289 and 20132298). Though this appears to have never been implemented, an application was approved in 2016 and implemented for the change of use from storage (class b8) to 56 student flats (53 x 1 bed, 2 x 2 bed, 1 x 3 bed) (Sui generis) Applications 20160299 and 20160300. The site is now known as Chevron Court.

To the south-west, adjoining the subject site and fronting Henshaw Street is the mid-20th century N. S. Waites building, that obtained consent in Autumn 2024 for a 3-storey upward extension for student accommodation (Application 20221582). Works have not yet been implemented and at current this is still a factory (Use Class B2), albeit vacant.

To the north-west, adjoining the subject site is 20 Deacon Street, another industrial use but for storage (Use Class B8). Despite permission being granted for 24 flats and associated parking (Application 20232288), this was never implemented.

Encompassing the application site to the north and the east fronting Deacon Street, Grange Lane, and Atkins Street is The Grange, granted permission for cluster and studio student flats in 2002-2004 (20012028, 20021375, and 20040872).

There is a full application associated with this listed building consent application (application 20250997).

The Proposal

The application seeks permission for the construction of a 3 storey extension over the existing 2 storey element to provide 32 additional student studio flats. This would bring the total number of units in the building to 85 studios and 4 cluster flats (with a total of 10 bedrooms over the 4 flats). The layout to the existing flats is not proposed to change.

The following changes are proposed on each floor:

BASEMENT – the storage area would be reduced and 156m² of amenity space provided along with an enlarged bike store and relocated laundry and plant rooms. This would result in the removal of one stud wall.

GROUND FLOOR AND FIRST FLOOR – Alterations to the front elevation to facilitate a second entrance on the western side along with internal alterations to the staircase to west of building to extend landing space and installation of a lift.

SECOND FLOOR AND THIRD FLOOR – removal of roof on two storey part of the building and construction of a 24 student flats. 22 of the flats would measure between 22-23m² and the other 2 would measure 51m². The layout of the flats would be the same across the two floors.

The extension would mostly cover the footprint of the two-storey part of the building measuring approximately 407.4m² on each floor and have a setback of just under 1.6m from Henshaw Street and an overhang at the rear by around 1.4m. The extension is proposed to have a deep blue aluminium frame and glass blocks for these two storeys.

FOURTH FLOOR – addition of a smaller extension (mansard roof) with a footprint of approximately 290m² to provide 8 student flats measuring 21-22m² each. The extension would be made of grey cladding with the majority of the extension would have a setback of 2m from both the front and rear elevations with a scope for a green roof over the third floor roof areas.

With reference to the Accurate Visual Representations provided, the fourth floor would not be visible from the public realm. To the rear at the west of the building would be a plant room with 2 air source heat pumps.

ROOF – the installation of solar panels to the new fourth floor roof.

All bins for the existing 62 rooms are located in the Courtyard area at the northern edge of the site. This will be increased to meet the requirements of the additional 34 students. Provision is also made in the courtyard for a small number of bikes.

The following documents have been submitted with the application:

- Planning Statement
- Materials Schedule
- Design and Access Statement (this includes the previous options for the façades design considered prior to this application being submitted)
- Townscape Visual Impact Assessment including Accurate Visual Representations (AVRs) along Henshaw Street
- Preliminary Structural Feasibility Report
- Heritage Statement
- Schedule of Works and Method Statement

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 39 (Early engagement)

Paragraph 44 (Right information crucial)

Paragraphs 56-58 (Planning conditions and obligations)

Paragraph 131 (High quality and sustainable buildings)

Paragraph 135 (Good design and amenity)

Paragraph 137 (Design evolution)

Paragraph 139 (Design decisions)

Paragraph 140 (Clear and accurate plans)

Paragraph 202 (Heritage as an irreplaceable resource)

Paragraph 207 (Heritage statement)

Paragraph 208 (Considering impact on heritage assets)

Paragraph 210 (Sustaining significance of heritage assets)

Paragraph 212 (Conservation of designated heritage assets)

Paragraph 213 (Clear & convincing justification for heritage impacts)

Paragraph 214 (Substantial harm considerations)

Paragraph 215 (Less than substantial harm)

Paragraph 219 (Positive contribution to heritage assets)

Core Strategy 2014 and Local Plan 2006

Development plan policies relevant to this application are listed at the end of this report.

New Emerging Local Plan

In September 2023, the new Local Plan was submitted to the Secretary of State, for an independent examination. Public Examination hearings were subsequently held at the end of 2024 and following the hearings, the Inspectors agreed that Leicester City Council could proceed to consult on a number of amendments discussed at the Examination ('main modifications'), to make the plan sound. The modifications are detailed and include changes to a high number of the policies. Public consultation on the main modifications took place from the 10th June and ended on the 29th July. The consultation responses have been sent back to the Planning Inspectors for consideration and the Council is awaiting the final report. For this reason, it is considered that the Local Plan would carry moderate weight, particularly for those policies that have not undergone significant changes.

Further Relevant Documents

The National Heritage List for England

Planning (Listed Buildings and Conservation Areas) Act 1990

Consultations

HISTORIC ENGLAND (HE) – no objections subject to a condition ensuring that the iron frame structure in the existing two storey section is retained. Matters pertaining to specific detailing, such as materials, glazing finishes, and fixtures to ensure the detail, quality and execution of the intended approach is achieved is deferred to the Local Planning Authorities Conservation Officer.

Representations

The application was taken to the Conservation Advisory Panel for review who in turn objected to the scheme. A summary of their discussion is below:

Panellists began by emphasising the architectural quality of the host building, notably its symmetry, expression of materials and composition, in addition to its status as Leicester's first metal-framed building the importance of its chimney. Some members remarked that the standard of the application was inadequate, with information relating to the interior of the building and the existing roof structure lacking, and the opinion that the elevation plans failed to accurately illustrate the proposed development. Regarding the proposed extension itself, there was consensus among members that the design failed to respect the character and quality of the host building, such as the scale of its openings and special architectural interest. Criticism was levelled at the choice of materials, particularly the glass blocks and how these would sit uncomfortably against the existing fenestration, as well as concerns over the positioning of the solar panels. Other problems identified included the setback and overhang of the extension to the front and rear of the building respectively, the impact of additional loading and loss of light on the lower floors. All of these issues led panellists to conclude that the principle of extending the building was in itself problematic. The conclusion was that the proposed extension was not good enough and questions were raised over the principle of development.

Consideration

As this is an application for Listed Building Consent the only matter under consideration is the impact of works to the listed building and how those works would affect the historic fabric and value of the building.

Policy CS03 of the Leicester Core Strategy (2014) states that high quality, well designed developments that contribute positively to the character and appearance of the local built environment are expected. It goes on to require development to respond positively to the surroundings and to be appropriate to the local setting and context and to contribute positively to an area's character and appearance in terms of *inter alia* urban form and high-quality architecture. Saved Policy PS10 of the Local Plan (2006) sets out a number of amenity factors to be taken into account when determining planning applications including the visual quality of the area and the ability of the area to assimilate development. The Student Housing SPD states the scale of the student development, including height and massing of the buildings, should be designed to not adversely conflict with adjacent properties or the general residential environment of the surrounding area.

Heritage consideration

The proposed works would have the potential to affect the significance of a Grade II listed building, former Elastic Webbing Factory, and the significance that the Grade II* Church of St Andrew derives from its setting. Policy CS18 of the Leicester Core Strategy (2014) commits the Council to protect and seek opportunities to enhance the historic environment, including the character and setting of designated heritage

assets. The Policy goes on to support new development to create attractive spaces and places and encourage contemporary design rather than pastiche replicas.

Grade II* St Andrews Church is situated on Jarrom Street to the south-west of Henshaw Street however due to its siting the proposed development would cause a negligible level of less than substantial harm to the significance St Andrews derives from its setting.

The upward extensions would be on the two-storey section of the Luke Turner and Company former Elastic Webbing Factory. The building is an early example of an exposed iron frame structure and is a surviving example of the prosperous hosiery and clothing trades in Leicester during the 19th century. The building's special interest is reflected in its Grade II designation. Historic England has requested a condition ensuring this frame is retained which I consider can be conditioned should the application be approved. The roof on this section of the building is modern and adds little to the character and appearance of the Listed Building. The compartmentalised form of the building would mean there would be relatively little loss of historic material from the proposed upwards extension, with the primary change being the removal of the less significant flat roof and some changes relating to access points. The alteration to the entrance at ground floor level in the original part of the building would be the largest change to the historic fabric of the listed building. However, this part of the elevation has already been altered and the changes would represent limited loss of historic material.

The subordinate section of the factory building would be lost however the considered design choices comprising the retention of the iron frame structure and the appearance and form of the proposed extension would reflect the grain and harmony of the existing building in a contemporary manner. There would be some harm to the significance of the Grade II listed building, but Historic England and the Building Conservation Officer consider this would be at a lower level of less than substantial harm.

Some members of CAP remarked that the standard of the application was inadequate, with information relating to the interior of the building and the existing roof structure lacking. A Structural Survey has been submitted that evidences the upwards extension will be compatible with the lower storeys in terms of weight distribution and will not compromise the more significant building features below. A further document details the general approach for building works. Although this is quite general in terms of detail, there are limited works proposed within the internal spaces of the Listed Building or to its main external faces. There are also limited works proposed to the wider landscaped spaces. As such the level of information provided is acceptable.

Design Considerations

The design proposed is legibly modern but is considered to be a positive, robust and responsive approach to the historic context in this case.

The new materiality and detailed design would therefore represent an improvement over the existing presentation which is a significant material consideration to be weighed in the planning balance.

Aspects are well considered in terms of reducing its visual impact. As can be seen in chapter 4.3 of the Design and Access Statement, the design has evolved through pre-application engagement with the heritage and urban design officers to remove more harmful elements such as the previously proposed flush fronting third storey detail, which overpowered the host building. The lower parts of the upwards extension now feature a modest setback from the established building line and have a narrow shadow gap feature at the horizontal join to the adjacent older upper storeys. A further setback is proposed for the top storey, and which with reference from the AVR's this would not be visible from key views in the public realm and therefore raises little concern of its impact on the streetscene and listed building.

On the rear, similar efforts have been made to enhance the design in the context of existing heritage features, which help to make the extension appear more subservient in scale to the host building. However, on this elevation the upper form partially cantilevers out, making it more dominant visually. Although viewed through the more private courtyard space to the rear, the Listed Building has a significance that is derived from its three-dimensional form as a set piece of architecture and this relationship is harmful, though considered less than substantial harm. Paragraph 215 of the NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." I consider the harm is outweighed by the public benefits of providing additional needed student accommodation and intensifying an underutilised in a sustainable location of the city.

I consider the elevational treatment to be well considered and present a material palette that gives contrast with the host building while taking inspiration from aspects of it. The patterns created with the mix of features gives a degree of visual interest and successfully breaks down the mass. The detail, such as the use of integral glass blocks within the 'solid' parts of the elevations, does need to be demonstrated more and consequently sample panels are recommended to be secured by condition under the full application 20250997.

Although aspects of the scheme have merit from a heritage perspective, there will be some harm to the significance of the heritage asset from the imposition of a large new mass onto the lower part of the building complex but this would be less than substantial harm. I consider the detailed design and materiality to have helped reduce the visual impact and impact on historic material and will establish a high quality benchmark in line with paragraph 140 of the NPPF. However in order to ensure this is carried through to the development phase I consider a condition would be needed for a full size panel that includes a full window, the glass block panel to the side and below the window, the PPC aluminium profiles that encase the window and glass blocks to be reviewed on site by officers prior to the construction of the extension.

I conclude that the proposal would comply with policy CS03 and CS18 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006), and the Student Housing SPD, and is acceptable in terms of design and the character and appearance of the area including the designated heritage assets.

Conclusion

I therefore recommend that the consent be GRANTED subject to the following conditions

CONDITIONS

1. The works to which this consent relates shall be begun within three years from the date of this consent. (To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.)
2. The iron frame structure in the existing two storey section shall be retained as indicated in the approved plans. (To ensure the preservation of the Grade II Listed Building and in accordance with Core Strategy policy CS18.)
3. Development shall be carried out in full accordance with the following approved plans:
(00)003AP, Block Plan (Proposed), Revision C, Received 17 November 2025
(10)301AE, Demolition Elevations - Front, Received 17 November 2025
(10)302AE, Demolition Elevations - Rear, Revision C, Received 17 November 2025
(10)101AP, Demolition Plans - First and Second Floors, Revision C, Received 17 November 2025
(10)102AP, Demolition Plans - Third Floor and Roof, Revision C, Received 17 November 2025
(10)201AS, Demolition Sections 1, Revision C, Received 17 November 2025
(10)202AS, Demolition Sections 2 and 3, Received 17 November 2025
(20)301AES, Elevations - Front, Revision C, Received 17 November 2025
(20)311AE, Elevations - Front Contextual, Received 17 November 2025
(20)302AE, Elevations - Rear, Revision C, Received 17 November 2025
(20)312AE, Elevations - Rear Contextual, Revision C, Received 17 November 2025
(20)100AP, Plans - Basement and Ground Floors, Received 17 November 2025
(20)101AP, Plans - First and Second Floors, Received 17 November 2025
(20)102AP, Plans - Third and Fourth Floors, Received 17 November 2025
(20)103AP, Plans - Roof, Revision C, Received 17 November 2025
(20)201AS, Section 1, Revision C, Received 17 November 2025
(20)202AS, Section 2 and 3, Received 17 November 2025
(20)212AS, Section 2 Contextual, , Received 17 November 2025
(20)213AS, Section 3 Contextual, Revision C, Received 17 November 2025
(20)501AD, Typical Bay 1 Section & Elevation Detail, Revision C, Received 17 November 2025
(20)502AD, Typical Bay 2 Section & Elevation Detail, Revision C, Received 17 November 2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. This consent should be read in conjunction with the full application 20250997.

2. 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 2024 is considered to be a positive outcome of these discussions.

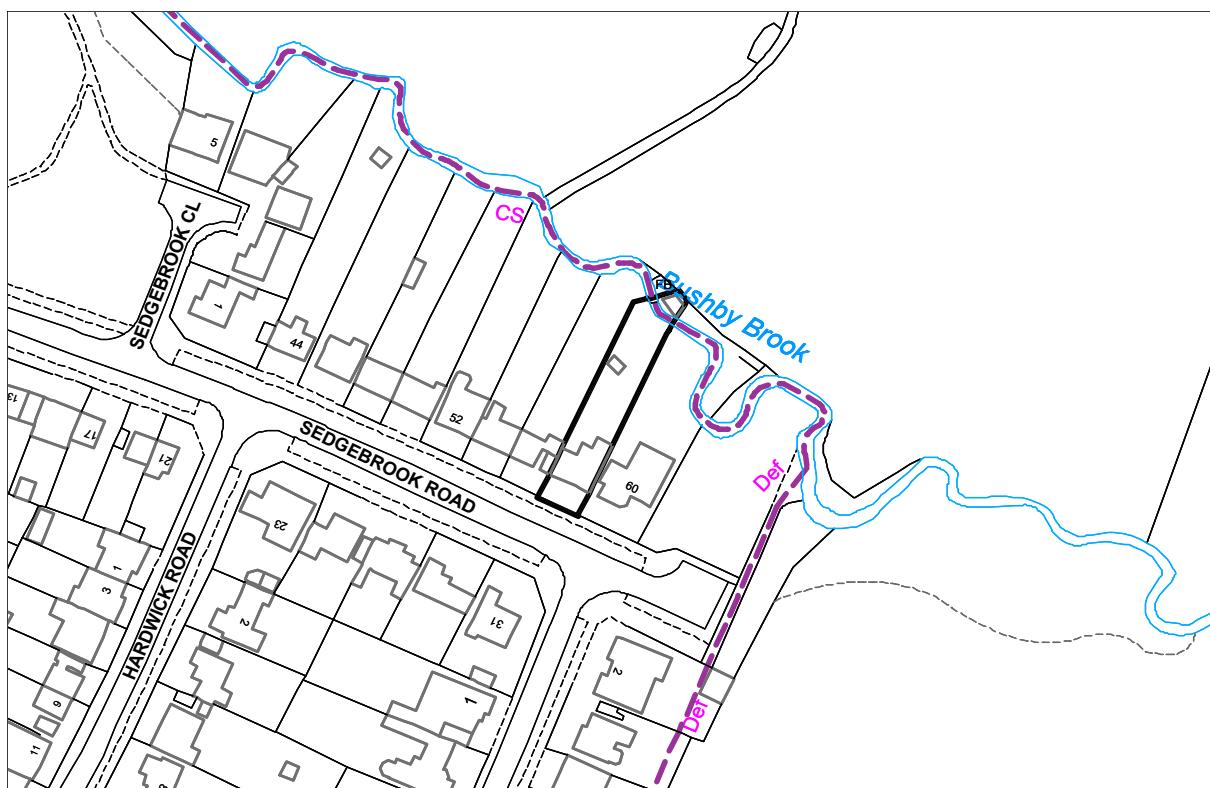
Policies relating to this recommendation

2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.

2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

Appendix H

Recommendation: Conditional approval	
20250333	58 Sedgebrook Road
Proposal:	Installation of rooflights; alterations; construction of single storey extension at rear of house (Class C3) (amended plans received 5 November 2025)
Applicant:	Mrs S Shing
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20250333
Expiry Date:	22 January 2026
JA1	WARD: Evington



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Summary

- The application is a householder application for a single story rear extension
- The application is brought to committee as the applicant is related to an employee of Leicester City Council
- The main considerations are design, neighbouring residential amenity, amenity of occupiers, flooding and trees.
- No representations were received from neighbours.
- The recommendation is to grant conditional approval.

The Site

The application site concerns a two-storey detached dwelling within a suburban area of the city. It benefits from a garden of approximately 405sqm. The site is within a

surface flood warning area. To the rear (north) of the site is the Bushby Brook and the garden of the site is within Flood Zone 2.

Background

In 2019, there was an application (20191771) for the construction of a single storey extension at front; two storey extension at side; single and two storey extension at rear of house, that was approved and built out.

The Proposal

The application is for the construction of a single storey rear extension, with rooflights. The extension would be used as a bedroom. The rear extension would measure 2.3 metres at the eaves, 3.6 metres at the ridge, 4.8 metres in depth and 3.8 metres in width.

The proposed materials would match those of the existing dwelling.

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 44 (Sufficient Information for good decision making)

Paragraph 57 (Six tests for planning conditions)

Paragraph 135 (Good Design and Amenity)

Paragraph 136 (Trees)

Paragraph 139 (Design Decisions)

Paragraph 140 (Clear and accurate Plans)

Paragraph 181 (Flood risk considerations and SuDS)

Paragraph 193 (Biodiversity in planning decisions)

Local Policies

Core Strategy Policy CS02 (Climate-change and drainage)

Core Strategy Policy CS03 (Well-designed developments)

Local Plan Policy PS10 (amenity of existing or proposed residents)

Local Plan Policy UD06 (Landscaping/Trees)

Supplementary Guidance

Residential Amenity SPD (2008)

Representations

- No representations were received.

Consultations

LLFA Acceptable- An updated Flood Risk Assessment has been provided assessing the flood risk from multiple sources of flooding. The email from the Environment Agency dated 5th January 2026 states that the new modelled flood levels are lower

than the existing modelled flood level data and the fluvial flood risk to the property is reduced.

Harborough District Council- No comments were received.

Trees and Woodlands Officer- The proposal will require the removal of one tree to the rear of the dwelling. However, the removal of the tree is not a reason to hinder the proposal's progression and therefore they have no objections to this application.

Environment Agency- No formal comment and advised to apply national flood risk standing advice.

Considerations

Principle of development

This application is a proposed extension to a dwellinghouse. House extensions are acceptable in principle subject to the considerations detailed below.

Design and Character Considerations

NPPF paragraph 135 and Core Strategy policy CS03 require well-designed developments that do not detract from the appearance of the area.

The Council's Residential Amenity SPD Appendix G provides a design guide for household extensions to ensure they appear proportionate and consistent with existing dwellings.

The detached dwelling is located within a surrounding area that is largely post-war and development. The majority of the dwellings are still characterised by hipped, gable end roofs, although many of the houses have had significant alterations.

The proposed single storey rear extension would be proportionate with regards to its scale and massing, ensuring the proposal is subservient to the original dwelling.

The proposed materials including roof tiles and bricks would match those of the existing dwelling. The choice of materials will ensure the proposal does not cause harm to the character of the existing dwelling.

Overall, I am satisfied that the proposal would have an acceptable impact on the design and character of the existing dwelling. The application would comply with Core Strategy policy CS03, that requires development to be well-designed and not harmful towards to the appearance of the area or dwelling.

Amenity of existing and future occupants

The existing site is a detached dwellinghouse. Saved Policy PS10 of the local plan (2010) applies to the amenity of future as well as existing residents.

The application proposes a single storey extension to the rear. This aspect of the proposal would impact the outlook and access to natural light of the kitchen to the rear of property. However, in consideration of the overall context of the site, I consider the single storey rear extension would have an acceptable impact on the outlook and access to natural light of the original dwelling.

The proposed rear extension would have acceptable living conditions as a bedroom, in consideration of privacy, outlook and access to natural light.

Overall, I am satisfied that the application would have an acceptable impact on the amenity of existing and future occupants of 58 Sedgebrook Road.

Neighbouring Residential Amenity

NPPF paragraphs 135 & 198, and saved Local Plan policy PS10 require amenity to be protected for neighbouring residents from development.

The application proposes a single storey extension to the rear. The siting of the extension well away from the eastern boundary of the site would ensure there is minimal impact on the amenity of 60 Sedgebrook Road to the east.

The extension would be near to the shared boundary with 56 Sedgebrook Road to the west. As per page 34 of the Council's Residential amenity SPD which provides a design guide for householder applications, the plans show a 45-degree line taken from the edge of the adjacent ground floor principal room window of no.56 which is not intersected by the proposed rear extension, therefore the rear extension would have an acceptable impact on the outlook and access to natural light of 56 Sedgebrook Road in accordance with the SPD.

I conclude that the proposal would not conflict with NPPF paragraph 135f, and saved Local Plan Policies PS10, and that the proposal would be acceptable in terms of impact upon amenity.

Flooding

The garden of the application site is within flood zone 2 and within 20 metres of the Bushby Brook watercourse, although the house itself including the proposed extension is not within the flood zone nor within 20m of the brook. Furthermore, the site is also within a surface flood warning area. Notwithstanding this, the applicant has submitted a flood risk assessment (FRA), which has been subject to amendments during the course of the application following consultation with the Lead Local Flood Authority (LLFA). The previous submission of the FRA received comments from the LLFA regarding the need for clarification on the proposed finished floor levels of the new bedroom.

A new FRA was submitted to clarify the proposed finished floor levels which would be no lower than the existing house. However, the FRA had calculated measures using old data from 2019 for the modelled flood data. Nonetheless, during correspondence with the environment agency, the statutory body confirmed that the new modelled flood data is lower than the previous data. As a result, the flood risk to the property is reduced and the proposed floor levels would be acceptable. Resilience measures are also mentioned within the FRA and these would be incorporated into the extension. A compliance condition will be attached to the proposal, ensuring the resilience measures are adhered to within the development of the proposal. As a result, I find the information submitted with regards to flood risk on site to be acceptable.

Trees

There are trees located within the rear garden of the site. Due to the proposed siting of the rear extension, a tree will have to be removed to accommodate the development. However, the tree is not protected and could be removed at any time without consideration by Planning. The Council Trees and Woodlands officer had no objections to the proposed removal of the tree.

Public Sector Equality Duty

The ground floor bedroom would accommodate the needs of a person with a disability. In considering this application I have had due regard to the Public Sector Equality Duty (PSED) contained in the Equality Act 2010 which sets out relevant protected characteristics, including disability.

Conclusion

I recommend the application for approval subject to the following conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) dated 9th December 2025, (Refer: BG25580 – 20251209, Sedgebrook FRA letter report) and the following mitigation measures detailed within the FRA:
 - Finished floor levels (FFL)
 - Flood resistance and resilience measuresThe mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority in consultation with the Lead Local Flood Authority.
(To minimise the risk of damage in times of flooding, and in accordance with policy CS02 of the Core Strategy).
4. Development shall be carried out in accordance with the following approved plans:
Detailed Planning Proposals, DRAWING NUMBER 24.4487.04, REVISION C, received 5 November 2025
Detailed Planning Proposals, DRAWING NUMBER 24.4478.05, REVISION C, received 5 November 2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. 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 2024 is considered to be a positive outcome of these discussions.