

Leicester
City Council

MEETING OF THE PLANNING AND DEVELOPMENT CONTROL COMMITTEE

DATE: WEDNESDAY, 4 NOVEMBER 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 Aldred (Vice-Chair)

Councillors Joel, Karavadra, Kennedy-Lount, Kitterick, Mahesh, Modhwadia,
Mohammed, Dr Moore and O'Neill

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 / Sharif
Chowdhury, Senior Governance Services Officer, email: sharif.chowdhury@leicester.gov.uk
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Governance Services, Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ**

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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 are 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

Members are asked to confirm that the minutes of the meeting of the Planning and Development Control Committee held on 2 September 2026 are a correct record.

The minutes of the meeting held on 23 September 2026 will go to the next meeting.

4. PLANNING APPLICATIONS AND CONTRAVENTIONS

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) 20251740 - Old Church Street, Meadow Court

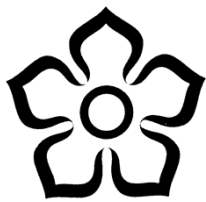
5. APPEALS REPORT: MAY 2025 – OCTOBER 2026

The Committee is asked to note the report.

6. GATEWAY MEETING: 14 OCTOBER 2026

The Committee is asked to note the Gateway meeting held on 14 October 2026.

7. ANY OTHER URGENT BUSINESS



Leicester
City Council

Item 3

Minutes of the Meeting of the PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Held: WEDNESDAY, 2 SEPTEMBER 2026 at 5:30 pm

P R E S E N T :

Councillor Surti (Chair)
Councillor Aldred (Vice Chair)

Councillor Joel
Councillor Karavadra
Councillor Kennedy-Lount

Councillor Kitterick
Councillor Mahesh
Councillor Modhwadia

Councillor Mohammed
Councillor Dr Moore
Councillor O'Neill

* * * * *

15. APOLOGIES FOR ABSENCE

The Chair welcomed those present to the meeting and led on introductions.

There were no apologies of absence.

16. DECLARATIONS OF INTEREST

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

There were no declarations of interest.

17. MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting of the Planning and Development Control Committee held 12 August 2026 be confirmed as a correct record.

18. PLANNING APPLICATIONS AND CONTRAVENTIONS

(i) **20252051 - 8A CROFTERS DRIVE, GOODWOOD BOWLS AND SOCIAL CLUB**

Ward: Thurncourt

Proposal: Variation of Conditions 2 of planning permission 20021239 to allow permanent opening hours of the clubhouse from 0800 to 2300 Mondays to Saturdays, 0800-2230

Sundays; variation of condition 4 to allow the use of clubhouse for uses not connected to Bowls Club during hours of ; 0800 to 2230 on Mondays to Saturdays and 0800 to 2030 on Sundays

Applicant: Mr John Steer

The Planning Officer presented the report.

Peter Wilkinson addressed the Committee and spoke in opposition to the application.

Councillor Osman addressed the Committee and spoke in support to the application.

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

The Chair summarised the application and agreed that approval of the application and supporting conditions to secure the enforceability of the proposals be delegated to officers subject to the receipt of a Noise Assessment Report to the satisfaction of the council's Environmental Health service. Should applicants not agree to submit a report, officers be authorised to refuse the application in accordance with the recommendation. The motion was CARRIED.

RESOLVED:

1) that approval of the application and supporting conditions to secure the enforceability of the proposals be delegated to officers subject to the receipt of a Noise Assessment Report to the satisfaction of the council's Environmental Health service.

2) Should applicants not agree to submit a report, officers be authorised to refuse the application in accordance with the recommendation as set out below

REASONS FOR REFUSAL

1. The proposed use of the building for additional non bowling related activities, by reason of the lack of an acoustic report, fails to address whether or not the use of the building for private functions would have any negative impact on the amenity of the occupiers of neighbouring properties from amplified sounds emanating from the building. As such the application is considered to be contrary to Policy DQP06

(Residential Amenity) of the Leicester Local Plan 2026 and policies DP3 and P3 of the National Planning Policy Framework 2026.

NOTES FOR APPLICANT

1. The City Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application advice was given during the application process. Notwithstanding that advice the City Council has determined this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. As the proposal was clearly unacceptable and could not be reasonably amended it was considered that further discussions would be unnecessary and costly for all parties.

20. 20251752 - 3-5 SALISBURY ROAD

Ward: Castle

Proposal: Change of use from university teaching and administration building to fifteen student flats (15 x studio) (sui generis), bin and cycle stores to side (subject to legal agreement)

Applicant: Mr D Shah

The Planning Officer presented the report.

Dipesh Shah addressed the Committee and spoke in opposition to the application.

Councillor Kitterick addressed the Committee and spoke in opposition to the application.

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

The Chair summarised the application and the points raised by Members of the Committee and moved that the application be approved subject to S106. This was seconded by Councillor Aldred and upon being put to the vote, the vote was unanimous and the motion was CARRIED.

RESOLVED: Subject to completion of a S106 Agreement securing open space and health contributions as set out in the report, planning permission be granted 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 accommodation shall only be occupied by students enrolled on part

or full-time 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 and establishment attended, and shall make the register available for inspection by the local planning authority on demand at all reasonable times. (To enable the local planning authority to consider amenity standards for any alternative residential use in accordance with Leicester Local Plan 2026 policies Ho03, Ho08, DQP01, DQP03 and DQP06 and the need for parking provision in accordance with Leicester Local Plan 2026 policies Ho09, and T07.)

3. Prior to occupation of the approved development, details of the bin store or details providing screening for the onsite bin store area as shown on the approved site plan shall be submitted to and approved by the local planning authority and shall subsequently be complete and ready for use. The approved facilities shall be retained thereafter for use in connection with the approved use of the development and all refuse bins shall be kept within the screened designated area other than on refuse collection day. (To ensure adequate facilities for the storage and collection of refuse and to preserve the character of the conservation area in accordance with Leicester Local Plan 2026 policies DQP01, DQP06, DQP07, and HE01.)
4. The development hereby permitted shall at all times be managed and operated in full accordance with a Management, Parking and Travel Plan, the details of which shall be submitted to and approved in writing by the local planning authority before the first occupation of the development. The plan shall set out procedures for:
 - (a) how the arrival and departure of students at the start and end of tenancies will be managed;
 - (b) how servicing and deliveries will be managed;
 - (c) the level of parking provision for all forms of vehicles including bicycles and powered two wheelers;
 - (d) the allocation of parking spaces to specific flats (including a plan showing the allocation of the two parking spaces by flats 3 and 5 to be allocated to these two flats specifically);
 - (e) maintaining the external areas of the site;
 - (f) dealing with any issues or complaints arising from the occupiers of nearby properties, including details of how management contact details will be made available to neighbours.

The plan shall be adhered to for the lifetime of the development. (To ensure the development is properly managed so as to minimise its effect on the surrounding area and in the interests of the safety and security of its occupiers in accordance with the aims of Leicester Local Plan 2026 policies Ho09, DQP06, T03, and T07.)

5. Prior to, or at the time of, the first and subsequent occupation of each flat, the occupiers of that flat shall be provided with a 'Residents Travel Pack', details of which shall have previously been submitted to and approved in writing by the local planning authority (for the avoidance of doubt, the details submitted with this application are insufficient to meet this requirement). The contents of the Travel Pack shall consist of paper and/or electronic information promoting the use of sustainable personal journey planners, walking and cycle maps, bus maps, the latest bus timetables applicable to the proposed development, and bus fare discount information. (In the interest of promoting sustainable development, and in accordance with Leicester Local Plan 2026 policies Ho08, T01, T02 and T03.)
6. Prior to occupation of the development secure and covered if necessary cycle parking for 12 cycles shall be provided in accordance with details to be submitted to and approved in writing by the local planning authority. The cycle parking shall be retained thereafter for use in connection with occupation of the approved development. (In the interests of the satisfactory development of the site and to preserve the character of the conservation area in accordance with Leicester Local Plan 2026 policies Ho08, T01, T03, and HE01.)
7. Prior to the first occupation of the development, full design details of on-site installations to provide energy efficiency measures shall be submitted to and approved in writing by the Local Planning Authority. These measures shall represent the further development of the strategy for securing energy efficiency as identified in the Energy Statement received on the 19th June.

The development shall be carried out in accordance with the approved details and retained as such. (In the interests of securing energy efficiency in accordance with Policies CCFR01 and CCFR02 of the Core Strategy.)

8. Prior to first occupation of the proposed flats, at least one water butt shall be connected to the rear guttering of the property and shall be managed and maintained thereafter. (To reduce surface water runoff and to secure other related benefits in accordance with Leicester Local Plan 2026 policy CCFR05.)
9. The development shall be carried out in full accordance with the following approved plans:

D1010, Site plan, Received 3 November 2025

B020, Existing floor plans (4 pages), Received 3 November 2025

D1004, Proposed elevations (2 pages), Received 3 November 2025

3896-05, Proposed floor plans, Revision b, Received 24 November 2025

D1006, Proposed elevations, Received 27 November 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 2026 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).

21. 20260635 - 4 WESTERNHAY ROAD, LAWN TENNIS CLUB

Ward: Knighton

Proposal: Construction of 2 covered padel courts (Class F2)

Applicant: Mr Umar Boodhoo

Councillor Karavadra attended the meeting at 18.00pm, and did not participate in the discussion or vote.

The Planning Officer presented the report.

Heath Cade and Umar Boohoo addressed the Committee and spoke in support to the application.

Sarah Reynolds addressed the Committee and spoke in opposition to the application.

Councillor March addressed the Committee and spoke in opposition to the application.

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

The Chair summarised the application and the points raised by Members of the Committee and moved that the application be refused. This was seconded by Councillor Aldred and upon being put to the vote, the application was refused.

RESOLVED: That permission be was refused on the grounds that the proposed development, by reason of its size and siting, would be an incongruous addition to the character of the area, including to the amenity of existing residents and to Stoneygate Conservation Area. The development would be contrary to Local Plan policies DQP01, DQP06, and HE01 and National Planning Policy Framework Policies DP3, HE4, HE5, HE6, and HE9

22. IMPLEMENTATION OF NEW NATIONAL SCHEME OF DELEGATION

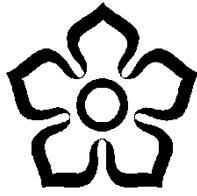
The Committee endorsed the amendments to the Terms of Reference and the Member Good Practice Guidance with the following observations:

- That Planning and Development Control Committee are clear that in Leicester there is appropriate use of the Committee procedure and scheme of delegation for determining applications, and that consequently the right cases come to Committee with the remainder being entrusted to officers.
- There is a concern that, in future, legislation may broaden the range of matters caught under Schedule 1, and that officers and Committee needed to be vigilant to ensure that opportunity for legitimate Member involvement in determining applications was not unduly eroded.
- Members noted that the Gateway Test places significant power in the hands of the Nominated Member and the Nominated Officer and that the requirement for unanimity between them could, by default, result in more cases remaining delegated to officers.

- However, Members recognised the limited legal discretion available to the Council due to the statutory nature of the proposals, welcomed the attempts to align the new arrangements to mirror the current local scheme of delegation as far as possible, and agreed to support the proposals.

23. ANY OTHER URGENT BUSINESS

The Chair declared the meeting closed as there was no other urgent business.



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Wards:
See individual reports.

Planning & Development Control Committee

Date: 4 November 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.

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- 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

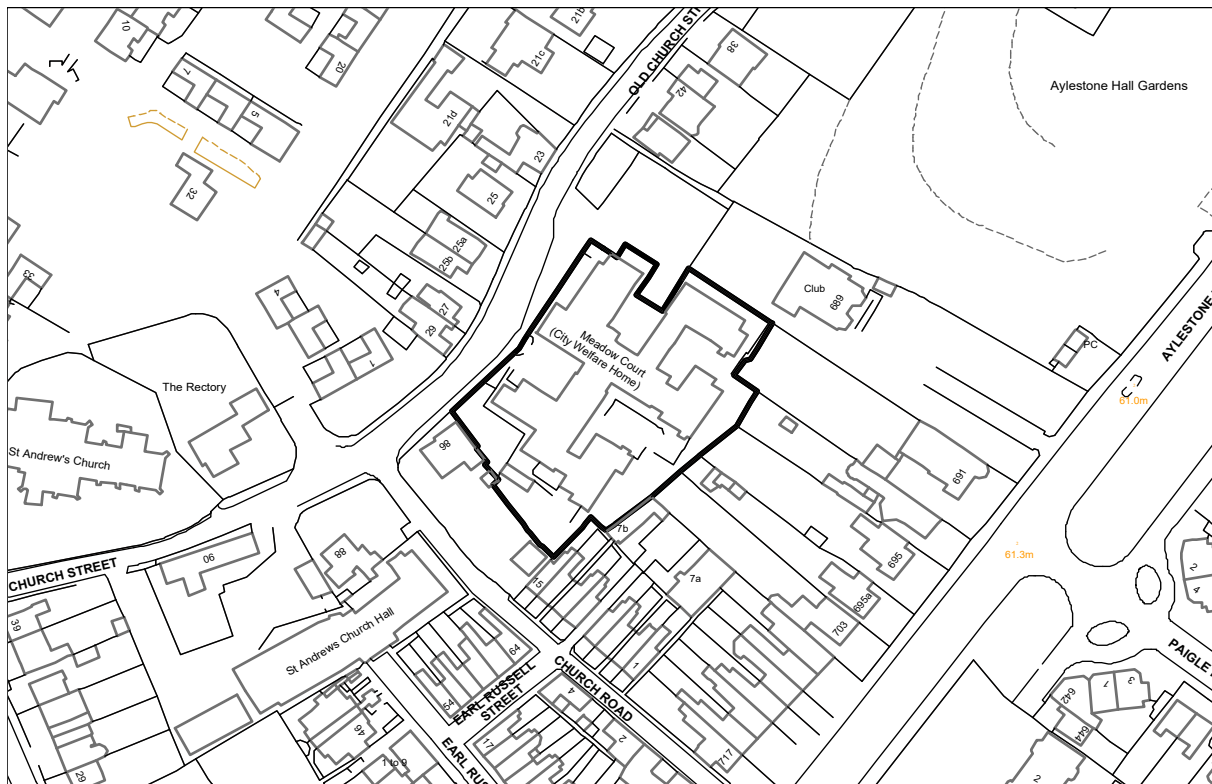
Consultations with other services and external organisations are referred to in individual reports.

11 Report Author

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

COMMITTEE REPORT

20251740	Old Church Street, Meadow Court	
Proposal:	Construction of detached single-storey outbuilding; construction of two storey side extension; first floor extension to care home; alterations(Class C2) (amended plans received 10 August, 20 August and 28 September)	
Applicant:	Mr Alpesh Patel	
App type:	Operational development - full application	
Status:	Minor development	
Expiry Date:	5 October 2026	
JA1	TEAM: PD	WARD: Aylestone



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Summary

The application was triaged for consideration at the PDCC Gateway Meeting on 14th October because it is a Schedule 2 application and received at least 6 objections from 6 different addresses within the city boundary.

At the PDCC Gateway Meeting the application was assessed as raising a significant planning matter and it was scheduled for determination at Planning Committee.

The material planning considerations are its design, impact on a conservation area, ecology, residential amenity and parking and highways impact.

The application is recommended for conditional approval.

The Site

The application site is an existing residential care home for elderly people. The site is within the Aylestone Village Conservation Area, gas landfill buffer and surface flood 1 in 1000 area.

There are trees on site including a Tree Preservation Order (TPO) tree, Silver Birch TPO ref number 17036.

Background

The application site has the following planning history relevant to this application:

- In 1965, an application (011801) for 'Old Persons Home to Accommodate 51 Persons' was approved. The permission has been implemented.
- In 1979, an application (19791966) for 'replacement of first floor lounge window with brickwork' was approved. It is not clear whether this has been implemented.
- In 1988, an application (19872099) for 'erection of single storey extension to elderly persons home to form enlarged laundry' was approved. It is not clear whether this has been implemented.
- In 1998, an application (19980290) 'new boundary wall/railings and gates' was approved. The permission was implemented.
- In 2001, an application (20010289) for 'two storey block of eight self-contained flats associated with meadows court care home (amended plans)' was approved. The permission was not implemented.
- In 2001, an application (20011275) for 'first floor extension, laundry & boiler room at residential care home' was approved. It is not clear whether this permission has been implemented.
- In 2008, an application (20072242) for 'single storey extension to internal courtyard; single storey extension to rear; first floor extension at front of care home (Class C2) (amended plans) was approved. The permission was not implemented.
- In 2010, an application (20091309) for 'first and second floor extension to east elevation of care home (Class C2)' was withdrawn.
- In 2011, an application (20110879) for 'extension of time limit for implementation of planning permission 20072242 (single storey extension to internal courtyard; single storey extension to rear; first floor extension at front of care home (Class C2) (amended plans)' was refused for the following reason:
 1. The site lies within Flood Zones 2 & 3 of the Environment Agency's Flood Map and there has been a material change in the risk Of flooding following the Environment Agency's Leicester Strategic Flood Risk Mapping project which shows the site to be at significant risk Of flooding. Insufficient details have been submitted to demonstrate that the proposal would be safe from flooding without increasing the risk

elsewhere. The proposal is therefore contrary to policy BE20 of the City of Leicester Local Plan and policy CS02 of the Core Strategy.

The Proposal

The application proposes the construction of two storey side extension and first floor extension at the rear of a care home and the construction of a detached single storey outbuilding to the side of the care home. There are further alterations linked to landscaping.

The two-storey extension and first floor extension are proposed to be sited to the rear of the site, on an existing single storey wing, to the rear of the central part of the building. The two-storey extension would have a width of 3.06 metres and depth of 5.18 metres, located to the north of the wing. It would measure 5.4 metres at the eaves and 7.5 metres at the ridge of the roof. The extension would serve as stair access to the first-floor extension which will cover the existing footprint of the ground floor element of the wing.

The detached single storey outbuilding will measure 4.7 metres in depth, 2.9 metres in width and 2.6 metres in height, with a flat roof. The proposed outbuilding will be located to the south of the southern wing and to the east of an existing outbuilding.

Landscaping alterations and works are as follows:

- Two apple trees (T8 and T9) to be planted in the northeastern corner at the rear of site.
- Landscaping scheme within a newly proposed enclosed courtyard area directly to the south of the extended wing
- Fencing to be installed internally on site to enclose the proposed courtyard area.
- Paving to be re-laid around perimeter of the wing to be extended at the rear of the site.

A sycamore tree (T4) to the rear of the site is proposed to be felled.

All materials are proposed to match those of the existing building.

Amended plans were received during the application process. The proposed front elevations were amended to show the extensions to the rear of the building. In addition, the location plan was found to be incorrect during the application process. Therefore, the application was re-publicised to the correct location plan.

Policy Considerations

National Planning Policy Framework 2026

DM1: Preparing development proposals

1. Proposals for major development should:

a. Be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate, to

identify and seek to resolve key planning matters prior to the submission of a planning application. This pre-application engagement should be proportionate to the nature of the proposal and those likely to be affected by it; and b. Be accompanied by a concise planning statement setting out:

i. How the development proposal is consistent with relevant development plan and national decision-making policies; ii. The outcome of pre-application engagement and the extent to which the proposal has changed in response to this engagement; and iii. The proposed use of any planning obligations to make the proposal acceptable in planning terms.

2. Proposals for other types of development should be supported by the minimum necessary information requirements to enable a decision. In certain circumstances, set out elsewhere in this Framework, this should include pre application discussions (see policies CO2 and P4). Pre-application engagement may also be required where proposals raise complex planning matters, such as the potential effect on heritage assets.

DM3: *Determining development proposals*

1. When considering development proposals, local planning authorities should:
 - a. Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
 - b. Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
 - c. Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
 - d. Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal;
 - e. Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and f. Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations.

DM6: *Use of planning conditions and obligations*

1. Planning conditions should only be attached to planning permissions and other associated consents for development where they are:
 - a. Necessary to make the development acceptable in planning terms;
 - b. Relevant to the development and to planning considerations generally;
 - c. Sufficiently precise to make them capable of being complied with and enforced; and d. Reasonable in all other respects.

2. Conditions should not be used to:

- a. Require payments of money; or
- b. Require that land is formally given up to another party (such as highways to the local highway authority); or
- c. Restrict national permitted development rights unless there is clear justification to do so.

4. Planning obligations should only be used where it is not possible to address potential unacceptable impacts through a planning condition. Where national model planning obligations are relevant to the development, they should be used unless there are strong reasons for using a different planning obligation.

DM7: Relationship with other regulatory regimes

1. Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.

2. Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed (see policy PM13).

S3: Presumption in favour of sustainable development

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

CC2: Mitigation of climate change

1. In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:

- a. Accord with policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles;
- b. Support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;
- c. Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b);
- d. Take advantage of opportunities to reuse existing structures and materials, including by reusing non-contaminated excavated soil and hardcore within the site;
- e. Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;

f. Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and

2. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights) where this would be achieved through proposals for development.

CC3: Adaptation to climate change

1. Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and in order to minimise vulnerability to these impacts should, where relevant to the proposal:

a. Be located where the risk of flooding is minimised, or can be managed and the development made safe without increasing risk elsewhere, in accordance with policies F4, F5, F6, F7 and F8;

DP3: Key principles for well-designed places

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

3. Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

DP4: The design process

1. Design quality should be considered throughout the evolution, assessment and delivery of development proposals, including through any pre-application engagement; as outlined in Part 2 of the Design and Placemaking planning practice guidance.

2. The local planning authority should:

b. Ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, including the approved use of materials where appropriate; and
c. Not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval (for example through changes to approved details).

TR3: Locating development in sustainable locations

1. So that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:

- a. Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical;
- b. Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;
- c. Any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach;
- d. The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including taking opportunities to avoid or mitigate any adverse environmental effects, and to secure net environmental gains such as reductions in air pollution; and

TR4: Street design, access and parking

1. To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:

- d. Allow for the efficient delivery of goods, and ease of access by service and emergency vehicles, in ways which do not compromise key place-making principles (set out in policy DP3(2)); and
- e. Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. A flexible approach to applying parking standards should be taken where the reconfiguration of retail or other sites which attract large numbers of customers would make better use of previously developed land, and there is evidence that a certain number of spaces needs to be retained to meet specific operational and commercial requirements.

TR6 Assessing transport impacts

3. In assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself. Development proposals should be considered having regard to these potential impacts and the other policies in this Framework which are relevant (including TR3, TR4 and DP3(2)(d)).

4. Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or
- b. Have no effect on the significance of a heritage asset; or
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or
- d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

HE6 Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation 95 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

HE9 Conservation Areas

1. Development proposals within or affecting the significance of conservation areas should:

- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element

which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

Leicester Local Plan 2026

Policy VL01. Presumption in Favour of Sustainable Development

Policy CCFR01. Sustainable Design and Construction

Policy CCFR05. Managing Flood Risk and Sustainable Drainage Systems (SuDS)

Policy DQP01. Design Principles

Policy DQP03. Inclusive Design

Policy DQP04. Landscape Design

Policy DQP06. Residential Amenity Policy

Policy HE01. The Historic Environment

Policy NE01. Protecting designated sites, legally protected and priority species, and priority habitats Policy

Policy NE02. Biodiversity Gain Policy

Policy T01. Sustainable Transport Network Policy

Policy T02. Climate Change and Air Quality Policy

Policy T03. Accessibility and Development Policy

Policy T06. Highways Infrastructure Policy

Policy T07. Car Parking

Supplementary Planning Documents (SPD)

Aylestone Village Conservation Area Character Appraisal

Consultations

Tree Officer- no major objections to this proposal proceeding, the felling of one Sycamore tree that has outgrown its location would be the only significant loss. Creation of a TPO was considered, but it is highly likely the damage shown within the AIA is due to the proximity of the tree which will only increase in time. Suggest replanting that would be suitable for the limited growing locations onsite, potentially through condition.

Representations

There are 17 objections to the application, received from 13 different addresses all within the city boundary. The objections raised the following concerns:

Amenity

- There will be a loss of light and privacy to the rear of the residential garden and house to the rear and there is not sufficient vegetation or fencing for screening.
- The first floor to the care home will block out the already limited natural light to the front living areas of both 27 and 29 Old Church Street.
- The first floor will make the care home more oppressive from the street scene.
- The care home is lit for 24 hours a day and the proposal will increase its impact on all residents.

- The large first floor extension will result in 6 additional windows overlooking neighbouring properties on Aylestone Road. The property is often fully lit overnight, with no curtains in corridors.
- The new second floor extension will be at a height where the windows will overlook rear gardens to the rear of the site, affecting privacy.
- The building is currently illuminated nearly 24 hours a day which will be worse with two storeys.
- The extension will block out light to the residents directly across from the care home and also impact upon the privacy of the residents.
- Sound and light pollution will also increase as a result of an increase in staff
- There are numerous issues with the care home, and a noise complaint has been brought to the attention of the Council as a result.

Conservation and Design Impact

- The application site is within a conservation area.
- The existing home cannot be amended but adding to it will increase the harm it causes.
- Part of the street dates back over 300 years with a lot of period properties. giving it a lovely feel and to those that live here, these plans if passed will destroy that.
- The application is within a conservation area and the proposal does not align with this concept.
- The care home currently adds nothing to the area, being described as an "intrusive element" and "The building that detracts most from the quality of Old Church Street" according to the Conservation Area Character Appraisal from 2008. The proposed extension to the care home would match the current care home design, and simply add to the detrimental look of the property, rather than improving the conservation area.
- The footprint of the existing property is already high density for the area, occupying the majority of the site, with little space for an extension.
- The development will have a negative effect on the conservation area.
- The area is a conservation area with many of the properties dating back over 300 years ago. This extension is not in the keeping with the rest of the buildings in the street.

Highways/Parking Concerns

- Increasing the capacity of Meadow Court will increase instances of inadequate parking for staff, visitors and ambulance attendance in Meadow Court and the surrounding area.
- There is already an issue with staff parking on pavements or in front of driveways at all hours of the day. This issue also includes the noise staff create when parking all hours of the day.
- The application will take away existing parking facilities
- There is space for four cars to park legally outside the home and there are currently eleven vehicles in the street.

- The care home has no off-road parking for visitors. Delivery lorries already experience issues gaining access to the site when cars park illegally on the road, making it impossible for them to turn into the site.
- The site urgently needs off road parking for staff and visitors.
- The staff currently park vehicles where the ground floor extension is planned. Where will these vehicles move to?
- Large lorries deliver and collect at the site. The only space available for them to load, unload or turn is where the proposed ground floor extension is planned. Otherwise, they would block the road.
- Visitors to the care home park illegally already.
- The vacant plot should be used by the owners of the care home to build a car park for their staff.
- The care home is on a bend in the road and then Old Church Street narrows again as it nears the church, so cars at the site are a danger to other road users and to pedestrians. It becomes very congested and impossible to see vehicles approaching.
- The site has insufficient staff/ visitor parking which means that cars are regularly parked on the pavements and illegally on a designated clearway. Building work and increased capacity is likely to make this worse unless it is dealt with as part of the planning application.
- The development will result in a huge loss of on-site parking spaces. No provision has been included to cater for the inevitable increase in traffic and parking. It is bad enough now but this will get worse with an increase in staff and visitors.

Tree and Ecology Concerns

- The plans show the removal of healthy trees that are not dangerous or affecting ground works of the property in a conservation area.
- The Arboricultural Impact Assessment mentions improvements to screening, including potential work to the hedges, but as the hedges belong to neighbouring properties, the applicant must liaise with us directly before making any changes to these.

Flooding Concerns

- The street is susceptible to flooding in heavy downpours and extending the care home will channel more water into the drains and make the situation worse.
- Old Church Street is now a designated flood area.
- The application will result in an increase in flash flooding on Church Street. Vine cottage is particularly at increased risk from any increase in water run off.

Waste Concerns

- Refuse Collection is a big issue and the application will make this issue worse.

Other Concerns

- Could not access the plans online.

- Only a few residents received the notification for the application
- The application was made over the Christmas period giving too little time for proper consideration.
- The plans submitted are hard to read and it would have been nice to have been approached by the care home before the application was submitted.
- The application will impact the value of houses on Old Church Street.
- The building works will make working from home difficult during the day.
- Several past planning applications made for this site have been refused and this application is similar.
- Only one site notice of this application has been posted. Residents opposite the development have not received a neighbour letter.
- The proposed front elevation seems incorrect because a two-storey extension even at the rear of the site, would be visible from Old Church Street.
- Where does it state how long the proposed works would take and when the works would commence?
- A letter giving details of the application was not received; their house is very close to Meadow Court on the opposite side of the road and any extension to the building would impact them directly.
- Any long term and substantial work undertaken this close to the rear boundary will undoubtedly create a nuisance to neighbouring properties.
- Access/storage for works will also be an issue due to the very limited space on site and there is no detail in the planning documents as to how this concern will be mitigated.
- This application was objected to by many of the residents that live in the street. The same objections still exist.
- The timing and extent of circulation of the planning notice.
- care home increasing their profits over the views and feelings of the residents they cohabite the street with and feel that the already strained relationship with the residents and care home has not been taken in to account.

Consideration

Principle of development

The application proposes extensions to an existing residential care home for elderly people, within a primarily residential area. The principle of development is acceptable subject to the following considerations.

Design and Heritage Assets

The application site is within the Aylestone Village Conservation Area that is characterised by its 18th and 19th century domestic architecture as evidence of its history as a village settlement, prior to Leicester's expansion. The application site comprises of a 1960s built care home and the building is not characteristic of the designation's special interest, and does not contribute positively to the conservation area

Objections raised concerns that the proposed development would have an adverse impact on the conservation area and so would not be appropriate development. As stated within the objections, the existing building is described as being an 'intrusive element' within the Aylestone Village Character Appraisal. Whilst it was acknowledged

in the objections that the care home is existing, concerns were raised over further impact on the character of the conservation area.

The application proposes to extend the existing single storey central rear wing to two storeys and construct a small, detached storage building behind an existing outbuilding to the south of the site. Both of these elements would be partially visible from the street, although only glimpses of the proposed outbuilding and the roof of the first floor extension would be discernible from the public realm. The proposed development would match the character of the existing site through its scale and materials, resulting in a modest addition to an already large development. In consideration of the existing context of the size of the building and the minor scale of works, I consider these works would have no effect on the significance on the heritage asset, as per NPPF policy HE5 2b.

Living conditions (*The proposal*)

The application site is an existing care home. It would provide a further five bedrooms which would all have acceptable outlook and access to light. In addition, as per part b) of Leicester Local Plan policy Ho03, proposals for supported living are expected to meet Building Regulations technical standard M4(2) for accessible and adaptable dwellings. A document was submitted outlining measures for the proposed extensions to meet Building Regulations technical standard M4(3) for wheelchair user dwellings. Part c) of Leicester Local Plan policy Ho03 states that 'proposals for wheelchair accessible dwellings will be expected to meet the technical standard for access of Building Regulations 2015 Part M4(3)'. As the proposal is for wheelchair accessible dwellings, I consider that as the proposal is proposed to be wheelchair accessible, it would be reasonable to condition that the extension is designed to that standard in accordance with part c) of Leicester Local Plan policy Ho03. The submitted document states that the extension will be designed to wheelchair accessible standards, but does not specify that this would relate specifically to Building Regulations standard M4(3)(2b). I consider it reasonable to specify in the condition that the extension will need to be designed to M4(3)(2b), as that is what has been applied for. A compliance condition will be attached requiring the development to meet M4(3)(2b) technical standards.

Residential amenity (*neighbouring properties*)

The application site is an existing care home, largely surrounded by residential properties. Concerns were raised within the objections over the impact of the proposed first floor extension on the privacy of neighbouring properties and gardens, through overlooking caused by occupants within the first floor extension. The first floor extension facing the sites of 695 and 693 Aylestone Road would have six windows. Three windows are proposed to be obscure glazed, which will be conditioned as part of the permission. A further window would serve the proposed stairs, meaning chances of overlooking would be lessened by activities in this part of the building being transient. The two windows serving the proposed bedrooms would have a minimum separation distance of approximately 5.9 metres with 695 Aylestone Road and 6.9 metres with 693 Aylestone Road garden boundaries. I consider that there would not be any adverse harm to the privacy of residents when within their dwellings, as the windows would have a minimum separation distance of approximately 32 metres with the dwellings at 693 Aylestone Road and 42 metres with 695 Aylestone Road. Notwithstanding this, the proposed first floor extension will cause an increase in

overlooking to the rear gardens of the properties. However, both gardens have a significant depth of at least 30 metres and there is existing vegetation on the boundaries that would screen any overlooking. Whilst there will be some overlooking to the immediate rear of the garden, I consider that the significant majority of each garden will still have adequate privacy levels for residents due to their significant size and that the proposed extension would not have an impact on the usability of the gardens.

Further concerns were raised regarding the impact of the proposal on access to light for neighbouring residents, specifically that the proposal will block out light to nearby properties. I also note concerns regarding the proposed extension being lit up 24 hours a day causing harm to nearby residents through light pollution. The first-floor extension will be sited to the rear of the site. The nearest residential dwelling to the proposed extension is approximately 18 metres. This dwelling would have no windows directly facing the extension, except for rooflights. In consideration of the significant separation distances between the nearby dwelling and the first floor extension, I consider the proposal will cause no harm to residents' access to light, outlook or harm through light pollution.

Sound pollution was also raised as concerns over increased noise through the proposed extensions, causing harm to nearby residents. I note that residents have stated they have made noise complaints to the Environmental Health Team within the local authority. The application is for the extension of an existing care home with an established use of class C2. I consider the proposed extensions are small and have suitable separation distances from neighbouring site, and a maximum increase of 5 residents would have a limited impact on the existing noise levels of the site. 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.

Overall, the proposal will have some impact due to overlooking at the rear of the gardens of two dwellings immediately adjacent to the proposed first floor extension. However, in consideration of the separation distance of at least 5.9 metres with non-obscure glazed windows, the gardens being of a very significant size and mature vegetation on the boundary, I consider there would not be a significant impact on the privacy of neighbouring occupiers to warrant refusal. As a result, the proposal will comply with Leicester Local Plan 2026 policy DQP06.

Waste storage and collection

Concerns were raised over the impact of the proposal on existing refuse collection, highlighting that an existing issue will be made worse. The proposal would result in a minor increase in bedroom capacity for the existing residential care home. I do not consider the scale of the extension would result in a need for further waste management provisions.

Highways and Parking

Objections were received from residents regarding the impact of the proposal on the existing highway conditions and parking within the locality. Specific concerns were raised regarding the existing parking situation on site and within the immediate

surrounding area. They raised concerns that there was no specific off-site parking for staff or visitors and that parking was insufficient for the site. I also note the concerns raised over illegal parking outside the existing care home.

There was no initial information submitted regarding parking on site, or existing and predicted future staffing levels. However, during the application process, a statement was submitted informing of existing staffing hours and the potential increase in staff as a result of the provision of five extra bedrooms. The information states that due to the nature of the care home, five extra bedrooms would not mean a significant increase in staffing hours and in some cases, dependent on the level of need of residents, the existing staffing structure would be sufficient for up to 65 residents. In my assessment, I also take note that the number of visitors to the site may increase, such as those visiting resident family members. However, the application site is in a sustainable location, with a 2 minute walk to the nearest bus stop with regular routes into the city centre. There is some on-street parking immediately outside the site, as well as a small car park to the front of the site for up to 6 cars. It was stated in the objections that the proposal would remove the existing parking provision. The development would be sited away from parts of the site that are accessible by car. I consider the provision of 5 further bedrooms and a storeroom would not result in a significant enough increase in staff, or visitors to have an increase in parking demand for the site that would result in a detrimental impact on the highways network or highways safety. The existing staffing levels are listed as 8 staff members on shift during the day and 4 staff members on shift during the night. However, no exact staffing figures were given for non-care staff on site during the day. Notwithstanding this, in consideration of the existing context for staffing levels, I consider the provision of 5 additional bedrooms would cause at worst a limited increase in parking demand for further staff or visitors to the site.

I note there were also concerns about access to the site for deliveries and the proposal impacting existing parking provision. The proposal would have no impact on existing access to the site because the siting of the extensions is to the rear of the site, away from the public highway and car park to the front of the site.

There are also concerns raised by the objectors regarding the existing siting of the care home near to a bend in the road, endangering other road users and pedestrians. NPPF 2026 policy TR6 .4, requires development proposals to be refused if they have an unacceptable impact on highway safety. As the siting of the care home is not affected by the proposal and there would not be a significant increase on the existing parking demand, I consider the application would not create a significant enough traffic demand to have an unacceptable impact on highway safety.

Overall, I note the existing concerns regarding parking in the area and the impact of further bed provision on parking and highways. However, the site is an existing 60 bed care home and only the impacts of the proposed development can be assessed. Evidence has been submitted that demonstrates only in exceptional circumstances would staffing increase following the further provision of 5 bedrooms. As a result, I consider the proposal would not result in a substantial enough increase in visitors to the site, for the application to result in an unacceptable increase in parking demand or result in highways safety issues.

Sustainable Energy

Policy CCFR01 states that all development should be designed, constructed, and maintained to minimise operational energy use and carbon emissions, while also preventing overheating.

The application is a minor application, and, given the scale of the development, the policy objectives of CCFR01 and of CCFR02 (in relation to the submission of an Energy Statement) can be satisfied by compliance with Approved Document L: 'Conservation of fuel and power' (under the Building Regulations 2010).

Drainage and Flooding

Concerns were raised over the impact of the proposal on flooding, as it was stated the area is susceptible to flash floods during heavy downpours and the area is in a designated flood area. The site is within a surface flood 1 in 1000 area and is within flood zone 1. Due to the minor scale of works and the site not being with flood zone 2 or 3, I am satisfied that the proposal will have an acceptable impact to flooding risk on site, or to the flooding risk of residents within nearby properties.

Nature conservation

A Preliminary roost assessment, DNA analysis & dusk bat emergence survey report were initially submitted in support of the application. A DNA analysis confirmed that common pipistrelle bats were present on site. As a result, the documents Croft Ecology, June 2026) were updated to include results of an additional emergence survey that was undertaken in May 2026 to categorise the roost type. No emergences were recorded in either of the two emergence surveys undertaken in 2025 and or in the additional survey in 2026. The ecologist has concluded that the roost is a common pipistrelle day roost rather than a maternity roost. As a day roost of common pipistrelle bats has been confirmed and it would be damaged and disturbed by the proposals, the works need to be conducted under a European Protected Species Mitigation Licence (EPSML) to ensure that the works are undertaken lawfully. The licence application would need to be submitted to Natural England once planning permission is granted. The recommendations outlined in section 4 of the report must be followed and a condition will be attached to the permission requiring details of the protected species licence.

The report has also confirmed that no further bat surveys are considered necessary at this stage, however if a bat mitigation licence is delayed beyond April 2027, then the bat emergence surveys and PRA will need to be updated. This recommendation is acceptable and a repeat survey condition will be attached to the permission.

The application also proposes the removal of a tree and the building of an outbuilding on a small section of the grass verge. This will result in the loss of biodiversity habitat. The presented landscaping proposals and proposed off-site compensation is projected to exceed the national minimum requirement of +10% BNG and the recommendations within the provided BNG technical note and accompanying Statutory Metric are considered achievable and therefore acceptable in principle. This means that sufficient information has been submitted to support granting planning permission. The proposed onsite habitat compensation (two small trees) is of low ecological value and the majority of the provision would be offsite.. The BNG legislation and guidance dictate that proposals for BNG cannot be confirmed to be acceptable until a biodiversity gain plan is submitted and approved after the planning

permission is granted to discharge the mandatory Biodiversity Gain Condition (BGC). A biodiversity gain plan must be submitted in writing prior to works commencing.

Trees and landscaping

The application proposes the removal of a tree and further landscaping alterations to the site. There were concerns within the objections over the loss of healthy trees within the proposal site as part of the application. The application proposes to remove a Sycamore Tree (T4) at the rear of the site. Whilst the loss of the tree is regrettable, the tree officer stated that as there had been significant damage shown in the submitted Arboricultural Impact Assessment the damage will only increase in time. I consider the loss of the tree is therefore justified, as per the requirements of DQP04 part b. Two apple trees are proposed to be planted as part of the application. I consider it necessary to attach a condition to ensure that the replacement trees are planted and replaced in the next planting season if they become diseased or die.

It was also highlighted in the objections that the proposal highlighted works to hedges that are on neighbouring land. The application includes no works to neighbouring vegetation.

Minor landscaping works and alterations are also proposed. A small landscaping feature is proposed adjacent to the extension of the first floor. Except for indicative details on the submitted plans, no further information has been submitted regarding this proposed landscaping. Other works include an internal fence, repair to an existing wall and repair and relaying of existing paving. I consider these works are acceptable but do not consider further information is required beyond the existing plans submitted, due to the siting of these landscaping works not being publicly visible and their minor scale within the context of the site.

Other matters

Concerns were raised during the application process, that the plans could not be accessed online and the plans were difficult to read. The plans have been visible online throughout all consultation periods for neighbouring comments.

Concerns were raised over the number of residents who received a neighbour letter informing them of the application and the initial consultation being undertaken over Christmas allowing too little time for proper consideration. In addition, further concerns were raised regarding the siting of the site notice. The application has been publicised in accordance with the statutory requirements of the Development Management Procedure Order (DMPO).

An objection also raised concerns that the letters had no individual names of residents and that the electoral roll should have been used to find the names of residents. The Local Planning Authority does not have access to the electoral roll and there is no statutory duty to send letters addressed to individual neighbours.

Objections were also concerned with the proposal impacting houses prices on Old Church Street. House Prices are not a material planning consideration.

Several objections highlighted concerns over the impact of the proposal on neighbouring amenity during construction, through noise impacting working from

home during the and access and storage of materials on site. Due to the limited scale of the works, I do not consider it necessary for the applicant to provide a construction statement. It is expected that all works would follow environmental legislation during any construction process.

It was highlighted that this application was previously objected to by many of the local residents within the initial neighbour consultation. The application was re-publicised due to a change in the red line boundary of the application site. All objections have been carried over from the initial public consultation for consideration in this report.

There were also concerns that the initial proposed elevations did not show the extension to the rear of the site. Amended plans were received to show where the first floor extension would be visible within the proposed principal elevation.

It was also raised that this planning application is about the care home increasing their profits over the views and feelings of the residents they cohabite the street with and feel that the already strained relationship with the residents and care home has not been taken in to affect. This concern is not a material planning consideration relevant to the application.

The application site is within a gas landfill buffer zone. A note to applicant will be added to the permission outlining the need to consult a relevant consultant, prior to construction.

Conclusion

I recommend that this application is APPROVED 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 external elevations of the approved extensions and outbuilding shall be constructed in facing bricks to match those of the existing building and shall be retained as such. (In the interests of visual amenity, the character and appearance of the Aylestone Conservation Area and in accordance with Leicester Local Plan 2026 policies DQP01 and HE01.)
3. The external faces of the roof of the approved extension shall be constructed with materials to match those used in the external surfaces of the existing roof and shall be retained as such. (In the interests of visual amenity, the character and appearance of the Aylestone Conservation Area and in accordance with Leicester Local Plan 2026 policies DQP01 and HE01.)
4. Before the occupation of the proposed extension new windows serving the ensembles facing 693 and 695 Aylestone Road shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of any top

opening light) and retained as such. (In the interests of the amenity of occupiers of 693 Aylestone Road and 695 Aylestone Road and in accordance with Leicester Local Plan 2026 policy DQP06).

5. The approved care home extension shall be constructed in full accordance with the ""Category 3: Wheelchair User Dwelling M4(3)(2b) Optional Requirement"" of Part M of the Building Regulations.
On completion of the scheme and prior to the occupation of the development a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the local planning authority certifying compliance with the above standard. All requirements shall be retained thereafter. (To ensure the development enables access for all and is adaptable enough to match lifetime's changing needs in accordance with Leicester Local Plan 2026 policies Ho03, DQP01 and DQP03.)
6. At the same time as the application to discharge the Biodiversity Gain Plan condition is submitted under Schedule 7a of the Town and Country Planning Act 1990 AND prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) to set out the management of all the onsite proposed biodiversity enhancements in accordance with the submitted DEFRA Metric and prepared in accordance with a Biodiversity Gain Plan, shall be submitted to and approved in writing by the local planning authority. The LEMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:
 - a) Description and evaluation of the features to be managed;
 - b) Description of the management operations necessary to achieving aims and objectives;
 - c) Preparation of a works schedule, including annual works schedule;
 - d) Details and a timetable of the monitoring needed to measure the effectiveness of management;The created and/or enhanced habitat specified in the approved LEMP shall be managed and maintained in accordance with the approved LEMP for 30 years after the first occupation of the development hereby approved.
(To enhance biodiversity, and in accordance with paragraph 187 of the National Planning Policy Framework, paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Leicester Local Plan 2026 policy NE02.)
7. The approved hard landscaping scheme shall be carried out prior to occupation of the approved extensions and outbuilding, and the soft landscaping shall be planted within one year of occupation of the approved extensions and outbuilding. For a period of not less than five years from the date of planting the applicant or owners of the land shall maintain all new planted material. No works shall be carried out for a period of not less than two years for the lopping or topping of all new trees. All planted material shall be replaced if it dies, is removed or becomes seriously damaged or diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme.
(In the interests of amenity, the character and appearance of the Aylestone Village Conservation Area and in accordance with Leicester Local Plan 2026 policies, DQP01, DQP04 and HE01.)

8. Throughout the development the trees on the site shall be protected in full accordance with the details in TPP- Tree Protection Plan received by the local planning authority on 30 October 2026. The protection measures shall remain in place until development has been completed. (To minimise the risk of damage to trees and other vegetation in the interests of amenity, the character and appearance of the Aylestone Conservation Area, and in accordance with Leicester Local Plan 2026 policies DQP01, DQP04 and HE01.)
9. No development shall take place (including demolition works) until a copy of the Protected Species Licence has been submitted to and agreed in writing with the local planning authority for the specified activity/development as outlined in the ecology report, 'Preliminary roost assessment, DNA analysis & dusk bat emergence survey report (Croft Ecology, June 2026)'. This shall include the mitigation strategy, and any mitigation plans showing features to be installed as compensation for the removal of the bat roost, as submitted as part of the licence application. (To ensure all reasonable steps take place to prevent to protected species and habitats are protected in accordance with national legislation and in accordance with Leicester Local Plan Policy 2026 NE01).
10. Should the development not commence by April 1 2027, then a further protected species survey of the development site shall be carried out including 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 prior to commencement of development and any identified mitigation measures carried out in full accordance with the approved plan. Thereafter the survey should be repeated every 12 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), and in accordance with Leicester Local Plan 2026 policy NE01.)
11. The development shall be carried out in full accordance with the following approved plans:
Proposed Ground Floor Plan (Whole Complex), DRAWING NUMBER ADM-4043-PL-202, REVISION A, received 12 November 2025
Proposed First Floor Plan (Whole Complex), DRAWING NUMBER ADM-4043-PL-203, REVISION A, received 12 November 2025
Proposed Plans & Elevations (Extension), DRAWING NUMBER ADM-4043-PL-205, REVISION A, received 12 November 2025
New Store Proposed Plans and Elevations, DRAWING NUMBER ADM-4043-PL-206, received 12 November 2025
Proposed Site Plan, DRAWING NUMBER ADM-4043-PL-201, REVISION E, received 20 August 2026
Proposed Elevations, DRAWING NUMBER ADM-4043-PL-204, REVISION B, received 28 September 2026
(For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.
2. A biodiversity gain plan must be submitted in writing, no earlier than the day after planning permission has been granted. A discharge of condition application must be submitted for the approval of details, and there is a statutory £145.00 fee (currently the fee but this may be subject to change). Further information can be found in Schedule 14 (Biodiversity Gain as Condition of Planning Permission) of the Environment Act 2021 (Environment Act 2021).

The applicant is strongly advised to review the Biodiversity Gain Plan template as this clearly sets out what needs to be submitted (in addition to the form itself) including biodiversity metric calculation, pre-development habitat survey report and map, post-development habitat map or landscape plan.

Biodiversity gain plan - GOV.UK

(<https://www.gov.uk/government/publications/biodiversity-gain-plan>)

Please note that although it has been helpful submitting BNG information upfront, all of the final documents will need to be submitted with the gain plan to discharge the Biodiversity Gain Plan condition. This is because there is an opportunity for the details to change between planning permission being granted and the gain plan etc. being submitted.

The guidance on submitting the biodiversity gain plan is provided at the following link:

Submit a biodiversity gain plan - GOV.UK

(<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>)

The developer/agent is required to read this guidance to ensure understanding of the process and timescales etc. for the Local Planning Authority(LPA) to determine the biodiversity gain plan.

Please see the following Legislation:

The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 - (Biodiversity Gain Plan (The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations)2024 Part 7A 37C) confirms what is required when submitting the biodiversity gain plan (details can also be found here Biodiversity net gain - GOV.UK

<https://www.gov.uk/guidance/biodiversity-net-gain> in Para 35 of the BNG PPG).

3. In relation to Condition 6, attention is also drawn to the provisions of Condition 7 and the maintenance and management expectations therein and in particular to the lengthier period of time these maintenance and management expectations are required to be fulfilled.
4. The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls. Further information on bats and the law can be found here Bats: protection and licences - GOV.UK (www.gov.uk)
5. It is recommended that care is taken during works should birds or nests be discovered on or adjacent to the building or rooftop, or within the development site. In such a case, it is recommended that advice from a qualified ecologist should be sought before proceeding with works, given environmental protection legislation. If any nests or birds in the process of building a nest are found, these areas must be left undisturbed until the nest is no longer in use and all the young have fledged. An appropriate standoff zone should be marked out to avoid disturbance to the nest whilst it is in use. All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time. Further information on birds and the law can be found here Wild birds: protection and licences - GOV.UK (www.gov.uk)
6. To meet Condition 5 all those delivering the scheme (including agents and contractors) should be alerted to this condition, and understand the detailed provisions of Category 2, M4(3)(2b). The Building Control Body for this scheme must be informed at the earliest opportunity that the dwellings stated are to be to Category 2 M4(3)(2b) requirements. Any application to discharge this condition will only be considered if accompanied by a building regulations completion certificate/s as stated above.
7. 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.
8. 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 2026.



WARDS AFFECTED: ALL

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

4th November 2026

Report of the Director of Planning, Development and Transportation

Appeals Report: May 2025 to October 2026

1 Purpose of Report

1.1 The purpose of this report is to provide members of the Planning and Development Control Committee with an update on the outcomes of appeals received between 30th May 2025 and 19th October 2026.

2 Background

2.1 Most planning applications received by the Council are determined by officers on behalf of the PDCC under delegated powers and the vast majority are approved. For those applications which are refused, or not determined within the prescribed time limits set by the Government, applicants have the right to appeal to the Government's Planning Inspectorate to seek an approval.

The majority of appeals are dealt with by a process of exchange of Written Representations, although there are provisions for Informal Hearings or Full Public Inquiries as necessary.

2.2 This report provides details of appeals received since the last report of this nature to your meeting in June 2025, and sets out the outcomes of the cases involved for Members' information.

3 Appeals Determined since 28th May 2025

3.1 Appendix A lists of appeals which were determined since 28th May 2025

3.2 Out of 89 appeal determined in the period, 61 appeals were dismissed, 26 appeals were allowed, and 2 were mixed decisions. Securing a positive result in 69% of cases appeal determined is considered to represent a very good performance by

planning and enforcement officers defending decisions taken under delegated powers on behalf of the Committee.

Appeal Decisions	Number	Percentage
Dismissed	61	69%
Allowed	26	29%
Mixed Decision	2	2%

3.3 The details of the individual appeals can be found on the links provided within the table below in Appendix A.

3.4 Further details can be provided for any of the cases upon request and could help form the basis of future Training or Briefing Sessions in due course.

4 Recommendations

4.1 Committee Members are requested to note the report.

5 Report Author

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Planning, Development and Transportation
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APPENDIX A : Appeal Tracker: Decided Appeals between 28th May 2025 and October 2026

Ref	Appeal Type	Appeal Status	Location	Proposal	Appeal Decided Date	URL
Appeals Decided to Date in the 2026/27 Municipal Year (01/04/2026 to 19/10/2026)						
20268035A	Planning Appeal	Dismissed	3-5 London Street	Change of use from (Class E) to a shisha café (sui generis); installation of roller shutter; retractable roof to courtyard; ventilation & extraction flue; rooflights.	20261014	https://planning.leicester.gov.uk/Appeals/Display/20268035A
20268052A	Planning Appeal	Dismissed	16 Sutton Avenue	Construction of two storey extension at front; single storey extension at side & rear; Alterations to house (Class C3)	20261006	https://planning.leicester.gov.uk/Appeals/Display/20268052A
20268051A	Planning Appeal	Dismissed	48 Wintersdale Road	Change of use from residential dwelling (Class C3) to residential care home (up to 2 children) (Class C2)	20261006	https://planning.leicester.gov.uk/Appeals/Display/20268051A
20268042A	Planning Appeal	Dismissed	555 Aylestone Road, Rear Of	Change of use from car sales (Sui Generis) and storage (Class B8) to the use of land for the storage of containers (Class B8)	20261005	https://planning.leicester.gov.uk/Appeals/Display/20268042A
20268025A	Planning Appeal	Dismissed	16 Hobart Street, Leicester, LE2 0JS	Retrospective application for the change of use from house (Class C3) to house in multiple occupation (7 persons) (sui generis)	20260929	https://planning.leicester.gov.uk/Appeals/Display/20268025A
20268047A	Planning Appeal	Dismissed	15 Sextant Road	Construction of single storey dwelling house at rear (1 Bed) (Class C3); boundary treatment and car parking	20260910	https://planning.leicester.gov.uk/Appeals/Display/20268047A
20268049A	Planning Appeal	Dismissed	6 University Road	Change of use from higher education Offices (Class F1) to Offices (Class E); retrospective application for the construction of dormer at rear	20260909	https://planning.leicester.gov.uk/Appeals/Display/20268049A
20268041A	Planning Appeal	Dismissed	184-186 Gipsy Lane	Notification of proposed change of use of first floor from Commercial, Business and Service use (Class E) to 1 flat (1x 1-bed) (Class C3)	20260907	https://planning.leicester.gov.uk/Appeals/Display/20268041A
20268040A	Planning Appeal	Dismissed	101 Jarrom Street, Gccr Green Pastures Parish	Construction of second floor extension; installation of balcony to front of place of worship (Class F1)	20260907	https://planning.leicester.gov.uk/Appeals/Display/20268040A

20268033A	Planning Appeal	Dismissed	73 Henton Road	Change of use of workshop (Class E) to dwelling (1x 1bed) (Class C3); demolition of existing covered area; construction of single storey side extension; alterations (amendments received 13/02/2026)	20260904	https://planning.leicester.gov.uk/Appeals/Display/20268033A
20268046A	Planning Appeal	Dismissed	65 New Bridge Street, Regency House	Retrospective application for change of use from Factory (Class B2) to motor repair workshop and MOT testing centre (Sui Generis)	20260821	https://planning.leicester.gov.uk/Appeals/Display/20268046A
20268029A	Planning Appeal	Allowed	7 Park Hill Drive, Leicester, LE2 8HS	Change of use from a dwelling (C3 Use Class) to a care home (C2 Use Class)	20260812	https://planning.leicester.gov.uk/Appeals/Display/20268029A
20258057A	Enforcement Notice Appeal	Dismissed	337 NARBOROUGH ROAD	Porch to front of house	20260810	https://planning.leicester.gov.uk/Appeals/Display/20258057A
20258056A	Enforcement Notice Appeal	Dismissed	88 Headland Road	Construction of single storey extension and canopy at front; grey cladding to front elevation; extension to rear of house.	20260810	https://planning.leicester.gov.uk/Appeals/Display/20258056A
20268022A	Planning Appeal	Allowed	Unit 14 Putney Road West, The Beaver Centre	Change of use from light industrial (Class E) to motor vehicle repair garage and MOT testing centre (Sui Generis)	20260727	https://planning.leicester.gov.uk/Appeals/Display/20268022A
20268038A	Planning Appeal	Dismissed	91 Catherine Street	Retrospective change of use from dwelling (Class C3) to law firm (Class E); associated parking and dropped kerb to front	20260724	https://planning.leicester.gov.uk/Appeals/Display/20268038A
20268044A	Planning Appeal	Allowed	104 Knighton Church Road	Construction of single storey extension at rear of house (Class C3)	20260708	https://planning.leicester.gov.uk/Appeals/Display/20268044A
20268015A	Planning Appeal	Allowed	30 Harlaxton Street	Construction of a detached single storey residential annexe at rear of house (Class C3)	20260708	https://planning.leicester.gov.uk/Appeals/Display/20268015A
20268019A	Planning Appeal	Dismissed	34 Tennis Court Drive	Construction of single storey and two storey extension to the side, single storey and two storey extension to the rear and alterations to house (Class C3)	20260619	https://planning.leicester.gov.uk/Appeals/Display/20268019A

20268007A	Planning Appeal	Allowed	257 Belgrave Gate	Demolition of the existing buildings and the construction of a self-storage facility (Use Class B8), with associated landscaping, parking and servicing areas.	20260619	https://planning.leicester.gov.uk/Appeals/Display/20268007A
20268039A	Planning Appeal	Dismissed	9 Great Arler Road	Construction of first floor extension at side; construction of detached outbuilding at rear; alterations to dwellinghouse (Class C3)	20260618	https://planning.leicester.gov.uk/Appeals/Display/20268039A
20268016A	Planning Appeal	Dismissed	10A Talbot Lane	Change of Use from 4 no. One-Bed Student Dwellinghouses (Sui Generis) to 4 no. One-Bed Dwellinghouses (Use Class C3)	20260609	https://planning.leicester.gov.uk/Appeals/Display/20268016A
20268024A	Planning Householder Appeal	Dismissed	21 Evington Lane	Construction of hardstanding; vehicular access onto classified road at front of house (Class C3)	20260529	https://planning.leicester.gov.uk/Appeals/Display/20268024A
20268023A	Advertisement Appeal	Dismissed	82 Vaughan Way, National Spiritualist Church	Installation of one digital hoarding to front of church (Class F1)	20260528	https://planning.leicester.gov.uk/Appeals/Display/20268023A
20268018A	Planning Appeal	Dismissed	Melton Road corner of Doncaster Road, junction of	Installation of one internally illuminated digital hoarding to replace an existing hoarding	20260519	https://planning.leicester.gov.uk/Appeals/Display/20268018A
20268003A	Enforcement Notice Appeal	Dismissed	2-4 Colton Street	Planning permission 20181816	20260518	https://planning.leicester.gov.uk/Appeals/Display/20268003A
20258013A	Planning Appeal: Lawful Use	Dismissed	33 Parker Drive	Certificate of lawful existing use for hot food takeaway (Sui Generis)	20260513	https://planning.leicester.gov.uk/Appeals/Display/20258013A
20258051A	Planning Appeal: Lawful Use	Dismissed	219 Clarendon Park Road, Leicester Sikh Centre, land adj to 92 Adderley Road	Certificate of lawful existing development for the implementation of planning permission 20120570 (Demolition of existing building; erection of three storey building to form part of religious centre (Class F1 formerly Class D1) (amended plans))	20260507	https://planning.leicester.gov.uk/Appeals/Display/20258051A

20248029A	Planning Appeal	Dismissed	127 Grasmere Street	Construction of single storey detached outbuilding at rear of house (Class C3)	20260507	https://planning.leicester.gov.uk/Appeals/Display/20248029A
20258044A	Enforcement Notice Appeal	Dismissed	174 Maidstone Road	Installation of external wall insulation and render to house	20260507	https://planning.leicester.gov.uk/Appeals/Display/20258044A
20258059A	Planning Appeal	Allowed	18 Market Street	Retrospective application for new shopfront; roller shutters	20260430	https://planning.leicester.gov.uk/Appeals/Display/20258059A
20268010A	Planning Appeal	Dismissed	9 Bishop Meadow	Construction of single storey extension at side; single storey extension at rear; first floor extension to form greenhouse at side of house (Class C3)	20260428	https://planning.leicester.gov.uk/Appeals/Display/20268010A
20268013A	Planning Householder Appeal	Dismissed	39 Lutterworth Road	Construction of a detached garage to front of house (Class C3)	20260415	https://planning.leicester.gov.uk/Appeals/Display/20268013A
20258011A	Planning Appeal	Allowed	20 Ratcliffe Road	Certificate of lawful proposed development for construction of single storey extension at rear of house (Class C3)	20260414	https://planning.leicester.gov.uk/Appeals/Display/20258011A
20258005A	Enforcement Notice Appeal	Dismissed	Temple Road, Unit 1a and Unit 1b	Installation of roller shutters to front of gym (Class E)	20260414	https://planning.leicester.gov.uk/Appeals/Display/20258005A
20248034A	Enforcement Notice Appeal	Dismissed	12 Lindsay Road	Single storey extension to rear of house	20260414	https://planning.leicester.gov.uk/Appeals/Display/20248034A
20268012A	Advertisement Appeal	Dismissed	207 Evington Road	Installation of one internally illuminated digital media screen at front of building	20260407	https://planning.leicester.gov.uk/Appeals/Display/20268012A
20268004A	Planning Appeal	Allowed	23 St Johns Road	Construction of first floor extension to rear of existing house (Class C3); Construction of 1 additional self-build two storey dwelling(1x3bed) with parking and landscaping	20260402	https://planning.leicester.gov.uk/Appeals/Display/20268004A
20258060A	Planning Appeal	Other or Unclassifiable decision	38 Lydall Road	Construction of one dwelling house; associated parking. Instalment of crossover to provide parking for No.38 (Class C3)	20260402	https://planning.leicester.gov.uk/Appeals/Display/20258060A
Appeal Decisions in the 2025/26 Municipal Year (30/05/2025 to 31/03/2026)						

20258076A	Planning Appeal	Dismissed	256 Gwendolen Road	Change of use of ancillary outbuilding to rear of dwellinghouse (Class C3) to self-contained Storage Unit (Class B8); installation of 1.8 metre high fence	20260324	https://planning.leicester.gov.uk/Appeals/Display/20258076A
20258068A	Planning Appeal	Dismissed	248 Humberstone Road	Installation of 4 x digitally illuminated hoarding signs	20260319	https://planning.leicester.gov.uk/Appeals/Display/20258068A
20258055A	Planning Appeal	Other or Unclassifiable decision	21 Kirby Road	Change of use from 6-bed HMO (Class C4) to 7-bed HMO (sui generis); associated cycle store and bin store	20260310	https://planning.leicester.gov.uk/Appeals/Display/20258055A
20258061A	Planning Appeal	Dismissed	1 Hayling Crescent	Demolition of garage and greenhouse at side; construction of single storey extension at side and rear and alterations to house (Class C3)	20260306	https://planning.leicester.gov.uk/Appeals/Display/20258061A
20258058A	Planning Appeal	Dismissed	109 Barkby Road	Construction of two storage units (Class B8)	20260306	https://planning.leicester.gov.uk/Appeals/Display/20258058A
20258015A	Enforcement Notice Appeal	Enforcement Notice Quashed	6 Elms Road	Installation of door and windows to house	20260306	https://planning.leicester.gov.uk/Appeals/Display/20258015A
20258066A	Planning Appeal	Dismissed	52 Gallowtree Gate, outside GAME Shop	Installation of telephone kiosk	20260305	https://planning.leicester.gov.uk/Appeals/Display/20258066A
20258062A	Planning Appeal	Dismissed	52 Gallowtree Gate outside GAME Shop	Installation of one internally illuminated digital LCD screen to telephone kiosk	20260305	https://planning.leicester.gov.uk/Appeals/Display/20258062A
20268006A	Planning Appeal	Dismissed	157 Wigston Lane	Change of use from dwelling house (Class C3) to residential care home (6 adults)(Class C2); demolition of garage to rear; construction of single storey extension at rear; bin store to front; alterations to roof	20260227	https://planning.leicester.gov.uk/Appeals/Display/20268006A
20258072A	Planning Appeal	Dismissed	14 The Wayne Way	Construction of two-storey extension at front of house (Class C3)	20260227	https://planning.leicester.gov.uk/Appeals/Display/20258072A
20258073A	Advertisement Appeal	Allowed	11 Bath House Lane, Unit R3 Highcross	Installation of internally illuminated digital media screen	20260224	https://planning.leicester.gov.uk/Appeals/Display/20258073A

20238032A	Enforcement Notice Appeal	Mixed decision	Land on North Side of Braunstone Lane East	Unauthorised Buildings	20260217	https://planning.leicester.gov.uk/Appeals/Display/20238032A
20258065A	Planning Appeal	Allowed	13 Belgrave Gate, Haymarket Shopping Centre, outside	Installation of telephone kiosk	20260209	https://planning.leicester.gov.uk/Appeals/Display/20258065A
20258064A	Planning Appeal	Allowed	13 Belgrave Gate, Haymarket Shopping Centre, outside	Installation of one internally illuminated digital LCD screen to a telephone kiosk	20260209	https://planning.leicester.gov.uk/Appeals/Display/20258064A
20258069A	Planning Appeal	Allowed	Belgrave Gate, Haymarket Shopping Centre, outside unit 1	Installation of telephone kiosk	20260209	https://planning.leicester.gov.uk/Appeals/Display/20258069A
20258067A	Planning Appeal	Allowed	Belgrave Gate, Haymarket Shopping Centre, outside unit 1	Installation of one internally illuminated digital LCD screen to a telephone kiosk (Advertisement application allowed on appeal – 09/02/2026)	20260209	https://planning.leicester.gov.uk/Appeals/Display/20258067A
20258038A	Planning Appeal	Dismissed	4-10 Macdonald Road	Demolition of single storey rear extension at no.10; change of use of dwellinghouse (no.10) to shop at ground floor (Use Class E) and flat at first floor (1-bed) (Class C3); installation of extended shop front with shutter and canopy; construction of single storey extension at side and rear of nos 8 & 10; alterations	20260205	https://planning.leicester.gov.uk/Appeals/Display/20258038A
20258041A	Planning Appeal	Allowed	92 Burleys Way	Installation of one internally illuminated digital hoarding at side of office building (Class E)	20260116	https://planning.leicester.gov.uk/Appeals/Display/20258041A

20258035A	Planning Appeal	Mixed decision	2 Overton Road	Installation of render to all elevations of education centre: Installation of 1.8m high metal railing to forecourt of property (Class F1)	20260114	https://planning.leicester.gov.uk/Appeals/Display/20258035A
20258018A	Planning Appeal	Dismissed	50 Hawthorne Street	Retrospective application for the continued use as house in multiple occupation (5 Persons) (Class C4)	20260105	https://planning.leicester.gov.uk/Appeals/Display/20258018A
20258046A	Planning Appeal	Dismissed	51-53 Narborough Road	Change of use of upper floors from storage (Class E) to four flats (4 X 2 bed) (Class C3); construction of first floor extension at rear; alterations	20251224	https://planning.leicester.gov.uk/Appeals/Display/20258046A
20258052A	Planning Appeal	Allowed	5 Westcotes Drive	Change of use from house in multiple occupation for 6 persons (Class C4) to house in multiple occupation for 7 persons (Sui Generis)	20251216	https://planning.leicester.gov.uk/Appeals/Display/20258052A
20258049A	Planning Appeal	Dismissed	17 Vernon Street	Change of use from dwellinghouse (Class C3(c)) to house in multiple occupation (6 persons) (Class C4)	20251215	https://planning.leicester.gov.uk/Appeals/Display/20258049A
20258042A	Planning Householder Appeal	Allowed	23 Petworth Drive	Retrospective application for the construction of single storey extension at front; two storey extension and dormer extension at side; single storey extension, first floor extension, dormer extension at rear of house; installation of external wall insulation, alterations to house (Class C3) (amendments received 29/05/2025)	20251125	https://planning.leicester.gov.uk/Appeals/Display/20258042A
20258039A	Planning Appeal	Allowed	118 Ashton Green Road	Change of use from dwellinghouse (Class C3) to residential childrens care home for up to 2 persons (Class C2)	20251124	https://planning.leicester.gov.uk/Appeals/Display/20258039A
20258012A	Enforcement Notice Appeal	Dismissed	265 Hinckley Road	Installation of ventilation flue to flat roof of restaurant	20251124	https://planning.leicester.gov.uk/Appeals/Display/20258012A
20258048A	Planning Appeal	Dismissed	4 Sedgebrook Close	Notification of proposed single storey extension at rear of dwellinghouse of dimensions: 8.00 metres beyond the rear wall of the original dwellinghouse; maximum height 4.00 metres; height of the eaves 3.80 metres (Class C3)	20251119	https://planning.leicester.gov.uk/Appeals/Display/20258048A
20258040A	Planning Appeal	Dismissed	8 Frampton Avenue	Construction of single and two storey side extension to house (Class C3)	20251113	https://planning.leicester.gov.uk/Appeals/Display/20258040A

20258024A	Planning Householder Appeal	Dismissed	185 Ratcliffe Road, Dover Court	Construction of single storey extension at side of house (Class C3)	20251027	https://planning.leicester.gov.uk/Appeals/Display/20258024A
20258033A	Planning Appeal	Allowed	2 & 4 Havelock Street	Change of use from two dwellings (Class C3) to residential care homes (Both Class C2) (Both max 2 residents in care)	20251022	https://planning.leicester.gov.uk/Appeals/Display/20258033A
20258026A	Planning Appeal	Allowed	2 Cloughton Road	Construction of single storey extension at rear of house (Class C3)	20251016	https://planning.leicester.gov.uk/Appeals/Display/20258026A
20258027A	Planning Appeal	Dismissed	83 Lytton Road	Change of use from dwellinghouse (Class C3) to two self-contained flats (1x1 bed & 1x2 bed) (Class C3)	20251014	https://planning.leicester.gov.uk/Appeals/Display/20258027A
20258030A	Planning Appeal	Dismissed	4 Granby Place	Change of use of part ground floor and first floor from office (Class E) to one self-contained flat (1x1 Bed); installation of door at front; two windows at side (Class C3)	20251014	https://planning.leicester.gov.uk/Appeals/Display/20258030A
20258036A	Planning Householder Appeal	Allowed	75 Shanklin Drive	Demolition of garage; construction of garage at side; construction of single storey extension at rear; installation of four rooflights; alterations to house (Class C3)	20251003	https://planning.leicester.gov.uk/Appeals/Display/20258036A
20258023A	Planning Appeal	Dismissed	281 Fosse Road South	Change of use of dwellinghouse (Class C3) to House in multiple occupation for 7 persons (Sui generis) (Retrospective)	20250917	https://planning.leicester.gov.uk/Appeals/Display/20258023A
20258017A	Planning Appeal	Dismissed	29 Nottingham Road	Retrospective application for change of use from 7 Flats (7 x 1 bed) to 11 Flats (11 x 1 bed) (Class C3)	20250917	https://planning.leicester.gov.uk/Appeals/Display/20258017A
20258034A	Advertisement Appeal	Allowed	67 Chesterfield Road	Installation of one internally illuminated LED display panel at side of building	20250910	https://planning.leicester.gov.uk/Appeals/Display/20258034A
20258028A	Planning Householder Appeal	Dismissed	34 Tennis Court Drive	Construction of single storey side and rear extension; two storey side extension; alterations to house (Class C3)	20250908	https://planning.leicester.gov.uk/Appeals/Display/20258028A
20258032A	Planning Householder Appeal	Allowed	25 Rotherby Avenue	Construction of single storey extension and ramp at front, single storey extension at rear of house; alterations (Class C3)	20250908	https://planning.leicester.gov.uk/Appeals/Display/20258032A
20258029A	Planning Appeal	Dismissed	114 Lutterworth Road	Demolition of existing garage; construction of single storey detached garage at front of house (Class C3) (amended garage location submitted 27/03/2025)	20250908	https://planning.leicester.gov.uk/Appeals/Display/20258029A

20258022A	Planning Householder Appeal	Dismissed	42 St Austell Road	Retrospective construction of single storey extension at side and rear of house, installation of wall to boundaries and raised ground level at rear of site (Class C3)	20250905	https://planning.leicester.gov.uk/Appeals/Display/20258022A
20258031A	Planning Appeal	Dismissed	3 Pauline Avenue	Construction of single storey detached outbuilding to rear of house (Class C3) (amended plans 14 May 2025)	20250905	https://planning.leicester.gov.uk/Appeals/Display/20258031A
20258020A	Planning Householder Appeal	Dismissed	21 Knighton Fields Road East	Demolition of store; construction of single storey extension at rear of house (Class C3) (retrospective)	20250828	https://planning.leicester.gov.uk/Appeals/Display/20258020A
20258019A	Planning Appeal	Allowed	16 Freeman Road North	Change of use from house (Class C3) to three flats (all 1-bed) (Class C3); construction of dormer extension at front; single and two storey extension at rear; alterations	20250729	https://planning.leicester.gov.uk/Appeals/Display/20258019A
20258021A	Planning Appeal	Dismissed	55 Welford Road, James House	Retrospective application for temporary use of land as car park (Sui Generis)	20250725	https://planning.leicester.gov.uk/Appeals/Display/20258021A
20258025A	Planning Appeal	Dismissed	273 Green Lane Road	Retrospective installation of 2.1m high fence and gate at front and side of house (Class C3) (amendments received 28/04/2025)	20250708	https://planning.leicester.gov.uk/Appeals/Display/20258025A
20248043A	Planning Appeal	Dismissed	103C Green Lane Road	Retrospective application for construction of canopy; installation of roller shutters at front of shop (Class E)	20250618	https://planning.leicester.gov.uk/Appeals/Display/20248043A
20258009A	Planning Appeal	Dismissed	207 Evington Road, Chaiwala	Variation of condition 2 (opening hours 0730 to 2300 daily) attached to planning permission 20082040 (Change of use from shop (Class A1 to restaurant (Class A3); conservatory to side, extraction flue at rear (amended)) to extend opening hours to Monday to Thursday 0730-0000, Friday to Saturday 0730-0100 the following day, Sunday 0930 to 1100	20250616	https://planning.leicester.gov.uk/Appeals/Display/20258009A
20258007A	Planning Appeal	Dismissed	70 Davenport Road	Change of use from a residential annex to a one bedroom dwelling (Class C3)	20250616	https://planning.leicester.gov.uk/Appeals/Display/20258007A
20258006A	Planning Appeal	Dismissed	Broadway Hotel 263-265 Abbey Lane	Retrospective application for the construction of timber canopy at rear of bar and restaurant (Class E)	20250616	https://planning.leicester.gov.uk/Appeals/Display/20258006A
20258016A	Planning Householder Appeal	Allowed	172 Lancaster Street	Construction of single storey extension at rear of house (Class C3)	20250605	https://planning.leicester.gov.uk/Appeals/Display/20258016A

20238014A	Enforcement Notice Appeal	Enforcement Notice Quashed	303 - 305 Catherine Street	Planning permission 20200189	20250602	https://planning.leicester.gov.uk/Appeals/Display/20238014A
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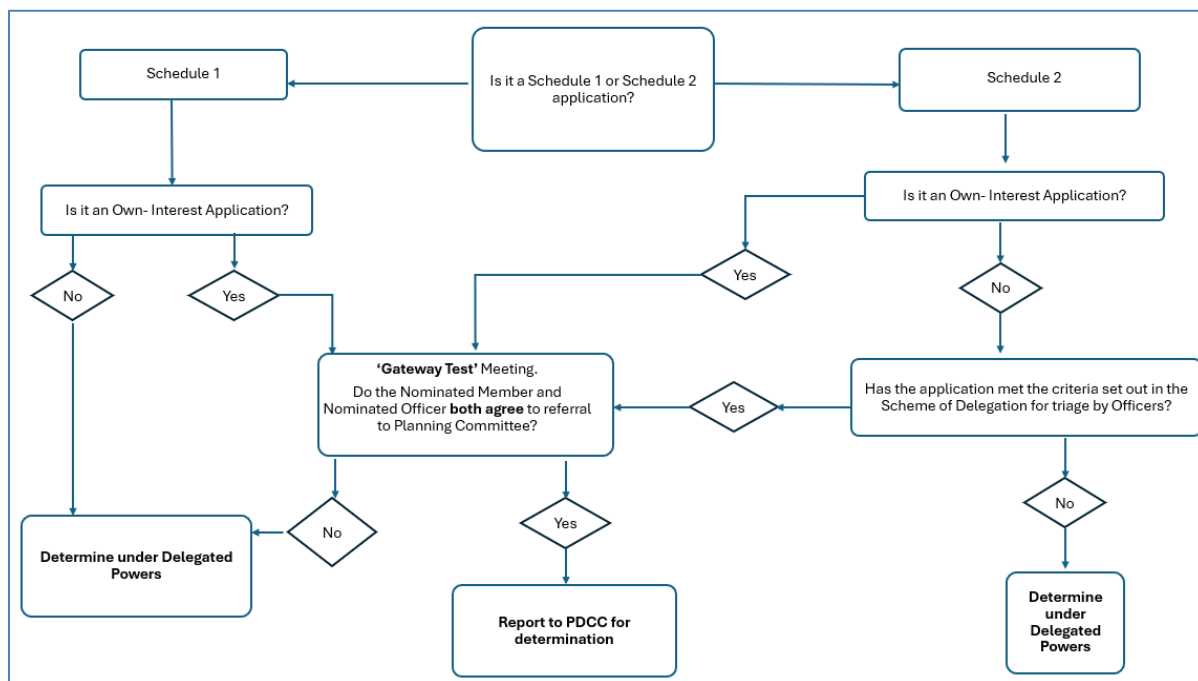
Leicester City Council Planning and Development Control Committee Gateway Meeting Agenda: 14th October 2026

Explanatory Notes

The Gateway Meetings will implement Leicester City Council's application of the National Scheme of Delegation as set out in the Constitution as amended by Council Resolution 17th September 2026. The process for determining the Agenda for the Gateway Meetings is set out in the Terms of Reference and Good Practice Guidance here:

[Appendix 2 FINAL Appendix 2 ToR 24th Aug GB.pdf](#)

[Appendix 3 - Good Practice Guidance 24th August 2026.pdf](#) and summarised in the Process map below



The formal membership of the meeting will comprise the Nominated Member and the Nominated Officer.

Officers from planning and legal services may also attend in support on request of either Nominated Member or the Nominated Officer to provide clarification or advice as necessary but will not take part in the consideration of the agenda.

Governance Services will be responsible for publishing the Minutes of the meeting. The Minutes will be published as part of each Planning and Development Control Committee Agenda Pack for the meeting following the Gateway Meeting and published here: [Browse meetings - Planning and Development Control Committee | Leicester City Council](#)

The frequency of the meetings is anticipated to be 3 weekly to align with the PDCC agenda setting process, although additional meetings may be arranged in the interests of not delaying consideration of applications unduly, for example in order to meet Government target determination times.

Applications will be eligible for Gateway Review on expiry of the consultation period. The Gateway Decision will be final and not subject to review or appeal, unless there is a legally sound procedural reason which justifies a review.

AGENDA

Item 1: Schedule 2 Applications (For consideration)

Item 2: Schedule 2 Applications Criteria not met (For Information)

Item 1: Schedule 2 Gateway Meeting - Date: 14th October 2026

Schedule 2 Applications - Gateway Meeting Criteria Met (Items for Consideration by Nominated Member and Nominated Officer)

Ref	Location	Proposal	Reason at Gateway	Economic Social Environment Significance	Significant Planning Matters	Decision	Outcome
20231011	122-132 Belgrave Gate & 1 Garden Street	Demolition of existing buildings; construction of a single storey building for storage (Class B8) and a four & five storey building (with basement) for 2 x retail units (Class E) and 8 flats (2 x 2bed, 3 x 3bed & 3 x 4bed) (Class C3) (amended plans)	Six or more written objections have not been received based on material planning considerations and, there has been no referral request by a member before the end of the publicity period giving a clear planning reason nor has supporting information on other impacts been submitted. However the application was previously presented to committee in October 2025 and the conditions have been amended and requirement of S106 fallen away since.	No.	No. Previous resolution established principles which remain.	Nominated Officer: Delegate Nominated Member: Delegate	Delegate
20251740	Old Church Street, Meadow Court	Construction of detached single-storey outbuilding; construction of two storey side extension; first floor extension to care home; alterations (Class C2) (amended plans received 10 August, 20 August and 28 September)	The proposal is schedule 2 as it is not a householder, minor commercial or minor residential application. The application has attracted more than 5 objections in writing raising material planning matters.	No.	Yes. Relationship and impacts on adjacent occupiers.	Nominated Officer: Committee Nominated Member: Committee	Committee

Ref	Location	Proposal	Reason at Gateway	Economic Social Environment Significance	Significant Planning Matters	Decision	Outcome
20240741	Charnor Road, Forest Lodge Education Centre	Construction of 30 houses (2x1 bed; 12x2 bed; 12x3 bed & 4x4 bed) and 3 bungalows (1x1 bed & 2x2 bed) (Class C3); with associated landscaping, public open space, roads and car parking. Construction of car parking associated with the education use (Class F1) (amended plans received 04/02/2025, 06/03/2025 and 20/05/2025)	Met gateway criteria because it is a Council own interest application	No.	No. Representations not considered to represent material planning concerns having regard to the Development Plan.	Nominated Officer: Delegate Nominated Member: Delegate	Delegate

Item 2: Schedule 2 Gateway Meeting - Date: 14th October 2026

Schedule 2 Applications - Gateway Meeting Criteria Not Met (For Information)

List of Schedule 2 Applications where the below criteria has NOT been met:

Schedule 2 applications for planning permission, works to, or removal of TPO trees, advertisement or listed building consent where:

- It is a Council own, Member or Council officer's planning application **or**
- any application in which the Council, Member or Council officer has a Disclosable Pecuniary Interest or prejudicial Other Disclosable Interest **or**,
- There have been written objections based on material planning considerations from six or more different addresses within the City and the Officer recommendation is for approval. For the avoidance of doubt, a petition will count as one such submission regardless of the number of signatories **or**,
- There has been a referral request from a Member before the end of the publicity period giving a clear planning reason why an application needs considering by the Committee, however supporting information on other impacts may be submitted for consideration.

Decisions to confirm Provisional Tree Preservation Orders where there has been an objection to the order, or where the proposed decision is not to confirm the Provisional Tree Preservation Order and there has been a representation in support of confirming the Order.

Ref	Location	Proposal
20261301	Jubilee Square	Installation of 35m high temporary ferris wheel on public square
20261321	Folville Rise, Folville Junior School	Installation of one door at entrance of school (Class F1)
20261342	13 Fairholme Road	Retrospective application for the construction of single storey extension at front; two storey extension at side; single storey extension at rear; alterations to the house (Class C3)
20182313	27 Wharf Street South	Variation of condition 18 (submitted plans) attached to planning permission 20160361 (variation of plans for 20071365 for an eleven storey block of 70 flats with an office (Class B1) or restaurant (Class A3) on part of the ground floor) to change the internal configuration (including a reduction in the number of flats to 63 flats - 32 x studio & 31 x one bedroom) and alter the external appearance
20261491	Westbridge Place 1 Westbridge Close	Internal and external alterations to Grade II listed building
20261481	13 Winton Avenue	Change of use from dwellinghouse (Class C3) to residential care home for two children (Class C2)
20261467	Garage At Saffron Service Station 413 Saffron Lane	Demolition of MOT building, jet wash and valet bays; construction of 3x jet wash bays, plant room and 2x valet bays (Sui Generis)
20261378	6 University Road	Change of use from higher education Offices (Class F1) to Offices (Class E); retention and alterations to rear dormer

Ref	Location	Proposal
20260661	66 Braunstone Gate	Retrospective application for construction of single storey extension at rear; alterations to shopfront of drinking establishment (Sui Generis); alterations
20260543	31 Waterloo Way, Arnhem House	Construction of housing for electrical transformer in the car park; installation of three cycle shelters; conversion of ground floor parking spaces to form extension providing co-working and gym space; alterations to building (Class E) (amendments received 06/08/2026 & 01/09/2026)
20230570	Davenport Road, Land adjacent to Spencefield Grange	Development of 16 apartments (6x 1bed, 10x 2bed) with associated parking and landscaping (Class C3) (amended plans)
20231054	100A Ross Walk, BUSM Business Park	Construction of 311 residential apartments (197 x 1 bed and 114 x 2 bed) (Class C3) and 43 dwellings (14 x 2 bed, 24 x 3 bed and 5 x 4 bed) (Class C3) with associated vehicular access, public open space, landscaping and parking (amended plans)
20231490	Glenfield Hospital, land to West	Hybrid application for new infrastructure at hospital (Class C2); comprising outline application for the construction of new wards; associated facilities and access with all matters reserved except access and a full application for new service and emergency access road and associated infrastructure.
20240327	5 Bennion Road, Bradgate Bakery	Construction of single and two storey extensions at front, side and rear; additional car parking at front and side; alterations to landscaping at factory; alterations (Use Class B2)
20240384	18-20 York Road	Demolition of existing two storey office building (Class E); construction of five storey building to provide 20 student accommodation flats (sui generis).
20240552	8-14 Raymond Road & 234A Narborough Road	(Demolition of two storey clothing factory building at 8-14 Raymond Road (Class B2); construction of 3-storey residential apartments (Class C3) and change of use of 234A Narborough Road from Storage (Class B8) to residential apartments (Class C3) to provide 14 self-contained flats (12x 1 bed and 2x 2 bed flats); alterations (amended plans received 08/04/2025, 24/06/2025, 11/07/2025 and 08/10/2025) (subject to section 106 agreement)
20241869	6 Uxbridge Road, land adjacent & part of 302 Melton Road	Construction of building to provide three units for general industrial (Class B2) or light industrial (Class E(g)(iii)) or storage & distribution (Class B8) uses; new access from Melton Road through 302 Melton Road to site; 1.8m high fencing and gates to perimeter
20242209	61 Great Central Street, Global House	Removal of condition 3 (Replacement of cartouche on north gable) attached to planning permission 20231913 (Variation of condition 2 (details of external materials) and condition 19 (Approved Plans) attached to planning permission 20210576 (Variation of condition 20 attached to planning permission 20151041 (added under non-material amendment ref 20202473), to allow replacement of approved drawings with those showing provision for connection to the adjacent Highcross Street residential development (Ref: 20182111)): to allow amendments to the proposed materials and site layout and floor plans removing the basement flats, adding basement parking, cycle/bin storage incorporated from Highcross Street scheme and accommodation mix revised to allow for reconfiguration of the adjacent Highcross Street scheme.(amended plans)(s106 agreement)).
20242258	Land and Buildings on the East Side of Old Mill Lane, (Formerly) 81-95 Sanvey Gate	Demolition of existing buildings and construction of a 5/6 storey apartment building (102 dwellings - 52 x 1 bed, 49 x 2 bed, 1 x 3 bed) with associated communal and ancillary spaces; amended vehicular access and provision of refuse store, cycle store and vehicular parking associated with residential units; provision of 1no. Class E unit (330 sqm). (Amended plans received 08/01/2026 and 01/07/2026)
20250090	Ulverscroft Road, land adjacent to Hayre Building	Construction of two storey building to provide ancillary storage to existing printing and textiles manufacturing uses (Class B2); associated landscaping and parking (amended plans received 8/09/2025 and 03/12/2025)
20250402	66-68 Charles Street, First And Second Floors	Change of use of first and second floor from education and training (Class F1) to 12 self-contained flats (8 x 1 bed & 4 x 2 bed) (Class C3); replacement windows & doors and bricking up of existing side facing garage style door (amended plans received 09/07/2025) (subject to section 106 agreement)
20250861	6 - 8 Market Street	Internal and external alterations to Grade II listed building

Ref	Location	Proposal
20250862	6 - 8 Market Street	Change of use of first and second floor from Offices (Class E) to five self-contained flats (2 x studio, 1 x 1 bed & 2 x 2 bed) (Class C3); demolition of existing room at rear of second floor; installation of rooflights; construction of second storey extension at rear; alterations
20251013	33 - 35 Frog Island and Farben Works, Slater Street	Part demolition and internal and external works of Grade II listed buildings
20251014	Frog Island, Slater Street, Land at	Flood control infrastructure including demolition of riverside wall and remainder of structures along eastern site boundary; alterations to site levels and flood capacity groundworks and repair works to Frisby Jarvis and Farben Works buildings (amended plans received 14/09/2026)
20251646	58 Stoneygate Road	Approval of details reserved by Conditions 1 (brick), 2 (gates) attached to planning permission 20250601
20251816	Somerset Avenue, John O'Gaunt	Demolition of public house; construction of 10 two-storey dwellings (6x 3bed, 4x 2bed) (Class C3) (Amended plans)
20251820	58 Stoneygate Road	Approval of details reserved by Conditions 1 (brick) and 2 (gates) attached to Listed Building Consent 20250600
20260005	St Oswald Road, Land at east side of	Construction of 9 double padel courts and 2 single padel courts with canopies, two storey clubhouse
20260088	100 Sandhills Avenue, Hamilton Park Football Foundation Pavilion	Installation of replacement artificial pitch with associated boundary treatment, floodlighting and ancillary equipment to existing sports pitch (Class F2)
20260153	123 Abbey Lane	Construction of 3 (2 Storey) industrial units (Class E(G)(iii)/B2/B8); associated landscaping, parking, vehicular access onto classified road Abbey Lane), infrastructure (amends received)
20260636	Hinckley Road, Western Park Open Air School	Variation of condition 19 (Use restriction buildings 1 - 7) attached to planning permission 20202126 (Change of use to office (use class E(g)(i)) and community building with cafe; demolition of two buildings and fire damaged elements; construction of three new elements/extensions; construction of bridge over watercourse; new internal driveway and external lighting) to allow greater flexibility in the use of Buildings 1-7 to all Class E uses
20260740	1 Sanvey Gate	Variation of condition 20 (Plans) attached to planning permission 20241618 (for change of use from industrial & warehouse units, construction of mezzanine floor, new windows & doors, to create a place of worship (Class F.1)), to allow for: overnight accommodation for ministers, revised car parking, storage, air handling unit with louvres on the west elevation, glass top to a staircase
20260742	Humberstone Road, St Matthews Service Station	Demolition of existing structures; installation of new fuel pumps, canopy, kiosk building, Air Serv units; car parking; landscaping; vehicular access onto classified road and associated works to existing service station (Sui Generis)
20260858	144 - 146 Checketts Road, Shop	Retrospective change of use from shop (Class E) to hot food takeaway (Sui Generis); installation of extraction flue at rear; canopy and seating area at front
20260871	Northgate Street, Soar Lane, Leicester Waterside	Variation of conditions 6 (ventilation strategy), 9 (Energy), and 17 (Approved Plans Condition) attached to planning permission 20231899 (Details of appearance, landscaping, layout and scale of supported housing building (Class C2) and electricity sub-station (being matters reserved by Outline permission 20172480). (Amended plans)(s106 agreement)); modification of S106 Planning Obligation attached to planning permission 20231899
20261011	19-23 Gamel Road	Change of Use of Existing Stores/Garage to a Shop; alteration; glass shop front (Class E)
20261051	151 Abbey Lane	Partial demolition of building; change of use from tool hire centre (Sui Generis) to two commercial units with ancillary first floor storage (1 x flexible drive-through unit including café/ restaurant (Class E) and hot food takeaway (Sui Generis); 1x flexible unit including commercial (Class E) and hot food takeaway (Sui Generis); removal of cladding, installation of external fire escape, replacement windows and doors, installation three EV chargers, substation and waste storage area to front; landscaping, fencing, alterations

Ref	Location	Proposal
20261086	Claremont Methodist Church, Claremont Street	Retrospective construction of single storey extension at side; alterations to building (Class F1)
20261114	442 Thurmaston Boulevard	Change of Use from Industrial Processes (Class E) to General Industrial (Class B2); installation of plant equipment to the building exterior and yard
20261177	9 The Parkway	Demolition of existing garage; change of use of ground floor shop and flat above (3 beds) to three flats (3 x 1 bed) (Class C3); construction of single storey extension at side and rear; bin store and cycle rack at rear; alterations
20261234	11 Bath House Lane, Unit R3 Highcross	Installation of one internally illuminated digital media screen on the west elevation of the building
20261325	99 Raw Dykes Road	Installation of three non illuminated fascia signs; one externally illuminated fascia sign; one internally illuminated fascia sign; one internally illuminated projecting sign; eleven window graphic infills; four wall poster cases; to shop (Class E)
20261379	92 Bale Road	Retrospective construction of single storey extension at rear of dwellinghouse (Class C3)
20261399	314 Welford Road	Installation of one internally illuminated fascia sign; one internally illuminated freestanding sign (amendments received 18/09/2026).
20261364	39 Morland Avenue	Notification of works to one (1) tree with tree preservation order (TPO 393)
20261284	165 Barclay Street, Barclay House	Notification of works to three (3) trees with tree preservation order (TPO 530)
20261279	1 Hesketh Avenue	Notification of works to one (1) tree with tree preservation order (TPO 413)
20261241	Woodborough Road, Land at Rear Of 2-4	Notification of works to three (3) trees with tree preservation orders (TPO 180)
20261219	5 Ashford Court, Elmsleigh Avenue	Notification of works within the root protection area of four (4) trees with tree preservation order (TPO 1)
20261218	Infirmery Close	Notification of works to seven (7) trees with tree preservation order (TPO 397)
20261210	Lancaster Place, Leicester Central Fire Station	Notification of works to two (2) trees with tree preservation orders (TPO 472)
20261204	Portland Towers, Land Adjacent Portland Lodge	Notification of works to two (2) trees and one (1) group of trees with tree preservation orders (TPO 50)
20261202	17 Danehurst Avenue	Notification of works to one (1) tree with tree preservation order (TPO 75)
20260480	16 Stoneygate Avenue	Notification of works to one (1) tree with tree preservation order (TPO 17047)
20212437	440 London Road	Felling of one (1) tree protected by Tree Preservation Order (TPO) 144