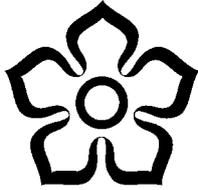


Planning & Development Control Committee
Applications and Contraventions: Supplementary Report

Wards: see individual reports



Leicester
City Council

Planning & Development Control Committee

Date : 24th August 2022

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
5		20200789	Lanesborough Rd – land rear of nos. 3-53	RM
87		20220701	5 Pendene Rd	KN

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

Page Number on Main Agenda: 5

New Condition and Note to Applicant: Yes

New condition 29 added and previous condition 29 renumbered 30.

Note to Applicant 8 added.

Representations

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

Further Considerations

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

Residential Amenity

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

Highways

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

Developer Contributions

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

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

CONDITIONS

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

NOTES FOR APPLICANT

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

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

Page Number on Main Agenda: 87

Amended Condition: 8 – obscured glazing to side dormers

Further Considerations

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

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

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

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

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

CONDITION

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

