



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 25th October 2023

**SUPPLEMENTARY REPORT ON APPLICATIONS AND
CONTRAVENTIONS:**

INDEX

APPLICATION ORDER

| Page Main | Page Supp | Application Number | Address | Ward |
|----------------------|----------------------|-------------------------------|------------------|-------------|
| 5 | | 20230708 | 553 Welford Road | KN |
| 39 | | 20231197 | 8 Ring Road | KN |

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|---|---|
| Recommendation: Conditional approval | |
| 20230708 | 553 Welford Road |
| Proposal: | Demolition of house; construction of replacement two storey dwelling (Class C3) (amended plans received 07/09/2023) |
| Applicant: | Ms S Kaur |
| App type: | Operational development - full application |
| Status: | |
| Expiry Date: | 26 October 2023 |
| RB | WARD: Knighton |

Page Number on Main Agenda: 5

Representations

A letter in support of the application from the applicant has been received which sets out a number of rebuttals and responses to the comments from objectors.

The majority of issues have been addressed within the officer’s report; however, some further points of clarification have been provided:

- Confirmation that the existing property is not currently in use as a house in multiple occupation and the new dwelling would be retained as a family home.
- Assertion that the impact of the proposed development on street trees is no different to other works to dwellings along Welford Road. The tarmacked drive to the front of the property would be used for construction access in a similar way to other development along Welford Road.
- Confirmation the attic space is to be used for storage purposes only, due to there being no garage storage space elsewhere within the site.

The applicant has stated that some materials including bricks would be reused for the proposed development.

Consideration

The report addresses the above issues. However, the following further clarification can be provided in relation to the points raised.

- Conditions are already attached for the protection of the trees on site and those adjacent to the site and for construction access to be on the tarmacked access road and any construction storage away from the grass verge to the front.
- There is already a condition attached to retain the attic space for storage purposes as opposed to living accommodation.

- There is a condition that requires the submission of material samples, which can be submitted before works above ground level. The reclaimed bricks can be submitted at this stage.

Corrections

There are two references to 557 Welford Road that are in paragraph 8 of the 'Design and Character & Appearance of the Area' section of the report, which is on page 10 of the reports pack. This is incorrect and should instead refer to 555 Welford Road and does not change the assessment of the application nor the officer recommendation.

| Recommendation: Conditional approval | |
|---|--|
| 20231197 | 8 Ring Road |
| Proposal: | Change of use from dwellinghouse (Class C3) to day nursery (Class E); installation of two 1m high gates to existing access at front; alterations (amended plans received 21/09/2023) |
| Applicant: | Nursery Rhymes Learning Ltd |
| App type: | Operational development - full application |
| Status: | |
| Expiry Date: | 26 October 2023 |
| RB | WARD: Knighton |

Page Number on Main Agenda: 39

Representations

A further letter of objection has been submitted in relation to the application, which is identical to previous objections received in relation to the application and which includes matters have been all been addressed in the preparation of the main report.

The objection was forwarded by Cllr Sood, councillor for Stoneygate Ward, who also expressed concerns regarding the proposal. The objection primarily sets out concerns regarding the impacts on traffic in the surrounding area along with the other matters as set out in the main report. The letter was from a different objector and from a different address within the city, which brings the number of different objections from different households within the city to four.

Cllr Whittle has forwarded a video showing traffic queuing in the vicinity of the application site.

A letter of support from the applicant has been received, which encloses a number of photographs showing no queuing traffic on the road at the site. He sets out the following further clarification in relation to the proposal:

- The applicant has run a nursery at Knighton Grange Road for 14 years and due to demand for childcare places for local working residents, they are looking to open another nursery.
- New government funding for local working parents will come into place in 2024 and 2025, which will create a greater demand locally for childcare spaces.
- Alternative sites have been considered for the proposal and, as 8 Ring Road only has one immediately adjacent residential property, the property being a bungalow and the neighbouring racecourse only operating at weekends, 8 Ring Road is a suitable location for a Day Nursery.
- Public transport accessibility, proposed travel plan arrangements and the absence of parking restrictions at the site are re-iterated

Consideration

No amendment to the consideration within the officer report is considered to be necessary.