

WARDS AFFECTED: ALL

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

11th June 2025

Report of the Director of Planning, Development and Transportation

Appeals Report: 2024/5 Municipal Year and April to May 2025

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 in the 2024/5 Municipal Year (1st April 2024 to 31st March 2025) and between 1st April 2025 and 28th May 2025.

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 in the 2024/5 Municipal Year (1st April 2024 to 31st March 2025) and between 1st April 2025 and 28th May 2025, and sets out the outcomes of the cases involved for Members' information.

3 Appeals Determined in the 2024/5 Municipal Year and between 1st April 2025 and 28th May 2025

3.1 Appendix A lists of appeals which were determined in the 2024/5 Municipal Year (1st April 2024 to 31st March 2025) and between 1st April 2025 and 28th May 2025

3.2 Out of 50 appeals in the 2024/25 Municipal Year: 36 appeals were dismissed, 12 appeals were allowed, 1 appeal was withdrawn, and 1 appeal outcome was unclassifiable. Securing a positive result in 72% of cases appeal determined in the Municipal Year 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 1/4/2024 to 31/3/2025	Number (Total = 50)	Percentage
Dismissed	36	72%
Allowed	12	24%
Mixed Decision	0	0%
Unclassifiable	1	2%
Withdrawn	1	2%

3.3 Out of 7 appeals received since the start of the current 2025/26 Municipal Year on 1st April 2025 through to 28th May 2025: 5 appeals were dismissed, 1 appeal was allowed, and 1 appeal was a mixed decision. This trend at 71% of appeals dismissed, though a partial initial snapshot for the current Municipal Year, reflects the very good performance in 2024/25.

Appeal Decisions 1/4/2025 to 28/5/2025	Number (Total = 7)	Percentage
Dismissed	5	71%
Allowed	1	14.5%
Mixed Decision	1	14.5%
Unclassifiable	0	0%
Withdrawn	0	0%

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

3.5 Currently there are 28 outstanding appeal decisions yet to be received. A further update report will be provided in October / November 2025.

3.6 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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APPENDIX A

Appeal Tracker: Decided Appeals for 2024/25 Municipal Year (1st April 2024 to 31st March 2025) and Between 1st April 2025 and 28th May 2025

Appeal Ref	Appeal Type	Appeal Status	Location	Proposal	Appeal Decided Date	URL
Appeals Decided to Date in the 2025/26 Municipal Year (1/4/2025 to 28/5/2025)						
20258008A	Advertisement Appeal	Dismissed	57 Humberstone Road, Advertising Adjacent	Replacement of one internally illuminated digital hoarding (Sui Generis)	20250527	https://planning.leicester.gov.uk/Appeals/Display/20258008A
20258003A	Planning Appeal	Dismissed	104 Livingstone Street	Change of use from house (Class C3) to two self-contained flats (2 x 1 bed) (Class C3)	20250521	https://planning.leicester.gov.uk/Appeals/Display/20258003A
20248048A	Planning Appeal	Dismissed	Halifax Drive, St Lukes Church	Installation of 9 telecommunications antennas and ancillary equipment to tower and rooftop	20250509	https://planning.leicester.gov.uk/Appeals/Display/20248048A
20248044A	Planning Appeal	Dismissed	Land South of 155 Humberstone Drive	Construction of five two-storey dwellinghouses (all 3-bed) (Class C3); associated access from Humberstone Drive, parking and landscaping	20250507	https://planning.leicester.gov.uk/Appeals/Display/20248044A
20258014A	Planning Householder Appeal	Mixed decision	25 Rockley Road	Retrospective application for the construction of single storey extension at front and dormer extension at rear of house (Class C3); Construction of single storey outbuilding at side and balcony at rear of house	20250506	https://planning.leicester.gov.uk/Appeals/Display/20258014A
20238040A	Enforcement Notice Appeal	Dismissed	10 Heathley Park Drive	Construction of a single storey extension to side of the Property, construction of boundary wall to side and rear of Property	20250415	https://planning.leicester.gov.uk/Appeals/Display/20238040A
20248047A	Planning	Allowed	35-37	Removal of condition 3 (hours of use) attached to planning	20250411	https://planning.leicester.gov.uk/Appeals/Display/20248047A

	Appeal		Narborough Road	permission 20222478 for change of use of ground floor from shop (Class E) to adult gaming centre (Sui Generis)		eicester.gov.uk/Appeals/Display/20248047A
Appeals Decided in the 2024/25 Municipal Year (1/4/2025 to 31/3/2025)						
20258004A	Planning Appeal	Dismissed	120 Spencefield Lane	Retrospective planning application for the construction of single storey extension at front of house (Class C3)	20250327	https://planning.eicester.gov.uk/Appeals/Display/20258004A
20258001A	Planning Householder Appeal	Dismissed	84 Heyworth Road	Construction of fence at rear of property (Class C3)	20250327	https://planning.eicester.gov.uk/Appeals/Display/20258001A
20248040A	Planning Appeal	Allowed	17 Glebe Street	Replacement of six existing rooftop telecommunications antennas with twelve new antennas & ancillary equipment	20250325	https://planning.eicester.gov.uk/Appeals/Display/20248040A
20248028A	Planning Appeal	Dismissed	103-105 Princess Road East	Notification of proposed conversion from offices (Class E) to 14 self-contained flats (Class C3) (amended plans received on 28/05/2024)	20250324	https://planning.eicester.gov.uk/Appeals/Display/20248028A
20238032A	Enforcement Notice Appeal	Dismissed	Land on North Side of Braunstone Lane East	Unauthorised Buildings	20250318	https://planning.eicester.gov.uk/Appeals/Display/20238032A
20248039A	Planning Appeal	Dismissed	211 Scraftoft Lane	Demolition of existing house; construction of replacement two storey house (Class C3)	20250224	https://planning.eicester.gov.uk/Appeals/Display/20248039A
20258010A	Planning Appeal: Lawful Use	Other or Unclassifiable decision	20 Ratcliffe Road	Certificate of lawful proposed development for construction of single storey extension at rear of house (Class C3)	20250220	https://planning.eicester.gov.uk/Appeals/Display/20258010A
20248024A	Planning Appeal	Dismissed	22 Barker Street	Change of use from house to 3 self-contained flats (3 x 1 bed) (Class C3); construction of dormer extension at front and side; construction of one and a half storey extension at front; construction of dormer and increase in roof height of annexe	20250210	https://planning.eicester.gov.uk/Appeals/Display/20248024A

				to change use to 1 dwelling (1 x 1 bed)		
20248035A	Planning Appeal	Dismissed	17 Vernon Street	Change of use from house (Class C3) to house in multiple occupation (Class C4)	20250207	https://planning.leicester.gov.uk/Appeals/Display/20248035A
20248042A	Planning Householder Appeal	Allowed	48 Roslyn Street	Construction of single storey rear extension; alterations to house (Class C3)	20250204	https://planning.leicester.gov.uk/Appeals/Display/20248042A
20248025A	Planning Householder Appeal	Allowed	23 Thurnview Road	Installation of 1 velux windows at front; construction of pitched roof to existing side extension; extension to dormer at rear of house (Class C3)	20250130	https://planning.leicester.gov.uk/Appeals/Display/20248025A
20248010A	Planning Householder Appeal	Dismissed	2 Overpark Avenue	Construction of single and two storey extension at side of house (Class C3)	20250128	https://planning.leicester.gov.uk/Appeals/Display/20248010A
20248023A	Planning Appeal	Dismissed	94 Halstead Street	Change of use of ground floor & first floor from light industrial factory (Class E) to 8 flats (7x 1-Bed, 1x 2-Bed) (Class C3)	20250116	https://planning.leicester.gov.uk/Appeals/Display/20248023A
20248030A	Enforcement Notice Appeal	Dismissed	23-27 Lincoln Street	Change of use from three houses to nineteen flats	20250109	https://planning.leicester.gov.uk/Appeals/Display/20248030A
20248003A	Planning Appeal	Allowed	19 Highfield Street	Certificate of lawful existing use as house in multiple occupation for more than 6 unrelated persons (Class Sui Generis)	20250107	https://planning.leicester.gov.uk/Appeals/Display/20248003A
20248041A	Planning Appeal	Allowed	369 Gleneagles Avenue	Construction of single storey extension at rear; two storey extension at side of house (Class C3); alterations	20250106	https://planning.leicester.gov.uk/Appeals/Display/20248041A
20248004A	Enforcement Notice Appeal	Dismissed	8 Crown Hills Rise	Construction of single storey extension at front of house (Class C3)	20241213	https://planning.leicester.gov.uk/Appeals/Display/20248004A

20238056A	Planning Appeal	Dismissed	8 Crown Hills Rise	Retrospective application for the construction of single storey extension at front of house (Class C3)	20241213	https://planning.leicester.gov.uk/Appeals/Display/20238056A
20248026A	Planning Appeal	Dismissed	402-404 Narborough Road	Construction of single storey outbuilding at rear (Class C3)	20241212	https://planning.leicester.gov.uk/Appeals/Display/20248026A
20248033A	Planning Householder Appeal	Dismissed	36 Windsor Avenue	Construction of single storey extension at rear of house (Class C3) (Amended 23/05/2024)	20241119	https://planning.leicester.gov.uk/Appeals/Display/20248033A
20248036A	Planning Appeal	Dismissed	9 Ridgway Road	Retrospective application for the construction of carport at front of house (Class C3)	20241021	https://planning.leicester.gov.uk/Appeals/Display/20248036A
20248037A	Planning Householder Appeal	Dismissed	17 Lakeview Chase	Construction of car port to front of house (Class C3)	20241018	https://planning.leicester.gov.uk/Appeals/Display/20248037A
20248020A	Planning Appeal	Allowed (Costs awarded against Council)	186 Welford Road	Demolition of antiques warehouse (Sui Generis); construction of two blocks (1 x 3 storey & 1 x 3&4 storey) for student accommodation (Sui Generis) to provide 50 studio flats	20241017	https://planning.leicester.gov.uk/Appeals/Display/20248020A
20248027A	Planning Appeal	Dismissed	755 Welford Road	Construction of single and two storey extensions at front; first floor extension at side; alterations to house (Class C3)	20241008	https://planning.leicester.gov.uk/Appeals/Display/20248027A
20248018A	Planning Appeal	Dismissed	18 Lutterworth Road	Construction of single storey detached residential annexe at rear of house (Class C3)	20241008	https://planning.leicester.gov.uk/Appeals/Display/20248018A
20248031A	Planning Householder Appeal	Dismissed	196 Scraftoft Lane	Construction of single storey extension at front; single & two storey extension at side; single & two storey extension at side/rear; & dormer extensions at front & rear of house; construction of single storey outbuilding (gym) at rear (Class C3)	20241007	https://planning.leicester.gov.uk/Appeals/Display/20248031A

20248016A	Planning Appeal	Allowed	5 Belvoir Drive	Construction of detached dwellinghouse at rear (2-bed) (Class C3); installation of 1.8 metre high boundary fence; parking & landscaping	20240925	https://planning.leicester.gov.uk/Appeals/Display/20248016A
20248001A	Planning Appeal	Dismissed	2 Atkinson Street	Change of use of part of ground floor from auto repair shop (Class B2) to retail shop (Class E); change of use of first and second floor factory and ground floor ancillary office (Class B2) to five self contained flats (4 x 1 bed, 1 x 2 bed) (all Class C3) with associated management office, bin and cycle storage; construction of 4 dormer extensions with balconies to front; alterations	20240917	https://planning.leicester.gov.uk/Appeals/Display/20248001A
20238043A	Planning Appeal	Dismissed	Land at junction of Vaughan Way and St. Margaret's Way	Outline application for construction of a 9 and 7 storey building to provide 104 flats (63 x 1 bed, 41 x 2 bed) (Class C3) with access, appearance, layout and scale committed and other matters (landscaping) reserved.	20240903	https://planning.leicester.gov.uk/Appeals/Display/20238043A
20248022A	Planning Householder Appeal	Dismissed	325 Narborough Road	Retrospective application for the construction of single storey extension at front of house (Class C3)	20240823	https://planning.leicester.gov.uk/Appeals/Display/20248022A
20248021A	Planning Householder Appeal	Allowed	40 Park Rise	Construction of dormer extension at front; & single storey extensions at side and rear of house Class C3)	20240823	https://planning.leicester.gov.uk/Appeals/Display/20248021A
20248019A	Planning Householder Appeal	Allowed	16 The Wayne Way	Construction of two storey extension at front; single and two storey extension at rear of house (Class C3)	20240812	https://planning.leicester.gov.uk/Appeals/Display/20248019A
20248017A	Planning Householder Appeal	Dismissed	96 Osmaston Road	Construction of single storey extension at front; single storey extension at side; alterations to house (Class C3)	20240812	https://planning.leicester.gov.uk/Appeals/Display/20248017A
20238049A	Planning Appeal	Dismissed	39 Lower Keyham Lane	Notification of proposed single storey extension at rear of dwellinghouse of dimensions: 4.4 metres beyond the rear wall of the original dwellinghouse; maximum height 3.0 metres; height of the eaves 3.0 metres (Class C3)	20240809	https://planning.leicester.gov.uk/Appeals/Display/20238049A
20248012A	Planning Appeal	Dismissed	6 Flora Street	Retrospective change of use from residential care home (3 bed) (Class C2) to HMO (5 bed) (Class C4); Installation of	20240801	https://planning.leicester.gov.uk/Appeals/Display/20248012A

				door to side and internal alterations		ppeals/Display/20248012A
20248011A	Planning Appeal	Dismissed	113 Duncan Road, Land at rear	Outline application for construction of bungalow (1x1 bed) (Class C3) details of access, appearance, layout and scale; with some matters reserved (landscaping)	20240801	https://planning.leicester.gov.uk/Appeals/Display/20248011A
20248014A	Planning Appeal	Dismissed	23-27 Lincoln Street	Part Retrospective application for change of use from three houses to 16 self-contained flats (4 x studio, 8 x 1 bed, 4 x 2 bed) (Class C3) (Amended plans received 26/10/2023)	20240730	https://planning.leicester.gov.uk/Appeals/Display/20248014A
20248009A	Planning Appeal	Dismissed	343 East Park Road	Retrospective application for the variation of condition 3 (Hours of use from 0700 - 2300 daily) attached to planning permission 20171172 (change of use from retail to restaurant (Class E)) to allow for extended opening hours to 0700- 0200 daily	20240729	https://planning.leicester.gov.uk/Appeals/Display/20248009A
20248015A	Planning Appeal	Dismissed	103 Barkby Road, rear of	Retrospective application for the change of use from yard associated with factory (Class B2) to car storage (Class B8)	20240722	https://planning.leicester.gov.uk/Appeals/Display/20248015A
20248008A	Planning Appeal: Lawful Use	Allowed	593 Welford Road	Certificate of lawful proposed development for construction of two rooflights at front; dormer at rear of house (Class C3)	20240617	https://planning.leicester.gov.uk/Appeals/Display/20248008A
20248007A	Planning Householder Appeal	Dismissed	593 Welford Road	Construction of single storey extension at front and rear; two storey extension at side; hip to gable roof; dormer extension at rear of house (Class C3); alterations	20240617	https://planning.leicester.gov.uk/Appeals/Display/20248007A
20238054A	Planning Householder Appeal	Allowed	1 Hutton Place	Construction of single storey extension at rear of house (Class C3)	20240611	https://planning.leicester.gov.uk/Appeals/Display/20238054A
20238053A	Enforcement Notice Appeal	Dismissed	12 Narrow Lane	Alterations to the first floor window in the side elevation (facing 16 Narrow Lane) of the Property	20240517	https://planning.leicester.gov.uk/Appeals/Display/20238053A
20238047A	Enforcement Notice Appeal	Dismissed	15 Southernhay Road	Installation of boundary fence to front of dwellinghouse	20240517	https://planning.leicester.gov.uk/Appeals/Display/20238047A

20238029A	Enforcement Notice Appeal	Allowed	330 Victoria Park Road	Unauthorised change of use of single dwelling house to 7 self contained flats	20240517	0238047A https://planning.leicester.gov.uk/Appeals/Display/20238029A
20248013A	Planning Appeal	Withdrawn	1A Roman Street	Retrospective application for the change of use of ground floor from Class B1 to shop/office (Class E); installation of shop front; change of use of first & second floor from office (Class B1) to office (Class E) and serviced accommodation (Class C1)	20240409	https://planning.leicester.gov.uk/Appeals/Display/20248013A
20248006A	Planning Householder Appeal	Dismissed	46 Myrtle Road	Construction of single storey extension at rear of house (Class C3)	20240409	https://planning.leicester.gov.uk/Appeals/Display/20248006A
20248002A	Enforcement Notice Appeal	Dismissed	352 Fosse Road North	Unauthorised removal of chimneys and installation of solar panels	20240409	https://planning.leicester.gov.uk/Appeals/Display/20248002A
20238055A	Planning Appeal	Dismissed	508 Welford Road	Demolition of single storey extension at front; construction of two storey extension at side and rear; single storey extension at side and rear; alterations to house (Class C3)	20240409	https://planning.leicester.gov.uk/Appeals/Display/20238055A
20238052A	Planning Appeal	Dismissed	72 Lamborne Road	Construction of hip to gable roof (Class C3)	20240409	https://planning.leicester.gov.uk/Appeals/Display/20238052A