



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3.2 Out of 50 appeals in the 2024/25 Municipal Year: 36 appeals were dismissed, 12 appeals were allowed, 1 appeal was withdrawn, and 1 appeal outcome was unclassifiable.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| Withdrawn | 1 | 2% |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 |

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| | 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 Scruptoft 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 |

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| | | | | 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 |

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| 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 |

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| 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 |

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| | | | | 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.iceicester.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.iceicester.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.iceicester.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.iceicester.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.iceicester.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.iceicester.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.iceicester.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.iceicester.gov.uk/Appeals/Display/20238053A |
| 20238047A | Enforcement Notice Appeal | Dismissed | 15 Southernhay Road | Installation of boundary fence to front of dwellinghouse | 20240517 | https://planning.iceicester.gov.uk/Appeals/Display/20238047A |

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| 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 |
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