



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 1st July 2026

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
55		20251701	41 Raywell Road	HH
31		20260225	24 Abbots Road South, Land Rear of	HH

Recommendation: Conditional approval	
20251701	41 Raywell Road
Proposal:	Change of use from dwellinghouse (Class C3) to children's care home (max 2 children) (Class C2)
Applicant:	Nompumelelo Dube
App type:	Operational development - full application
Status:	
Expiry Date:	3 July 2026
CW	WARD: Humberstone & Hamilton

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Amended Description: No

Amended Recommendation: No

Correction

The heading in the table at the start of the report states that the recommendation is refusal. This is an error; the application is recommended for conditional approval.

Those who have made representations on the application have been notified of the error post publication of papers.

Further Considerations

None. The report sets out the consideration and recommendations for approval in full.

Recommendation: Conditional approval	
20260225	24 Abbots Road South, Land Rear of
Proposal:	Construction of five two-storey houses (2x3 beds, 3x4 beds) with associated landscaping, cycle and waste storage, boundary treatment, parking and access (amended plans)
Applicant:	Sehaj Real Estate Ltd
App type:	Operational development - full application
Status:	
Expiry Date:	3 July 2026
CY1	WARD: Humberstone & Hamilton

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Representations

A further representation has been received regarding concerns about a difference in land levels on the access strip between 24 and 26 Abbots Road South, where 26 is approximately 0.4m higher than the application site. They note that this will need to be levelled which could result in ground instability and damage to the property of 26 along with drainage and amenity concerns.

Correction

There is a typing error regarding the ward of the application pack on page 31 on the agenda reports pack. This should read as 'Humberstone and Hamilton'.

Further Considerations

With regards to the further concerns received, condition 20 requests further information regarding boundary treatment and retaining walls. As the land levels at number 26 would be sited higher than the proposed access I consider that there would not be unacceptable levels of overlooking to this property by new residents. Man-hole covers are proposed on the access strip in appendix F of the Flood Risk and Drainage Statement and maintaining structural stability is a matter for building control as opposed to planning.

No permission is granted or implied for any works outside of the red line boundary. The applicant may need to enter into a Party Wall Agreement however this is a separate matter from planning permission.

The objecting speaker has provided 4 slides for display their 5-minute speech. These included two images with the proposed development simulated into photographs.

The agent and applicant have reviewed the simulated visuals and are concerned confirmed that these are not accurate visual representations of the development. They have requested these are removed to ensure that they would not mislead or inappropriately influence decisions made by members of the committee.

I have removed these images from the slide presentation to avoid any risk of misrepresentation.

