



WARDS AFFECTED: ALL

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

13th November 2024

Report of the Director of Planning, Development and Transportation

Appeals Report: April to October 2024

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 during the first six months of the 2024/25 financial year.

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 during the first 6 months of calendar year 2024 and sets out the outcomes of the cases involved for Members' information.

3 Appeals received and Determined April to October 2024

3.1 Appendix A lists of appeals which were decided from 1st April 2024. Out of 30 appeals – 22 appeals were dismissed, 1 was withdrawn and 7 appeals were allowed.

The details of the individual appeals could be found on the links provided within the table below in the appendix.

Currently there are 27 outstanding appeal decisions yet to be received. Securing a positive result in 76% of cases determined in the first 6 months of the 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.

3.2 Further details can be provided for any of the cases upon request, and could help from 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

Grant Butterworth
Head of Planning
Planning, Development and Transportation
0116 454 5044
Grant.butterworth@leicester.gov.uk

APPENDIX A

Appeal Tracker: Decided Appeals From 01/04/2024 to 29/10/2024

Ref	Appeal Type	Appeal Status	Location	Proposal	Appeal Decided Date	URL	Notes
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	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	Costs awarded against Council
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	20240925	https://planning.leicester.gov.uk/A	

				C3); installation of 1.8 metre high boundary fence; parking & landscaping		ppeals/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 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	Notification of proposed single storey	20240809	https://planning.leicester.gov.uk/Appeals/Display/20238049A	

			Keyham Lane	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)		eicester.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 door to side and internal alterations	20240801	https://planning.eicester.gov.uk/Appeals/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.eicester.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.eicester.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.eicester.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.eicester.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.eicester.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	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	