



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

**Date : 4th December
2024**

**SUPPLEMENTARY REPORT ON APPLICATIONS AND
CONTRAVENTIONS:**

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APPLICATION ORDER

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37		20241665	42 Clarefield Road	WT

Recommendation: Conditional approval	
20241665	42 Clarefield Road
Proposal:	Change of use from dwellinghouse (Class C3) to Residential care home (Class C2) (max 2 adults in care)
Applicant:	Sublime Care Solutions Limited
App type:	Operational development - full application
Status:	
Expiry Date:	5 December 2024
SS1	WARD: Western

Page Number on Main Agenda: 37

Amended Description: No

Amended Recommendation: No

Representations

A further representation has been received from a previous objector raising the following issues:

- Unhappy with the planning application consideration/decision making process and does not feel representations have been given sufficient weight;
- Does not consider it is appropriate for a care home (business) to operate at the property;
- Concern regards impacts on quality of life/well-being of the neighbour and house value of the neighbour's property, this has resulted in stress for the objector.

Further Considerations

Principle of Development

As noted in the committee report, it is considered that the proposed care home will be a managed provision where assisted living is provided for the residents, and as a primarily residential use its location in a residential area is appropriate in policy terms. The City Council aims to facilitate the provision of a range of accommodation to meet the housing needs of all City residents in accordance with Core Strategy Policy CS06.

Neighbouring Amenity

As noted in the committee report, the proposal is to provide organized care for 2 people with carers always present for professional oversight and supervision. The noise impact assessment details how an independent wall lining system could raise the insulation such that even loud noises in the proposed care home would not cause significant noise impacts to the neighbour. Subject to the conditions, the proposal would not conflict with NPPF paragraph 135f, and Local Plan policies PS10 and PS11 and not be inherently likely to cause amenity impacts.

Other Issues.

Regarding impact on property values, there is no planning basis to consider private property values. Planning decisions are concerned with land use in the public interest

and applications are determined in accordance with policies in the development plan for Leicester.

In terms of the application process, the application has been subject to all legislative publicity requirements including a site notice and notifications to neighbours and the recommendation to approve is made on the basis of assessment against the development plan for Leicester and all other material considerations raised.

Conclusion

No alteration to the recommendation is proposed.