

COMMITTEE REPORT

20251099	54-56 Essex Road	
Proposal:	Demolition of existing garage; construction of single storey extension at side and rear; two storey extension at rear; alterations to roof; rooflight at front; dormer to rear of house; rendering; alterations to house number 54 and construction of first floor extension at rear; alterations to roof; two rooflights at front; dormer extension at rear; rendering; alterations to house number 56 (Class C3)	
Applicant:	Mrs N Teli (No. 54) & Mr G Bajaj (No.56)	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	21 November 2025	
DJ	TEAM: PD	WARD: Troon



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Summary

- This application is brought to committee as the applicant is related to a Councillor
- Objections/Comment were received from 2 addresses
- The main issues are the visual impact of the works, their impact on neighbouring amenity and the levels of parking required

- The application is recommended for conditional approval

The Site

The site consists of a pair of semi-detached dwellings on the west of Essex Road which is a primarily residential area.

The site is located within a 250m buffer zone of a Local Authority Air Pollution Control.

Background

The following site history relates to 54 Essex Road only.

20231917 – Construction of first floor extension at side and rear; single storey extension at rear; dormer extension at rear; alterations to house (Class C3) – withdrawn in 2024.

20250126 – Demolition of garage; construction of single storey side extension; two storey rear extension; dormer to side of house; alterations (Class C3) – withdrawn in 2025.

The following site history relates to 56 Essex Road only.

087160 – Alterations to extend kitchen and provision of garage and additional bedroom – conditionally approved in 1956

19740807 – Erection of first floor extension to side of dwellinghouse and conservatory at rear – conditionally approved in 1974 – works completed.

19910577 – New pitched roof to existing flat roofed extension at side of house – conditionally approved in 1991 – works completed.

20160511 – Retrospective application for single storey extension at rear of house (Class C3) – Conditionally approved in 2016 – works completed.

The Proposal

At No. 54, the proposal is for:

- A single storey extension to the side. The extension will be 3.3m wide, 11.1m deep, 2.8m high to the eaves and 3.9m high to the ridge and parapet wall. The extension will be used for a lounge, toilet, utility room and kitchen.
- A two-storey extension to the rear. The extension will be 5.7m wide, 4.2m deep, 5.3m high to the eaves and 8.4m high to the ridge. The ground floor will be used as part of a dining/living area, whilst the first floor will be used as a bedroom with ensuite.
- A single storey extension to the rear. The extension will be 5.7m wide, 2.4m deep, 2.4m high to the eaves and 3.2m high to the ridge. The extension will be used as part of a dining/living area

- A raised roof increasing the eaves level to 5.3m high and the ridge to 8.4m high.
- A dormer window on the rear of the roof. The dormer will be 3.1m wide, 2.5m deep, 2.4m high at the eaves of the dormer and 2.5m high at the ridge. The dormer, along with the roof alterations will be used for a study and playroom.

At No.56, the proposal is for:

- A first-floor extension at the rear. The extension will be 8.1m wide, 4.2m deep, 5.3m high to the eaves and 8.4m high to the ridge. The extension will be for a bedroom with ensuite, as well as a shared bathroom.
- A raised roof increasing the eaves level to 5.3m high and the ridge to 8.4m high.
- A dormer window to the rear. The dormer will be 5.6m wide, 4.2m deep, 2.4m high to the eaves and 2.5m high to the ridge. The dormer, along with the roof alterations will be used for a study, a playroom and a shower room.

The following documents have been submitted in support of this application:

- Application Form
- Preliminary Roost Assessment – 54 Essex Road
- Preliminary Roost Assessment – 56 Essex Road

Amended plans were received which provided bin storage to the front on No.54 Essex Road and also the correct orientation of both properties.

Policy Considerations

National Planning Policy Framework (NPPF) 2024

Paragraphs 2 (Application determined in accordance with development plan and material considerations)

Paragraph 11 (Presumption in favour of Sustainable Development)

Paragraphs 40 and 41 (Pre-applications)

Paragraphs 44 (Sufficient information for good decision making)

Paragraph 57 (Six tests for planning conditions)

Paragraph 116 (Unacceptable highways impact)

Paragraph 117 (Highways requirements for development)

Paragraph 135 (Good design and amenity)

Paragraph 136 (Trees)

Paragraph 139 (Design decisions)

Paragraph 140 (Clear and accurate plans)

Paragraph 186 (Biodiversity in planning decisions)

Development Plan Policies

Development plan policies relevant to this application are listed at the end of this report.

Other legal or policy context

Residential Amenity SPD (2008)

Appendix 01 Vehicle Parking Standards (2006)

Residential Car Parking Research for Leicester (2011)

Leicester Street Design Guide (2020)

Consultations

No consultation responses have been received.

Representations

3 responses have been received from 2 addresses within Leicester. 2 responses are objections and the third is a neutral comment. The following points have been raised:

Design

- Proposal contrary to external design guides
- 54's side extension should match No.65's existing side extension
- Proposed roof is dominant addition
- Proposed materials do not match the existing
- Insufficient access to rear garden of No.54 for bin storage

Amenity

- Loss of light to neighbouring kitchen
- Loss of light to principal windows and garden

Highways

- The loss of the existing garage would increase on street parking
- Substantial levels of on street parking on Essex Road

Nature Conservation

- No ecology information submitted
- No tree information submitted

Other

- Previous works on site damaged property and not rectified
- Risk of both dwellings becoming houses of multiple occupation

Consideration

Design

With regards to the visual impact of the single storey extension to the side of no.54, as the extension is limited to being single storey and would be replacing the footprint of the existing garage and covered area, it is considered this element would not cause any substantial visual harm to either the site or wider street scene. It is noted that the extension would restrict bin storage within the rear garden. However, an appropriately designed bin storage area has been included at the front of the site.

With regards to the single and two storey extensions to the rear of the dwellings, due to their location these would only have incidental views from the public highway ensuring no unacceptable visual harm to Essex Road and would not be dominant additions to the dwellings.

With regards to the proposed roof alterations and rear dormer windows, whilst the proposed roof would be a substantial addition to the dwellings which would be highly visible to the wider street scene, it is noted that there is a highly varied design within the immediate vicinity when assessing the designs of the pairs of semis and blocks of terraces, especially when looking at the various roof designs. Furthermore, as the application is for both the pair of semis, the proposed roof would increase the symmetry which due to previous extensions has been lost. It is therefore considered that whilst there would be a visual harm to the site and wider street scene, as the harm is not substantial, it would be unreasonable to refuse the application on this point alone.

An objection was received stating that the proposal includes materials which do not match the existing. This comment appears to be in relation to the side of No.54 and rear elevation of both dwellings being finished in brick rather than render.

Whilst the majority of both dwellings currently is render, the existing single storey extension at the rear of No.56 is finished in brick. Furthermore, with the exception of the limited views of the proposed side elevation, all elevations which are visible from the public highway would be matching the existing meaning that the visual harm to the site and wider area is minimal.

With regards to the objection stating that the application is contrary to Leicester's Residential Amenity SPD, whilst the SPD is a material consideration to planning applications, each application must also be determined on its own merit with the surrounding environment also being a material consideration. This application has been considered with both Leicester's Development Plan and all relevant material considerations taken into account.

Overall, whilst a level of harm has been identified from the proposed roof alterations, the design of the application is deemed to not cause substantial enough harm to warrant refusal. It is therefore considered that the proposal is in accordance with Core Strategy Policy CS03.

Residential amenity (*neighbouring properties*)

With regards to the levels of outlook and levels of light to neighbouring dwellings, drawing 2025/06/149/B – Page 2 of 13 shows the 45 degree lines from the rear facing windows of Nos. 52 and 58 Essex Road at ground floor level, whilst Drawing 2025/06/149/B – Page 4 of 13 shows the 45 degree lines from the first floor level. In all cases, the proposed extensions do not intersect these lines meaning that there is no unacceptable loss of outlook or light to the neighbouring properties.

With regards to the single storey outrigger at the rear of No.52 Essex Road, whilst it is unclear what the rooms within this section of the building are, they do not appear to be that of a habitable room. Therefore, the construction of the side and rear extensions at No.54 would not cause any unacceptable loss of outlook or light to this section also.

With regards to the levels of privacy to neighbouring properties, there is to be a side facing window towards no.52 and another facing towards no.58. Drawing 2025/06/149/C – Page 4 of 14, it is confirmed that the window towards No.58 would be obscure glazed. Whilst this has not also been confirmed with regards to the side facing window towards No.52, it is considered reasonable to include a condition to any approved decision requiring both windows to be installed and maintained as obscure glazed windows.

The proposal would therefore not cause any unacceptable harm to the levels of amenity to any neighbouring properties in accordance with Saved Policy PS10 of Leicester's Saved Local Plan.

Waste storage and collection

As No.56 Essex Road will not be extended to the side, access to the rear garden for bin storage will remain as is.

At No.54, due to the width of the side extension, there will be no capacity for bin storage to the rear of the dwelling. To ensure that the bins do not cause any substantial clutter to the street scene, a timber bin storage area has been included on the front of the site. Whilst this would be visible from the street scene, it is considered that it would not cause any substantial visual harm to the sites or wider street scene and would provide an appropriate alternative to the bins being stored within the rear garden.

It is therefore considered that suitable bin storage has been included for both properties.

Highways and Parking

Within a neighbouring objection received, concerns were raised relating to the loss of the garage and increase in parking on a street which already has substantial levels of on street parking.

With regards to the loss of the garage, the existing garage has an internal width of 3.1m and a depth of 7.4m. Within Leicester's Street Design Guide, the minimum dimensions for a standard garage are confirmed as being 3.0m wide and 6.0m deep. Therefore, the garage would be of a suitable size for a vehicle to park in and its removal would reduce the levels of parking on site.

At the time of visiting, it was noted that both properties have capacity for a single vehicle to park on their individual driveways.

Furthermore, the site is located within circa 480m of Gipsy Lane Bus Stop and circa 640m of St Ives Road Bus Stop, both of which provide regular busses for users to travel via bus to Haymarket Bus Station.

It is therefore considered that whilst there is limited on and off-street parking, the site is located within a sustainable location where private vehicle ownership is not essential.

The proposal is therefore in accordance with Saved Policy AM12 of the Saved Leicester Local Plan.

Nature conservation/Trees/landscaping

The application includes separate Preliminary Roost Assessment reports for 54 Essex Road (Gritstone Ecology, January 2025) and 56 Essex Road (Gritstone Ecology, June 2025). These reports are acceptable. The ecologist assessed both buildings as having negligible suitability for roosting bats and stated for both properties that “no field signs of use by bats were found internally or externally during the inspection, and no further survey work is required.”

It is therefore considered there would be no substantial harm to any protected species within the area.

However, it is considered reasonable to include a condition to any approved decision requiring repeat surveys to both properties, should development not commence within 18 months of the last protected species survey (25/06/2025).

It is noted that a comment was received stating that this information was not available on the applications website. Leicester City Council do not publish planning application supporting information relating to protected species.

With regards to the comment relating to the impact to trees. No information relating to the protection of the trees has been submitted. However, as the site is not located within a conservation area, nor are any of the trees covered via a Tree Protection Order, works to the trees on site do not require consent.

It is therefore considered that the proposal would not cause any unacceptable harm to the natural environment in accordance with Saved Policy UD06 of Leicester's Local Plan and Policy CS17 of Leicester's Core Strategy.

Other matters

Comments have been received relating to damage to a neighbouring dwelling during the construction of previous works to the site. This is a civil matter which cannot be a consideration in the determination of planning applications.

Concerns were also raised about the prospect of the dwellings being converted into Houses of Multiple Occupation (HMO) in the future, with references to the proposed floor plans included to a potential layout of the HMO.

There has been no reference as part of this application for either dwelling to be converted into a house of multiple occupation. Furthermore, should the applicant wish to change the use in the future, there are currently no Article 4 Direction nor restrictive conditions on the site which would remove the permitted development

rights to change the dwellings from C3 to C4 (HMO for up to 6 occupants). It is also considered unreasonable to include a condition to the decision notice of this application removing this permitted development right as the property lies outside the areas included in the relevant Article 4 Direction areas previously adopted on the basis of evidenced concentration of exiting HMOs.

Conclusion

Overall, the application has been considered from the perspectives of the design, impact on neighbouring amenity, waste and storage collection, highways and parking and nature conservation.

In all cases, the application was deemed acceptable.

I recommend that this application is APPROVED subject to conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The new walls and roof shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS3.)
3. Before the occupation of the proposed extension new windows facing 52 & 58 Essex Road shall be fitted with sealed obscure glazing to Pilkington level 4 or 5 (or equivalent) (with the exception of any top opening light) and retained as such. (In the interests of the amenity of occupiers of 52 & 58 Essex Road and in accordance with policy PS10 of the City of Leicester Local Plan).
4. Should the development not commence within 18 months of the date of the last protected species survey (25/06/2025), then a further protected species survey shall be carried out of all buildings by a suitably qualified ecologist. The survey results and any revised mitigation shall be submitted to and agreed in writing with the local planning authority and any identified mitigation measures carried out in accordance with the approved plan. Thereafter the survey should be repeated every 18 months and any mitigation measures reviewed by the LPA until the development commences. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), the Habitat & Species Regulations 2017 and CS 17 of the Core Strategy).
5. Development shall be carried out in full accordance with the following approved plans:
Drawing 2025/06/149/D - 2 of 14 - Proposed Ground Floor Plan - Received 03/11/2025
Drawing 2025/06/249/D - 4 of 14 - Proposed First Floor Plan - Received 03/11/2025

Drawing 2025/06/249/D - 5 of 14 - Proposed Loft Plan - Received 03/11/2025
Drawing 2025/06/249/D - 7 of 14 - Proposed Roof Plan - Received 03/11/2025
Drawing 2025/06/249/D - 8 of 14 - Proposed Front and Rear Elevation Plans - Received 03/11/2025
Drawing 2025/06/249/D - 9 of 14 - Proposed Side Elevation Plans - Received 03/11/2025
Drawing 2025/06/249/D - 13 of 14 - Proposed Site Plan - Received 03/11/2025
Drawing 2025/06/249/D - 14 of 14 - Proposed Bin Storage Plans - Received 03/11/2025
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption/transitional arrangement is considered to apply:

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

2. It is recommended that care is taken during works should any bats or birds or their roosts or nests be discovered on or adjacent to the building or rooftop. In such a case, it is recommended that advice from a qualified ecologist should be sought before proceeding with works, given environmental protection legislation. Bats can roost or be present in roof structures of buildings or in crevices of walls. Further information on bats and the law can be found by searching for Bats: protection and licences - GOV.UK (www.gov.uk). Further information on birds and the law can be found by searching for Wild birds: protection and licences - GOV.UK (www.gov.uk)
3. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process. The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.

Policies relating to this recommendation

- 2006_AM12 Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2006_UD06 New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.

