

**Leicester**  
City Council

**Wards: see individual reports**

**Planning & Development Control Committee**

**Date: 10<sup>th</sup> December 2025**

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**SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:**

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APPLICATION ORDER**

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<b>21</b>	<b>1</b>	<b>20221535</b>	<b>44 Braunstone Lane East, Riverside Football Ground</b>	<b>BF</b>
<b>37</b>	<b>6</b>	<b>20250173</b>	<b>20a Vulcan Road, Land Adjacent</b>	<b>NE</b>

<b>Recommendation: Limited period approval</b>	
<b>20221535</b>	<b>44 Braunstone Lane East, Riverside Football Ground</b>
Proposal:	Installation of 100-seat stand, covered viewing platform, two new dugouts to replace existing ones, four storage containers, fences, retaining wall to hold levelled ground adjacent to grass pitch (Class F2)
Applicant:	Dr Charanpreet Singh Johal
App type:	Operational development - full application
Status:	
Expiry Date:	11 December 2025
WJJ	WARD: Braunstone Park & Rowley Fields

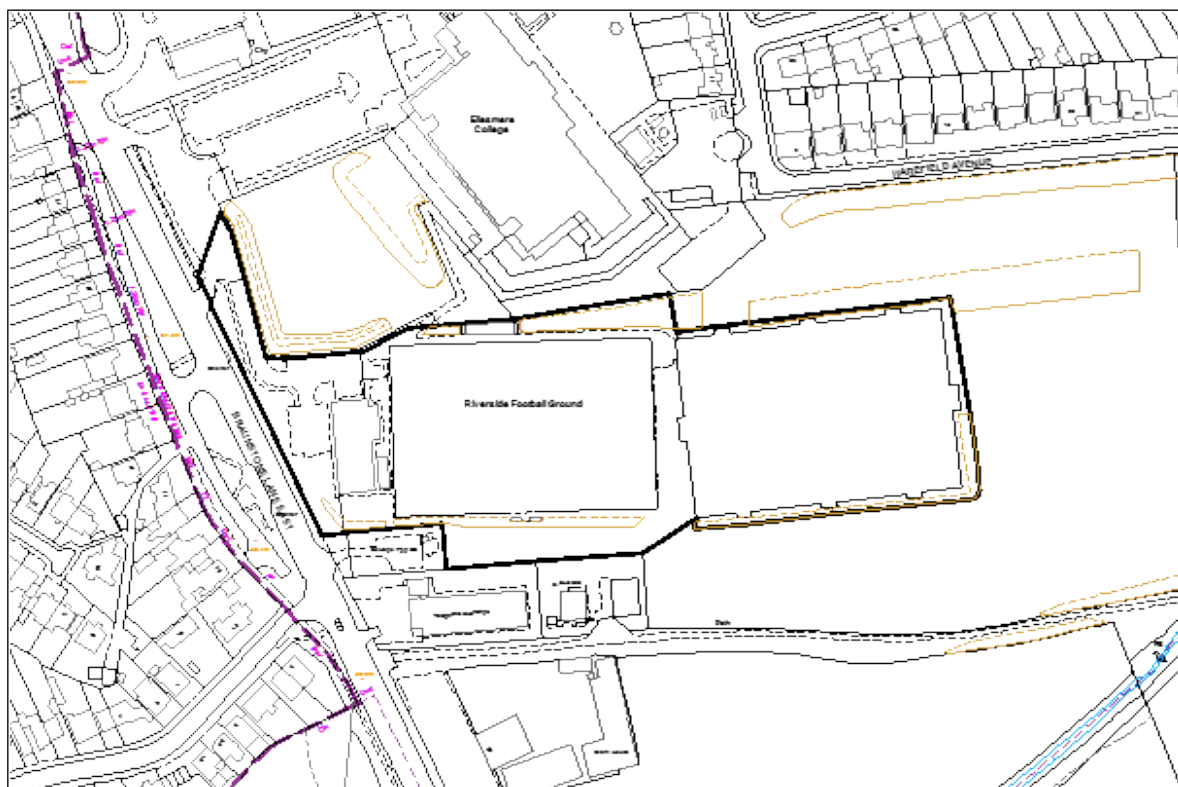
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**Amended Description: No**

**Amended Recommendation: No**

#### **Further Considerations**

There is a small error on the site plan at the top of the Planning Committee report. In the top left-hand corner of the site, the access to Braunstone Lane East was not included. A correct site plan is below.



<b>Recommendation: Conditional approval</b>	
<b>20250173</b>	<b>20a Vulcan Road, Land Adjacent</b>
Proposal:	Change of use from public open space to dwellinghouses; construction of two-storey building to contain five flats (5 x 1 bed) (Class C3) (Amended plans received 13 August 2025)
Applicant:	Mr J Sindhi
App type:	Operational development - full application
Status:	
Expiry Date:	17 December 2025
SPV	WARD: North Evington

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### **Representations**

One further objection was received on behalf of the occupiers of a neighbouring property.

The key areas of concern are set out below:

#### **1. Design.**

- the site is an infill plot and therefore does not need to be a prominent design,
- the use of gable features is out of character with the locality (defined predominantly by two storey terraces- streetview image provided),
- the plot coverage (of around 85%) is not characteristic of the locality,

#### **2. Unsatisfactory living environment and over-bearing impact on surrounding properties.**

- significantly more amenity space is needed around the building to reduce the impact on neighbouring properties,
- there is no need to maximise the number of units at the expense of amenity.
- increase in the over-bearing impact on the small rear yard of the adjacent property (the only outdoor amenity space that the family can enjoy)

#### **3. Over-development of the site leaves no room for Sustainable Urban Drainage.**

- not possible to achieve SUDs without underground water storage due to the ground geology (clay),
- the area currently suffers from localised flooding and anything that leads to further problems would be unacceptable.

#### **4. Inconsistency of Planning Decisions.**

- the refused scheme at 113 Mountcastle Rd (upheld at appeal) has very similar characteristics – significant plot coverage and limited amenity area in an area of terraced housing. (113 Mountcastle Rd had more amenity space as proportion of plot coverage).

(A comparison of the block plans was provided)

#### **5. Summary**

- agreed that some form of development of the site would be acceptable,
- suggested that if the application is not refused it should be deferred and renegotiated with more amenity space around the building.

### **Further Considerations**

Issues in relation to design are covered in report.

The report acknowledges the impact that the proposal would have on neighbouring properties. It notes that the recommendation is a balanced recommendation, weighing the benefits associated with the provision of housing against the impact that any development that sits well within the plot or street scene would have on neighbouring properties.

Issues in relation to drainage are also covered in the report. I have taken advice from the Lead Local Flooding Authority on the feasibility of SUDs and Drainage measures (secured by the recommended conditions) and take comfort that they consider appropriate measures are feasible on this site.

In terms of comparison with other proposals, each application falls to be determined on its own merits and precedent of an earlier decision should not be used to determine the assessment of this application.

I give significant weight to the development of this particular site which, without viable residential development, would likely remain vacant with no other realistic viable use and an additional 5 units would contribute to our 5 year housing land supply shortfall.