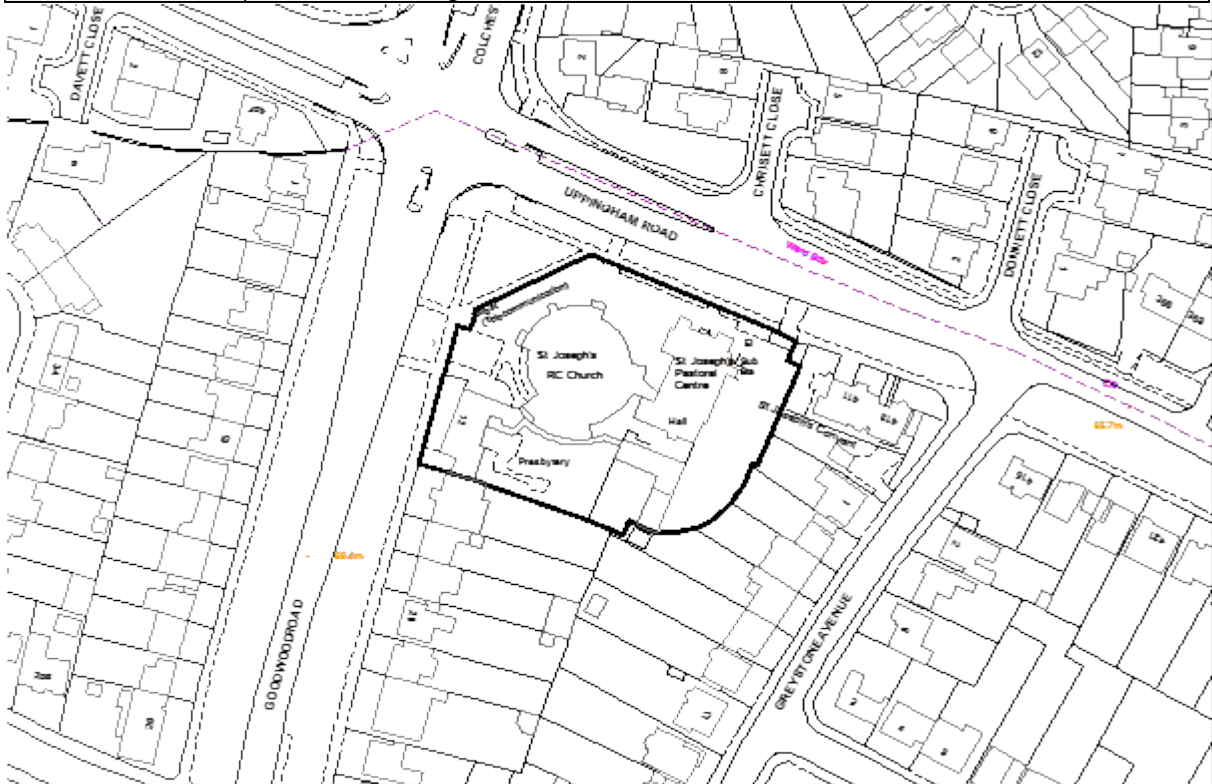


Recommendation: Conditional approval	
20260077	12 Goodwood Road, St Josephs Church presbytery
Proposal:	Alterations to presbytery ancillary to St Josephs Church (Class F1)
Applicant:	Fr David Cain
View application and responses:	https://planning.leicester.gov.uk/Planning/Display/20260077
Expiry Date:	17 April 2026
CY1	WARD: Evington



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Summary

- This application has been brought to the Planning and Development Committee as the agent is related to an elected councillor
- The application is for alterations to a presbytery ancillary to St Josephs Church
- The main considerations are design and the impact on the Grade II Listed Church
- The application is recommended for approval

The Site

The application relates to the presbytery ancillary to St Josephs Church located on the corner of two classified roads: Goodwood Road and Uppingham Road. The church itself is Grade II Listed, but the presbytery is not. The site is also within 250m of a known landfill area.

Background

No recent relevant history is associated with the site.

The Proposal

The application seeks permission for some minor external alterations to the fenestration of the presbytery. This is to convert the inside from living quarters for one member of the clergy (priest) to three members separated into flats. As the dwelling would still provide living quarters solely for members of the clergy (retired priest, priest, and chaplain) the property is considered ancillary to the church and as such permission is not required for any internal subdivisions.

The physical external alterations include an additional door to the elevation facing Uppingham Road and the relocation of a door on the rear (east-facing) elevation.

Policy Considerations

National Planning Policy Framework 2024

Paragraph 2 (Primacy of development plan)

Paragraph 11 (Sustainable development)

Paragraph 39 (Early engagement)

Paragraph 44 (Right information crucial)

Paragraph 57 (Six tests for planning conditions)

Paragraph 131 (High quality, beautiful and sustainable buildings)

Paragraph 135 (Good design and amenity)

Paragraph 136 (Trees)

Paragraph 139 (Design decisions)

Paragraph 140 (Clear and accurate plans)

Paragraph 202 (Heritage as an irreplaceable resource)

Paragraph 207 (Heritage statement)

Paragraph 208 (Considering impact on heritage assets)

Paragraph 210 (Sustaining significance of heritage assets)

Paragraph 212 (Conservation of designated heritage assets)

Paragraph 213 (Clear & convincing justification for heritage impacts)

Paragraph 214 (Substantial harm considerations)

Paragraph 215 (Less than substantial harm)

Paragraph 219 (Positive contribution to heritage assets)

Core Strategy 2014 and Local Plan 2006

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

Emerging Local Plan

On the 26th March the local plan was taken to full council with a resolution recommending adoption of the plan. However, a number of various final documents, maps and legal statements must be carried out before the plan can formally adopted. Leicester City Council are aiming to formally adopt the plan in the 1st Week of May. Up until this time, the current local plan will still remain as the adopted development plan until it is formally revoked on the adoption of the new plan. Two emerging Local Plan policies are directly relevant to this proposal:

HE01. The Historic Environment

DQP01. Design Principles

Representations

None received

Consideration

As permission is only required for the external alterations, the only considerations are the impact on the appearance of presbytery and the Grade II Listed Church. Notwithstanding, for the avoidance of doubt a condition is recommended to ensure the use of the presbytery remains solely for members of the clergy.

The works are minor in nature and would have a neutral impact on the appearance of the building and would have a negligible impact on the setting of the listed building. A condition is recommended to secure materials to be in keeping with those existing.

I conclude that the proposal would comply with policy CS03 and CS18 of the Core Strategy (2014), saved policy PS10 of the Local Plan (2006), Emerging Local Plan Policy DQP01, and NPPF chapters 12 and 16 and is acceptable in terms of the character and appearance of the area including the designated heritage assets.

I therefore recommend that the application be APPROVED subject to the following 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 doors and infill shall be constructed in materials to match those existing. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03 and Emerging Local Plan Policy DQP01.)
3. The presbytery shall only be used in conjunction with the main Church, shall be occupied solely by members of the Church's Clergy, and shall not be occupied, let, sold or otherwise disposed of separate to the Church. (Such development would be a material change of use and require further planning permissions and assessments from the Local Planning Authority).
4. Development shall be carried out in full accordance with the following approved plans:
25-12-13 P4, Proposed Ground Floor Plan, Received 22 January 2026
25-12-13 P5, Proposed First Floor plan, Received 22 January 2026
25-12-13 P6, Proposed Elevations, Received 22 January 2026
(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 below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and representations that may have been received and subsequently determining 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.

Policies relating to this recommendation

- | | |
|-----------|--|
| 2006_PS10 | Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents. |
| 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_CS18 | The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets. |