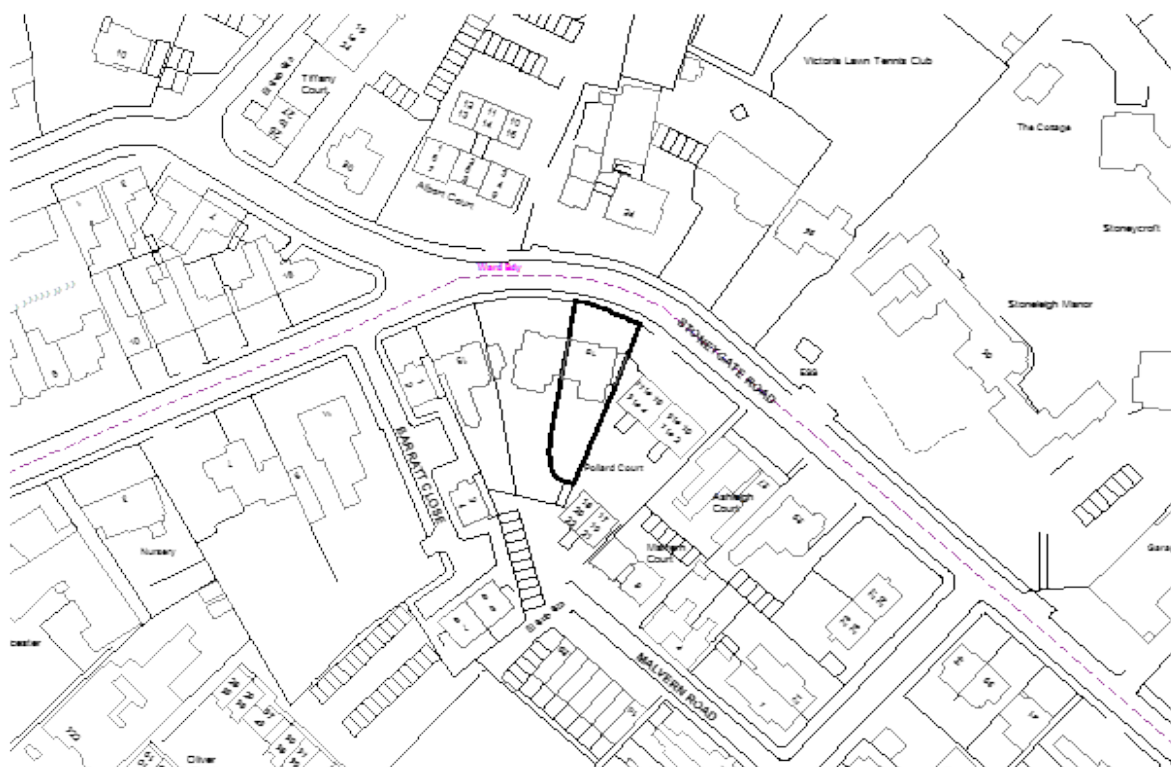


COMMITTEE REPORT



20260677	19 Stoneygate Road	
Proposal:	Conversion of garage to habitable room; alterations at front of house (Class C3)	
Applicant:	Mr Rahul Pau	
App type:	Operational development - full application	
Status:	Householder development	
Expiry Date:	14 July 2026	
HA	TEAM: PD	WARD: Knighton

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Summary

- Application is brought to committee as the applicant is related to an employee of the Council.
- Main issues are design, appearance and impact on Stoneygate conservation area.
- One representation has been received from The Stoneygate Conservation Area Society on design grounds.
- Application is recommended for approval.

The Site

The application relates to a three-storey Victorian semi-detached dwelling within the Stoneygate Conservation Area. The attached house number 17 Stoneygate Road is a similar age. The house is in an Article 4 Area restricting the permitted development rights pertaining to replacement of windows and doors, roofs, boundaries, exterior finishes, driveways and proposed changes of use to HMOs.

Background

In 2006 there was an application (20061419) for a two-storey extension at the rear of the house and dormer extension at the front and rear, this was withdrawn. In 2007 there was an application (20072172) for a single and part two-storey extension at the rear and a replacement dormer, this was approved and has been built out. In 2018 there was an application (20181305) to fell seven trees in a conservation area at the property, this was approved.

The Proposal

The proposal is for the conversion of the garage to a habitable room, the removal of the existing garage doors and replacement with a window and the widening of the side garden gate and alteration to planters to allow easier access. The proposed window will be timber and similar in style to the existing and the garden gate will match the existing style. The conversion of the garage to a habitable room does not constitute development, however it is included to explain why the alterations are required.

Amendments were received during the application that changed the design of the proposed window and added an additional window.

Policy Considerations

Leicester Local Plan 2026:

Policy CCFR01. Sustainable Design and Construction
Policy CCFR02. Energy Statement
Policy DQP01. Design Principles
Policy DQP03. Inclusive Design
Policy DQP06. Residential Amenity
Policy HE01. The Historic Environment
Policy NE02. Biodiversity Gain
Policy T07. Car Parking

National Planning Policy Framework

Paragraph 2 (Primacy of development plan)
Paragraph 11 (Sustainable development)
Paragraph 44 (Sufficient Information for good decision making)
Paragraph 57 (Six tests for planning conditions)
Paragraph 135 (Good design and amenity)
Paragraph 139 (Design decisions)
Paragraph 140 (Clear and accurate plans)
Paragraph 193 (Biodiversity in planning decisions)
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 (Conserving designated heritage assets)

The following has also been taken into account:

Leicester Street Design Guide (2020)
Stoneygate Conservation Area Character Appraisal (2007)
Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Building and Conservation Areas) Regulations 1990
National Planning Practice Guidance: Bats - advice for making planning decisions

Consultations

None.

Representations

One comment was received from the Stoneygate Conservation Area Society. In summary this contained the following points; it is unlikely the garage was integral to the original house and projection of the garage doors from the façade suggest that it was a later addition to the property, the square design of the proposed window has no relation to the other windows of the property, as is stated in the supporting information submitted with the application it is important the new brickwork matches the existing around the garage doors.

Consideration

Principle of development

This application is a proposed alteration to a dwellinghouse. House extensions are acceptable in principle subject to the considerations detailed below.

Appearance and Heritage Impact

NPPF paragraph 135 and Leicester Local Plan policy DQP01 require well-designed developments that do not detract from the appearance of the area. NPPF paragraphs 212 and Leicester Local Plan policy HE01 require development to be appropriately considered when looking at the impact to heritage assets. The initial proposal was found to be unacceptable due to the negative impact on the heritage significance of the property. The proposed window looked small and disproportionate to the rest of the buildings' openings. Amendments were sought to resolve these issues, and the amended scheme proposes two windows that are in keeping with the character of the dwelling's existing windows. The other minor alterations to the garden access are also considered acceptable. Two conditions are recommended to require additional details to be submitted to ensure the materials are suitable for the character of the conservation area and key in with existing brickwork. I therefore consider the proposal is in accordance with policies DQP01 and HE01.

Residential Amenity

Application Site

In considering this application I have had due regard to the Public Sector Equality Duty (PSED) contained in the Equality Act 2010 which sets out relevant protected

characteristics, including disability. The widening of the access to the garden and proposed habitable room would accommodate the needs of a person with a disability. The alterations are therefore in accordance with the Leicester Local Plan policy DQP03. The alterations to the property will improve the residential amenity for the occupiers, as the proposal will improve the overall accessibility to the dwelling.

Neighbouring Dwellings

The proposed windows are to the front and therefore do not overlook or impact the privacy of neighbouring 17 Stoneygate Road or the flats in Pollard Court. The development is therefore in accordance with Leicester Local Plan policy DQP06.

Highways

Although the conversion of the garage would appear to detract from the number of parking spaces available, the garage itself would not be considered a sufficient size for a parking space measuring 2.38 metres in width internally. This is significantly smaller than the 3 metres internal width required by the Leicester Street Design Guide for a garage. The proposal would therefore not result in the loss of parking at the property. Additionally, there is a large driveway to the front which can accommodate at least two vehicles. The proposal would therefore be in accordance with Leicester Local Plan policy T07.

Conclusion

I am recommending the application for approval as the proposed alterations will improve accessibility to the dwelling and would be acceptable in terms of the impact to the conservation area and highway impact 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. Prior to works above ground level a sample brick panel of approx. 1sqm shall be constructed on site (including brick type, mortar and bonding) and shall be made available for inspection by the local planning authority. The works shall be carried out in full accordance with the approved details and retained as such. (In the interests of visual amenity, the character and appearance of the Stoneygate Conservation Area and in accordance with Leicester Local Plan 2026 policies DQP01 and HE01.)
3. Prior to the commencement of works full joinery details including horizontal and vertical cross sections of all windows (scale 1:2 / 1:5 as appropriate) and door (scale 1:5 / 1:10 as appropriate) types shall be submitted to and approved in writing by the local planning authority (LPA) and the works carried out in accordance with the approved details and retained as such. (In the interests of visual amenity, the character and appearance of the Stoneygate Conservation Area and in accordance with Leicester Local Plan 2026 policies DQP01 and HE01.)

4. The development shall be carried out in full accordance with the following approved plans:
PROPOSED GROUND FLOOR PLAN, received 12/06/2026
PROPOSED ELEVATIONS, received 12/06/2026
(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 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. 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.

