



**PLANS COMMITTEE**

This meeting will be recorded and the sound recording subsequently made available via the Council's website: [charnwood.gov.uk/pages/committees](http://charnwood.gov.uk/pages/committees)

Please also note that under the Openness of Local Government Bodies Regulations 2014 that other people may film, record, tweet or blog from this meeting. The use of any images or sound recordings is not under the Council's control.

To: Councillors Bailey, Bentley (Vice-Chair), Campsall, Forrest, Fryer (Chair), Grimley, Hamilton, Lowe, Ranson, Savage, Snartt, Tassell and Tillotson  
(For attention)

All other members of the Council  
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Preston Room - Woodgate Chambers on Thursday, 24th October 2019 at 5.00 pm for the following business.

Chief Executive

Southfields  
Loughborough

16th October 2019

**AGENDA**

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 5

The Committee is asked to confirm as a correct record the minutes of the meeting held on 26th September 2019.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

6 - 55

The list of planning applications to be considered at the meeting is appended.

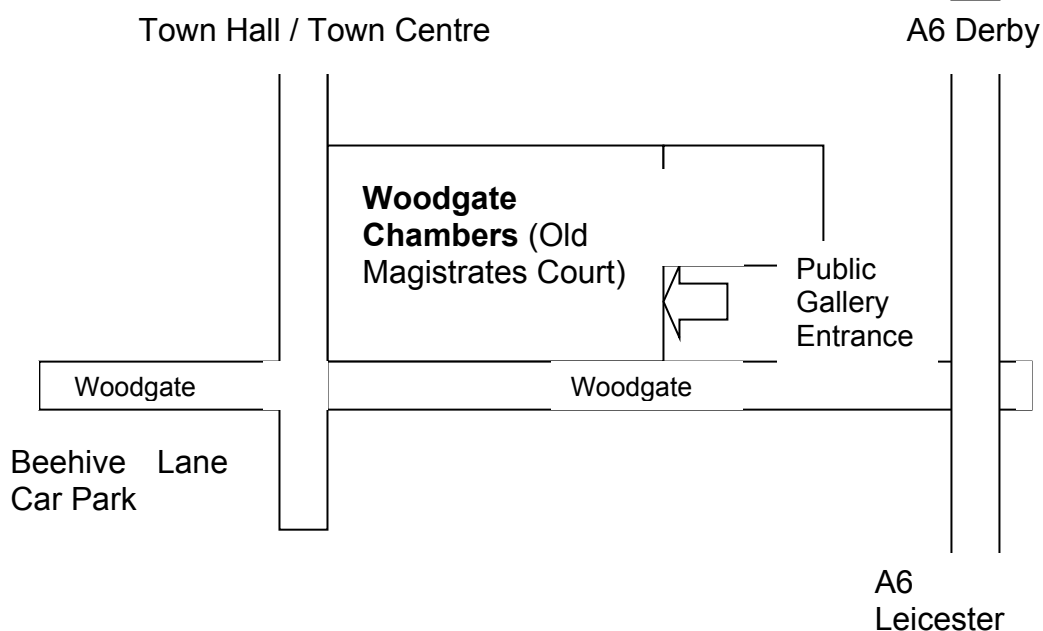
6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

56 - 72

A list of applications determined under powers delegated to officers for the period from 16th September 2019 to 11th October 2019 is attached at page 56.

**WHERE TO FIND WOODGATE CHAMBERS**

Woodgate Chambers  
70 Woodgate  
Loughborough  
Leicestershire  
LE11 2TZ



## PLANS COMMITTEE 26TH SEPTEMBER 2019

PRESENT: The Chair (Councillor Fryer)  
The Vice Chair (Councillor Bentley)  
Councillors Bailey, Campsall, Forrest, Grimley,  
Hamilton, Lowe, Savage, Snartt, Tassell, Tillotson  
and Capleton

Team Leader Development Management  
Principal Solicitor (KH)  
Senior Planning Officer (DL)  
Democratic Services Officer (NA)

APOLOGIES: Councillor Ranson

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

### 21. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 22<sup>nd</sup> August 2019 were confirmed as a correct record and signed.

### 22. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

### 23. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) by Councillor Snartt – a disclosure under the Planning Code of Good Practice in respect of application P/19/1574/2 as he had called the application in and would be speaking against the application.
- (ii) by Councillor Forest – a personal interest in item 1 as she knew Mr Rowland (who was speaking on behalf of the applicant) in a personal capacity but retained an open mind.

### 24. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items 1 and 2 in the appendix to the agenda filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following objector, applicants or their representatives and representative of a parish council attended the meeting and expressed their views:

- (i) Mr Rowland (on behalf of the applicant) and Ms Shaw (on behalf of Newtown Linford Parish Council) in respect of application P/19/1574/2;
- (ii) Mr Mistry (applicant) in respect of application P/19/1540/2.

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Snartt in respect of application P/19/1574/2;
- (ii) Councillor Goddard in respect of application P/19/1540/2;

Having made a disclosure under the Planning Code of Good Practice, Councillor Snartt withdrew from the Committee table during the consideration of application P/19/1574/2 (Longdale, Warren Hill, Newtown Linford).

In respect of item 2 (application P/19/1540/2 88 Gracedieu Road, Loughborough) a motion to grant planning permission with an additional condition to add a further car parking space to the property was proposed. The motion was carried.

## **RESOLVED**

1. that, in respect of application P/19/1574/2 (Warren Hill in Newtown Linford), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
2. that, in respect of application P/19/1540/2 (88 Gracedieu Road, Loughborough), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration and to the following additional condition:

That two off road car parking spaces be made available at the property.

Reason

To ensure adequate provision of off-road parking is available at the property.

## 25. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 12th August 2019 to 13th September 2019 was submitted (item 6 on the agenda filed with these minutes).

### NOTES:

1. No reference may be made to these minutes at the Council meeting on 4<sup>th</sup> November 2019 unless notice to that effect is given to the Democratic Services

Manager by five members of the Council by noon on the fifth working day following publication of these minutes.

2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

## Charnwood Borough Council

### Plans Committee – 24 October 2019

#### Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/19/1363/2	Mr Mandeep Singh Land adjacent Granite Way Mountsorrel Leicestershire  Erection of 9 dwellings and 2 commercial offices.	Grant Conditionally	8
2	P/19/1513/2	Mr & Mrs Seymour 275 Bradgate Road Anstey Leicester LE7 7FX  Erection of front porch and two storey side & rear extension including demolition of existing rear garage.	Grant Conditionally	22
3	P/18/0942/2	Mr John Morfey Gynsill Tennis Club Gorse Hill Anstey LE7 7AN  Erection of 6 no. floodlighting columns and 3 no. additional lamps to existing columns.	Grant Conditionally	32
4	P/19/1551/2	Orange Est8 Ltd 16 Oaklands Avenue Loughborough LE11 3JF  Single storey extension to rear of semi-detached house in multiple occupation.	Grant Conditionally	41

5	P/19/1786/2	Mr Jonathan Morgan Manor Farm House 21 Stanford Lane Cotes LE12 5TW	Grant Conditionally	50
		Replacement of windows (Listed Building Consent)		

## Item No. 1

### Application Reference Number P/19/1363/2

<b>Application Type:</b>	Full	<b>Date Valid:</b>	08/07/ 2019
<b>Applicant:</b>	Mr Mandeep Singh		
<b>Proposal:</b>	Erection of nine dwellings and two commercial offices.		
<b>Location:</b>	Land adjacent Granite Way, Mountsorrel LE12 7TZ		
<b>Parish:</b>	Mountsorrel	<b>Ward:</b>	Quorn & Mountsorrel Castle
<b>Case Officer:</b>	Patrick Reid	<b>Tel No:</b>	01509 634747

---

This item is referred to Plans Committee at the request of Councillor Hunt and Councillor Shepherd on the grounds of flooding and overbearing impact upon street scene.

### Site Location and Description

The site lies at the roundabout junction of Granite Way and Loughborough Road, Mountsorrel. It is a vacant area of grassed land adjacent to an existing Waitrose retail store. The site is on the north-western edge of the village, in an area of generally mixed land uses comprising residential development opposite and to the south-east, the Waitrose retail store to the north-east and commercial units to the west, on the opposite side of the roundabout.

The site lies within the northern edge of the designated limits to development of Mountsorrel.

### The Proposal

The proposal is for the erection of nine dwellings and two offices.

The dwellings comprise three pairs of semi-detached 3 bedroom houses and a terrace of three 2 bedroom houses. The dwellings are of traditional design and materials. A flat roof designed contemporary building would accommodate two offices of 63 and 65 square metres floorspace respectively.

Access to the dwellings would be gained from Betty Henser's Lane, off Loughborough Road. 18 parking spaces would be provided to the rear of the buildings. A communal bin collection point would also be provided within this area. Landscaping/amenity areas would be provided, with a pedestrian path along the entire frontage of the site.

Access to the offices would be via the adjacent supermarket car park with the provision of 6 parking spaces.

The application is accompanied by a Design Statement, an Arboricultural Survey, Noise Assessment Report and a Flood Risk Assessment ( with subsequently updated information ) .



## **Development Plan Policies**

### Charnwood Local Plan 2011 to 2028 Core Strategy

Policy CS1 – Development Strategy sets out the development strategy for the Borough.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place.

Policy CS3 - Strategic Housing Needs seeks to ensure an appropriate mix of type , tenure and size of dwellings across the Borough.

Policy CS11 – Landscape and Countryside seeks to support and protect the character of the landscape and countryside

Policy CS16 – Sustainable Construction and Energy encourages sustainable design and construction.

Policy CS25 – Presumption in Favour of Sustainable Development sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

### Borough of Charnwood Local Plan 1991-2006 (saved policies).

Where they have not been superseded by Core Strategy policies, the saved policies of the Local Plan remain part of the development plan. The relevant policies in this case are:

Policy ST/2 – Limits to Development – Built development will be confined to allocated sites and other land within Limits to Development.

Policy EV/1 – Design seeks to ensure a high standard of design and developments that respect the character of the area and nearby occupiers and which are compatible in mass, scale and layout whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy E/7 – seeks to control employment uses in Primarily Employment Areas and advises that permission will be granted for B1 and B2 uses provided that locations adjacent to residential areas, residential amenity is protected.

Policy TR/18 – Parking Provision in New Development notes that planning permission will not be granted for development, unless off-street parking for vehicles, including cycles, and servicing arrangements are included, to secure highway safety and minimise harm to visual and local amenities.

## **Other Material Considerations**

### National Planning Policy Framework 2018 (NPPF)

The National Planning Policy Framework 2018 (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development. The Framework sets out the Government's planning policies for England, how these should be applied and taken into account in the preparation of local and neighbourhood plans, and as a material consideration in the determination of planning decisions.

The Framework (paras 7 and 8) states that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are 3 overarching objectives to this;

1. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity
2. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment with accessible services;
3. An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

For decision taking, this means:

Approving development proposals that accord with an up-to-date development plan without delay; or

Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; (Para 11).

The NPPF also advises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (Paragraph 124). Also relevant is section 12: 'Achieving well-designed places' (Paragraphs 124-131).

### Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

### Leading in Design Supplementary Planning Document February 2006

This encourages and provides guidance on achieving high quality design in new development. It indicates that the Council will approach its judgments on the design of new development against the following main principles:

#### Housing and Economic development Needs Assessment (HEDNA)

The HEDNA assesses the need for housing and employment land over the next 20 years. It is an important part of the evidence base for the Strategic Growth Plan. It also identifies the appropriate mix of homes of different sizes needed in the market and affordable sectors.

#### National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

#### The Draft Charnwood Local Plan 2029-2036

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only very limited weight.

### **Relevant Planning History**

P/18/1379/2 - Erection of three/four storey apartment block of 25 units with associated parking, landscaping and alterations to vehicular access – refused – 07.03.2019

Appeal lodged against decision (written representations); currently undetermined.

P/17/1264/2 – Erection of nine dwellings and a new office building – withdrawn – 10.08.2017.

P/07/3550/2 – Erection of 14 dwellings – approved 17.03.2007.

### **Responses of Statutory Consultees**

#### Charnwood Borough Council – Environmental Health Officer

Recommends conditions relating to implementation of the noise assessment report, construction method statement and ground investigation .

#### Leicestershire County Council - Highway Authority

No objections subject to planning conditions relating to access and parking being in accordance with the amended layout plan and submission and approval of a construction traffic management plan.

### Leicestershire County Council - Lead Local Flood Authority

The LLFA has considered a revised Flood Risk Assessment, which was submitted in response to concerns about flooding in the proximity of the application site in August 2019. They consider that the proposed development would be acceptable subject to conditions relating to submission and approval of surface water drainage; management of surface water during construction; maintenance of surface water system and infiltration testing.

### Environment Agency

The Environment Agency advises that it does not wish to make any formal comment on the submission. From a flood risk perspective, the development falls within its flood risk standing advice (FRSA). It is for the Local Planning Authority to ensure planning submissions adhere to this advice.

### Mountsorrel Parish Council

Object to the application for the same reasons as the previous scheme, (P/18/1379/2 - over development; inadequate drainage; question practicability of access to offices via Waitrose; inadequate parking for occupiers and visitors; poor quality buildings at main entrance into village and loss of trees unnecessary). In addition, note recent local flooding (August 2019) and question adequacy of drainage.

### Council for the Protection of Rural England (CPRE)

Object to the proposal on the grounds of poor design harmful to character of the area; no need as there is a five-year supply of housing land; lack of affordable housing and adverse impact upon highway safety.

### **Other Comments Received**

Councillor Hunt considers that the application should be determined by the Plans Committee. The reasons for the 'call in' are the overbearing impact of the development upon the street scene and risk of flooding.

Councillor Shepherd supports Councillor Hunt's 'call in' of this application.

Objections have been received from 3 nearby residents, on the following grounds:  
Unsuitably design would have an adverse impact upon the character and appearance of the area;  
It represents overdevelopment of the site;  
Adverse impact upon highway safety and insufficient parking;  
It will create additional flood problems in the area and  
Increase noise and disturbance to the neighbouring area;

### **Consideration of the Planning Issues**

This application is for full planning permission and the key considerations are the following:

- Principle of development
- Design and Impact on visual amenity and character of the area
- Impact upon residential amenity
- Highways
- Flood risk

#### Principle of development

The starting point for decision making on all planning applications is that they must be made in accordance with the development plan unless material considerations indicate otherwise. Policies in the adopted Charnwood Local Plan 2011 to 2028 Core Strategy are therefore the starting point for consideration, along with the relevant saved Policies of the Borough of Charnwood Local Plan 1991 to 2006.

The Council has a 6.41 years supply of deliverable housing sites.

The presumption in favour of sustainable development (paragraph 11) means approving development proposals that accord with an up-to-date development plan without delay. The Local Plan Core Strategy policies, although adopted before the new NPPF was published, are less than five years old and are considered generally consistent with the new Framework. On this basis, proposals for housing development should be approved where they accord with policy CS1 and CS11 of the Core Strategy.

Policies within the Borough of Charnwood Local Plan were adopted more than five years ago and, as a result, those policies which are relevant to determining housing proposals such as ST/2, CT/1 and CT/2 are not considered to be up to date. Nevertheless, these policies are considered to be generally consistent with the new Framework and therefore carry weight. The degree to which they influence the determination of development proposals will depend on the merits of individual applications and the relevant circumstances

Policy CS1 of the Core Strategy relates to the hierarchy of settlements in the Borough as sustainable locations for new development. Mountsorrel lies within the 'Service Centre's category of the Settlement Hierarchy.

This proposal is a relatively small-scale development on a vacant area of land within the designated limits to development for Mountsorrel. The general locality contains a mix of uses including the adjacent retail unit, Granite Way employment area opposite and with long-established residential development opposite and to the south.

Additionally, the mixture of 2 and 3 bedroom dwellings reflects the need identified in the HEDNA and would comply with the provisions of policy CS3.

The site is in an area with a mixture of residential and commercial uses.

The provision of the offices would make a positive contribution to the employment land required in Service Centre's, in accordance with Core Strategy Policy CS1.

Having regard to the site's attributes and access to public services, together with the contribution that it would make to housing land supply, it is considered that the proposal would be in accordance with Core Strategy Policy CS1 and saved Local Plan Policy ST/2 and represents a sustainable form of development.

### Design and Impact on visual amenity and character of the area

The application site is situated on a prominent corner site and gateway location on entry to the west side of Mountsorrel. Policy CS2 of the Core Strategy requires new development to respect and enhance the character of the area having regard to scale density, massing, height, landscape, layout, materials and access arrangements. Saved Local Plan policy EV/1 also requires that new development is of a high standard of design that provides attractive built frontages. Paragraph 130 of the National Planning Policy Framework also states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The application is supported by a Design Statement which sets out the concept for the current proposal. This provides a convincing rationale for the approach which has been taken in this case. The larger 2.5 storey dwellings address the roundabout with 2 storey dwellings stepping down to align with existing residential development to the south east on Betty Henser's Lane and Loughborough Road.

The three groups of houses would be finished in a simple palette of high quality materials which reinterpret and are sympathetic to traditional Mountsorrel. A warm red multi brick is the predominant facing material, with light stone headers to openings. They reflect the appearance of older established and more recent dwellings in this part of the village.

The scale and design of the dwellings would create a fresh, traditional development character that responds to its prominent location and, consequently, creates a sense of arrival on entry to the village.

The offices unit would be lower than the proposed dwellings and follows the roofline of the Waitrose store. The contemporary design and glazing is assimilated in to the overall site by the use of similar materials to the dwellings. It has been designed as a bridge between Waitrose and existing residential development on Loughborough Road.

The angled layout of the buildings responds well to the shape and context of this corner site, with the height dropping down along the Loughborough Road frontage where buildings are generally of two-storey height and maintaining a higher level at the prominent corner, adjacent to the neighbouring supermarket.

The buildings present a fair face to the site frontage, with servicing and parking at the rear of the site. This would ensure that the development enhances the appearance of this prominent location.

This application has been submitted in response to the refusal of planning permission for two large three and four storey blocks of buildings accommodating 25 flats earlier this year (P/18/1379/2) . In summary, it was considered that the height , scale and bulk of that proposal would have had an adverse impact upon character and appearance of this approach into Mountsorrel. There were also objections relating to

bin storage, which is not applicable to individual dwellings, and residential amenity which is addressed below.

The refused scheme proposed large flat roofed, monolithic buildings rising to a height of 13 metres. The current application proposes dwellings of 8.2 and 10.4 metres to the ridge and a 6.75 metres high office building with a shallow mono pitch roof. The layout of three groups of traditionally designed dwellings and a relatively modest office building would overcome the objections to the height, scale and bulk of the previous proposal.

It is considered that the design of the buildings and their relationship to the visual amenity and character of the area is acceptable, being of a size, scale and design appropriate for its location and setting. As such, it would comply with Core Strategy Policy CS2 and saved Local Plan Policy EV/1 and the relevant provisions of the NPPF.

#### Impact on residential amenity

The layout has been assessed against the Council's Leading in Design SPD, which outlines space standards for residential development in Appendix 4. It states that there should be a separation distance of 21 metres between building elevations containing main habitable room windows and 12.5 metres between habitable windows and blank flank walls in order to protect privacy. In this regard, the scheme appears to generally comply.

With regard to existing neighbouring amenity, it is considered that only two properties would be potentially affected, at no.1 Betty Henser's Lane and no.214 Loughborough Road. Of these two, no.214 has only a side elevation and secondary windows facing the site. There is, however a rear amenity space. The distance from the side elevation and amenity space of no.214 to the end elevation of the end terraced dwelling building, with a single bathroom window, would be approximately 20 metres. It is considered, therefore, that this property would not be unduly affected by the proposal in terms of any unacceptable loss of privacy, including to the rear amenity space.

No.1 Betty Henser's Lane is a one-and-a-half storey dwelling with a front elevation facing the site. There are habitable windows in the front elevation of this property, including dormer windows. However, There would be a bathroom window in the gable end wall of the terraced house that would face this property, approximately 15 metres from the front of No.1 Betty Henser's Lane. It is considered, therefore, that this property would not be unduly affected by the proposal in terms of any unacceptable loss of privacy, including to the rear amenity space.

In respect of both of these neighbours the distances of about 15 and 20 metres exceed the advice in the Council's 'Leading in Design' SPD which requires 12.5 metres between 2 storey windowless flank walls and elevations containing main ground floor habitable room windows. Albeit the flank wall contains a bathroom window which is likely to be obscure glazed.

The proposed dwellings would all have reasonable private rear gardens . In response to the recommendations of the applicant's noise assessment the dwellings themselves act as an acoustic barrier to road traffic noise, with 1.8 metres high acoustic fencing necessary in the parts of the gardens with a line of sight to the road. This would be secured by a condition.

The Council's Environmental Protection Manager has no objections subject to planning conditions requiring the submission of a Construction Method Statement (CMS) and for Ground Gas Monitoring to be carried out and for the development to be undertaken in accordance with the recommendations in the submitted Noise Assessment Report.

In view of the above, it is considered that there would be no undue impact from the development on existing neighbouring, or future occupier, residential amenity and, therefore, that it is considered to comply with Core Strategy policy CS2 and saved Local Plan policy EV/1.

### Highways

The site access for the dwellings is proposed via Granite Way and then Betty Henser's Lane. The Lane is an adopted unclassified road which also serves as Public Footpath 17.

An amended layout has been submitted with 2 parking spaces for each of the dwellings, a total of 18 spaces. The original layout proposed 15 spaces, a shortfall of 3 spaces. The semi-detached houses have three bedrooms and the terraced houses would have each have two bedrooms.

The two office buildings of 63 and 65 square metres would share 6 spaces accessed from the Waitrose car park. The Highway Authority comments that this is a private arrangement, but it notes that if this ceased at any time the units would be left without a vehicular access. This is not a unique arrangement and it is noted that there is no objection from the Highway Authority to this access.

Overall, the Highway Authority considers that the submitted amended layout has addressed its concerns and therefore it has no objections.

Given the above, it is considered that the proposal would accord with Core Strategy policy CS2 and saved Local Plan policies EV/1 and TR/18.

### Flood risk

A slither of land to the rear, (north-east), of the site lies within Flood Zone 2. The remainder of the site is within Flood Zone 2. The submitted Flood Risk Assessment (FRA) acknowledges this, but also states that more accurate modelling data obtained from the Environment Agency shows the site outside the 1 in 100 year flood extents and, therefore, should instead be considered to be in Flood Zone 1.

Following the recent flooding in the area in August 2019 a revised FRA was provided, and this has been considered by the Leicestershire County Council Lead Local Flood Authority (LLFA). The FRA concludes that with appropriate mitigation the development will not create any flood risk issues to the wider area.

The Leicestershire County Council Lead Local Flood Authority (LLFA) considers that the revised drainage and flood risk details appear technically acceptable. However, it recommends a number of planning conditions be imposed requiring subsequent approval of drainage details, including sustainable drainage features.



The Environment Agency makes no comment and refers to its standing advice.

Subject to the application of conditions requested by the LLFA relating to submission and approval of surface water drainage; management of surface water during construction; maintenance of surface water system and infiltration testing, the proposal is considered acceptable and in accordance with Core Strategy policy CS16 and the relevant provisions of the NPPF.

### Other matters

There is reference in representations to the lack of affordable housing. The threshold for the provision of affordable housing is 10 dwellings; this proposal is below that threshold. However, it should be noted that the proposal contains smaller units that would meet with the need suggested within HEDNA.

### **Conclusion**

The Framework makes it clear that there is a presumption in favour of sustainable development. All proposals are required to be determined in accordance with the development plan unless material considerations indicate otherwise.

The site is located within the limits to development of Mountsorrel and within an area of mixed land uses, including residential development. It is considered to be a windfall site in a sustainable location that represents an efficient use of land and one that will contribute to the Council's housing supply. The development is considered to be of an appropriate scale in this location and result in an attractive group of buildings constructed using high quality materials. As such, it is considered that it would make a significant and positive contribution to the visual amenities of the area. Furthermore, the impacts on the residential amenity of existing and future occupiers; highway safety, access and parking; ecology and drainage have also been carefully assessed and considered to be acceptable.

It is considered that there are no significant impacts arising from the development that cannot be mitigated.

Having carefully considered all consultation responses and the views of neighbouring and nearby residents and the Parish Council, it is considered that the proposals are in accordance with the Development Plan. The proposal is considered to accord with Policies CS1, CS2, CS11, CS16 and CS25 of the Charnwood Local Plan Core Strategy 2011-2028 and saved policies ST/2, EV/1, E7 and TR/18 of the Borough of Charnwood Local Plan 1991-2006 and the associated guidance in Supplementary Planning Documents and material considerations including the aims and objectives of the National Planning Policy Framework and associated guidance.

### **RECOMMENDATION**

That planning permission be granted subject to the following conditions:

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.  
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and

Compulsory Purchase Act 2004 and to ensure that the development is delivered as soon as possible to assist in the supply of housing land.

2. The development shall be carried out only in accordance with the details and specifications included in the submitted application, as amended, as shown on the drawings below:

40993-003 Rev B	Location Plan
40993/18B	Proposed Site Layout
40993/19	House Types A,A-A
40993/20	House Types B-B
40993/21A	House Types C-B
40993/22A	House Types C-C
40993/23	Commercial Units

REASON: For clarity and the avoidance of doubt and to define the terms of the permission.

3. No materials shall be placed on the site until such time as samples of the facing bricks and any other materials to be used on the external walls including brick/stone banding and stone window sills/lintels, window frame materials and finishes, and any other materials have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.  
REASON: To make sure that the appearance of the completed development is satisfactory.
4. Within one month of the commencement of works on site, a plan showing a detailed soft and hard landscaping scheme shall be submitted to and agreed in writing by the local planning authority.  
REASON: To ensure that the Local Planning Authority can exercise proper control over the visual appearance of the area and in the interests of visual amenity.
5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.  
REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.
6. The development hereby approved shall be carried out in strict accordance with the mitigation strategy specified within the submitted Noise Assessment (ref. 23061/07-17/4899 Rev B by M-EC dated July 2018) and shall be maintained in this form at all times thereafter.  
REASON: to ensure internal acoustic standards are achieved, in the interests of residential amenity.
7. No part of the development shall be occupied until such time as the access arrangements and off-site works shown on rg+p drawing number 40993/018B have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, to mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework.

8. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with rg+p drawing number 40993/018B. Thereafter the on-site parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework.

9. The development hereby permitted shall not be occupied until such time as:

a. The access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and;

b. Site drainage details have been provided to and approved in writing by the Local Planning Authority.

Thereafter surface water shall not drain into the Public Highway and shall be so maintained.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.), to reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users, in the interests of highway safety and in accordance with the National Planning Policy Framework.

10. No development shall commence on the site until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

REASON; To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

11. No development shall commence on the site until such time as infiltration testing has been carried out to confirm (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the Flood Risk Assessment has been updated accordingly to reflect this in the drainage strategy.

REASON; To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

12. No development shall commence on the site until such time as a construction traffic/site traffic management plan, including wheel cleansing facilities and vehicle parking facilities, proposed hours of demolition/construction works and of deliveries and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

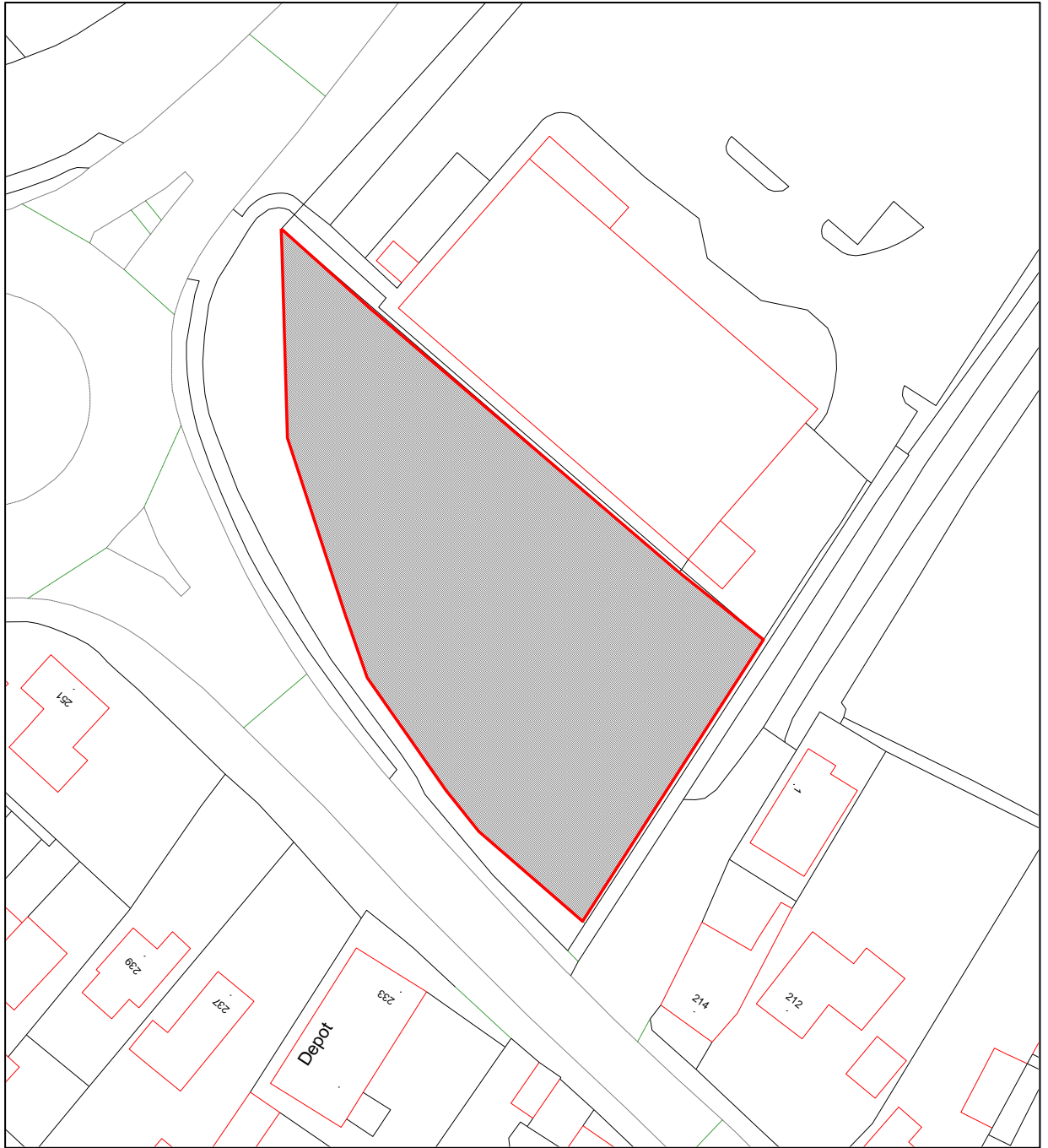
13. No development shall commence on the site until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

14. No development shall commence on the site until such time as a Gas Verification Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any mitigation measures suggested within this plan. REASON: To ensure any gas contamination is recognised and any adverse impacts of future residents is mitigated.

15. If, during development any contamination, not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Any approved amendment to the remediation strategy shall thereafter be implemented in full.

REASON: To make sure that the site, when developed, is free from contamination, in the interests of public health and safety.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## Item No. 2

### Application Reference Number P/19/1513/2

<b>Application Type:</b>	Householder	<b>Date Valid:</b>	16/07/2019
<b>Applicant:</b>	Mr & Mrs Seymour		
<b>Proposal:</b>	Erection of front porch and two storey side & rear extension including demolition of existing rear garage		
<b>Location:</b>	275 Bradgate Road Anstey Leicester LE7 7FX		
<b>Parish:</b>	Anstey	<b>Ward:</b>	Anstey
<b>Case Officer:</b>	Jennifer John	<b>Tel No:</b>	01509 634755

---

This item has been called in to Plans Committee at the request of Councillor Taylor who has concerns about the proposal.

### Description of the Application

The application site is a brick built end of terrace property constructed in 1929. The immediate area is defined by five rows of four terraced properties, known locally as the 'Twenty Row'. The terraced rows are constructed of the same design and style, albeit some have been altered with varying styles of fenestration and small additions to the front elevations, to include porches and pitched roofs added to bay windows. Many properties have been extended to the rear. The site is located on the western edge of the village which is defined by its open character with the pastoral fields to the front and rear. Public right of way J74 runs from east to west connecting Bradgate Road and Bradgate Park to Link Road close to the centre of Anstey Village.

The application proposes a single storey rear and side extension which is to project 5.8m from the original rear wall and will extend 7.4m across the width of the property, projecting 1.3m beyond the existing side elevation wall. The application also proposes a first floor rear extension above the proposed ground floor extension, which is to project 3.6m beyond the original rear wall across extending the full width of the existing building. The proposal also includes an open fronted and gabled porch to the front elevation. Proposed external materials to match the existing building. The proposals if approved and constructed would require the removal of an existing garage positioned within the rear garden and the removal of a small brick outhouse attached to the rear elevation.

The application is supported by a Design and Access statement.

### Development Plan Policies

#### Charnwood Local Plan 2011-2028 Core Strategy

Policy CS1 – Development Strategy sets out the development strategy and directions of growth for the Borough.

Policy CS2 – High Quality Design – requires new developments to respect and enhance the character of the area, protect the amenity of people who live and work nearby and function well and add to the quality of the area.

#### Borough of Charnwood Local Plan

Policy EV/1 – Design - seeks to ensure a high standard of design for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality.

Policy H/17 – Extensions to Dwellings– states that planning permission will be granted provided the development meets specific criteria relating to the scale, mass, design and use of materials with the original dwelling etc.

Policy TR/18 - indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 3 parking spaces for a 4 or more bedroom dwelling, although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off -street parking; the current, or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

#### **Other material considerations**

##### The National Planning Policy Framework

The National Planning Policy Framework (chapter 7) sets out a presumption in favour of sustainable development. The framework identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being. One of the principles of planning is to seek a good standard of amenity for all existing and future occupants of land and buildings. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

##### Leading in Design SPD

The adopted Leading in Design Supplementary Planning Document is a working document intended to encourage, promote and inspire higher design standards in development throughout Charnwood.

##### House Extensions SPG

The adopted House Extensions Supplementary Planning Guidance (2001) sets out guidelines for the assessment of house extensions on neighbouring amenity. The SPG remains broadly consistent with Saved Local Plan policy EV1 and H17 and Core Strategy policy CS2.

##### The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning

authorities to assist in the design of road layouts in new development. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; as well as to help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

#### National Planning Practice Guidance (PPG)

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods.

#### National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

#### The Draft Charnwood Local Plan 2029-2036

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only very limited weight.

### **Relevant Planning History**

None

### **Responses of Statutory Consultees**

Anstey Parish Council initially objected to this application for the following reasons:

- This row of houses were traditionally affordable houses within the village. This extension changes the character of the property.
- The proposal stands on a large plot but is considerably larger in terms of mass and scale compared with the original dwelling.
- There are further concerns that the proposal would have a detrimental effect on the neighbouring properties limiting light.
- The proposal is likely to be seen from Bradgate Park.

However following submission of a Design & Access Statement to support the application, these comments were withdrawn and the Parish Council noted the application.



Councillor Taylor objects to the proposal on the following grounds:

- Raises concern about the size of the proposed development. This proposal will change the whole look of the property and change the street scene considerably. This is a row of traditional houses and this proposal is not in keeping.
- Also raises concern that the proposals would have a detrimental effect on neighbouring properties and affect the enjoyment of their homes by the overbearing structure.

### **Other Comments Received**

There have been 11 letters of objection received from 8 different neighbouring properties (Nos. 257, 265, 267, 269, 271, 273, 279 & 287 Bradgate Road) raising the following issues:

- Proposal doesn't meet requirements of policy H/15 (*this is not a saved policy in CBC's Local Plan but from context it appears the comments refer to policy H/17*)
- Excessive size, scale, massing
- Overdevelopment of the plot/very large increase in floorspace
- Impact on neighbouring amenity
- Dominating/overbearing impact
- Overshadowing/loss of light
- Loss of privacy
- Loss of view/outlook
- Impact on character of area and streetscene
- Proposed porch forward of building line
- Out of keeping with the row of terraces
- Setting of a precedent for two storey extensions (currently only single storey extensions to properties on 'Twenty Row')
- 'Twenty Row' originally intended as affordable housing not 'executive homes'
- Visible from public right of way in Bradgate Park
- Increase in existing water pressure and disposal problems
- No details of ventilation from bathrooms/utility room/kitchen
- Business being run from the property
- Comparisons to No. 293 in DAS not relevant as this is a detached property
- Conversion of the attic space could be used to achieve additional bedroom instead of two storey extension

### **Consideration of the Planning Issues**

The main issues to be considered in the determination of this application are:

- Principle of development
- Design and the impact on the street scene
- The impact on residential amenity
- Highway safety

#### The principle of development

The starting point for decision making on all planning applications is that they must be made in accordance with the Development Plan unless material considerations indicate otherwise.

Policies in the adopted Core Strategy and the saved policies in the Borough of Charnwood Local Plan are therefore the starting point for consideration. The application site is within Anstey, one of seven Service Centre Villages of the Borough, where the principle of extending dwellings is acceptable. The proposal is therefore in accordance with Policy CS1 of the Core Strategy and Policy ST/2 of the saved Local Plan.

However, it is still necessary to consider, amongst other things, the physical impact of the development, its impact on residential amenity, car parking, and, highway safety. These matters together with all other relevant material considerations are assessed below.

#### Design and the impact on the street scene and character of the area

The immediate area is defined by ribbon development on the northern side of Bradgate Road which are largely of the same period, scale, style and form, including the application property.

Concerns have been raised regarding the scale of the proposal and the impact it would have on the character and appearance of the area and the street scene.

Policy CS2 of the Core Strategy and saved Policy EV/1 of the Local Plan require new development to respect the character of the surrounding area. Saved policy H/17 of the Local Plan also sets out a requirement for house extensions to fit in with the streetscene and not to cause harm to visual amenity.

The proposal is generally to the rear of the existing house with the small side projecting element set well back behind the front elevation. Additionally the side element would be largely hidden from view from Bradgate Road by the adjacent property, 277. For this reason it is not considered that the proposals would result in unacceptable harm to the street scene or the character and appearance of Bradgate Road.

Concern has been expressed that the proposals would be seen from the public right of way within fields to the rear of the property. The rear wall of the proposed first floor extension would be located approximately 90m from the public right of way with intervening vegetation and fencing. Given that the proposed extension would be subordinate in scale and design to the existing dwelling, constructed in matching materials and viewed within the context of existing extensions and alterations to the rear of adjacent properties along this section of Bradgate Road, it is not considered that the proposal would result in harm to visual amenity from this viewpoint.

In respect of the proposed porch addition, concerns have been expressed that it would appear out of character with other houses in the row and alter the Bradgate Road street scene. The proposed porch measures 2.5 square metres and is 3.4m in height to its ridge. It should be noted that if the height was below 3m, the porch addition could be constructed under Permitted Development rights. Notwithstanding this, it is considered that the form and scale of the porch as proposed would not represent an incongruous or discordant addition to the property or cause harm to the street scene or the character of the terraced row. Furthermore, there are other examples of similar porches constructed in close proximity to the application site at 285 Bradgate Road. For these reasons, it is considered that the porch as proposed is acceptable in terms of its form, scale and design.

Consequently, the proposed extensions would preserve the character and appearance of the host dwelling, the street scene and the character of the area, including the wider countryside. It would therefore accord with Policies CS2 and CS11 of the Core Strategy, Policies EV/1 and H/17 of the Local Plan and the Framework, which amongst other things, seek to ensure that proposals are of high quality design.

#### The impact on residential amenity

Core Strategy Policy CS2 and saved local plan policies EV/1 and H/17 promote high quality design and layouts to preserve residential amenity for both occupiers of existing neighbouring properties and the future occupiers of new development. Further guidance on residential amenity is set out in the Leading in Design SPD and the House Extensions SPG.

Concerns have been expressed that the proposed two storey rear extension would result in loss of light and be overbearing in relation to the adjoining neighbouring property at 273 Bradgate Road. When assessing the impact of proposals in terms of loss of light, the Council's House Extensions SPG uses the Building Research Establishment's (BRE) method of assessing any breach of the 45 degree rule. The House Extensions SPG states that planning permission for house extensions will only be granted where the proposal will not result in substantial loss of sunlight to main rooms of adjoining dwellings, measured using the BRE methodology.

The adjoining property at 273 Bradgate Road has been extended at ground floor level and the proposed extension would extend a further 1.5m beyond the rear elevation of this adjoining extension. There would be no breach of the 45 degree line when considering the position of the nearest ground floor habitable room window. The proposed first floor extension would project 3.6m beyond the first floor rear elevation of the adjoining property. However, when taking into account the nearest window within the adjoining property is a small bathroom window, the proposal would not result in substantial loss of light to a main room. Furthermore, the proposal would not breach the 45 degree line when considering the nearest bedroom window within the rear elevation of the adjoining property. For this reason it is not considered that the proposal would result in substantial loss of daylight to this property. Although the extension lies to the south of 277 it does not project back to such an extent that it would lead to a material loss of sunlight.

Furthermore, taking into account the size and position of the extensions proposed, including the proposed porch, it is not considered that there would be unacceptable overbearing impacts to either of the nearest neighbouring properties, nor would there be any loss of privacy when taking into account the position of proposed windows.

Given the above context, it is not considered that the proposal would have a substantial adverse impact on neighbouring amenity. As such, the proposal accords with Core Strategy Policy CS2, saved local plan policies EV/1 and H/17, the Framework, the House Extension SPG and the SPD's on Housing and Leading in Design.

#### Highway Safety

Saved local plan Policy TR/18 requires new development to provide off-street parking for vehicles and promotes standards that require a maximum of 3 parking spaces for a 4 or more bedroom dwelling. It goes on to acknowledge that the standards represent the "starting

point” and does not rule out an assessment based on local circumstances.

Paragraph 109 of the NPPF states that; new development should only be resisted on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

The application site is located on a 30mph stretch of road within the settlement limits of Anstey. The existing property has an area to the front and side that is laid to hardstanding and which can comfortably accommodate two parked vehicles when taking into account the standards set out in the Leicestershire Highways Design Guide. The area to the side of the property measures approximately 2.3m in width and is therefore below the required standard to be considered a useable parking space when considering its location hard up to the side elevation wall of the application property. The proposal would therefore not provide the suggested number of parking spaces for a four bedroom property. In this regard although the proposal would not accord with the maximum standards set out in policy TR/18 the nature of the area and proposal suggest that a lower number of spaces than this maximum would not result in harm.

Given that the standard set out by TR/18 is a maximum, and that to refuse a planning application on highway safety grounds requires there to be severe harm a refusal on these grounds would be difficult to defend. Additionally taking account of the sites location within a 30mph zone, it is not considered that even if parking occurred on the public highway, the proposal would not result in material harm that would justify a refusal of planning permission.

The proposal is considered to comply with saved policy TR/18 and with the advice in the NPPF.

### Other Matters

Concerns have been raised that the proposal if approved would set an undesirable precedent for other two storey extensions within the immediate locality. Any future proposals would be considered on the individual merits of the case taking into account the relationship and impact with neighbouring properties and the character and appearance of the area. It is not considered that the proposal if approved would result in the setting of a precedent.

Concerns have been raised that the row of properties known locally as the ‘Twenty Row’ were built as affordable homes, and not as executive homes. The property subject to this application is a privately owned dwelling and there are no material planning considerations that would prevent the enlargement of the property.

Concerns have been raised that the applicant has been operating a business from the property. There is no evidence that any existing use of the property has resulted in a breach of planning control or a material change of use. Furthermore, it is not considered that the proposals constitute or would facilitate a material change of use. In this regard, the concerns raised by objectors cannot be given any weight.

It has been suggested that the applicant consider conversion of the second floor loft space to achieve the desired additional internal living space. The local planning authority must consider the acceptability of the submitted proposal having regard for the above mentioned

policies and guidance. In this regard, it is not considered that the submitted proposal would be of sufficient concern to justify a refusal of planning permission.

Concern has been expressed that the proposals do not detail how the bathrooms are to be ventilated. This would be a matter for building regulations approval and is not therefore considered to be a material planning consideration that would require details to be approved as part of the planning application. Furthermore, objections have been raised with regards to the capacity of the foul drainage network and the position of drains within the site. Similarly, this would be a matter for building regulations and is not a material consideration in the determination of an application that seeks to extend an existing residential property.

## **Conclusion**

Decisions on applications need to be made in accordance with the adopted development plan policies unless material considerations indicate otherwise.

The main issue to be considered in this case is the impact of the proposed extensions having regard to the design and the impact on residential amenity and highway safety.

Whilst it is acknowledged that a large extension is proposed, the extension is considered acceptable in terms of its design and impact on the character of the area. Accordingly it would comply with Policies CS2, EV/1 and H/17 and the advice contained within the Leading in Design SPD and the House Extensions SPG.

With regards to amenity, the development complies with the provisions of policies CS2, EV/1 and H/17 along with the advice given in the Leading in Design SPD and House Extensions SPG with regards to loss of light, privacy and outlook. Accordingly there is no material harm that would warrant a refusal of planning permission on amenity grounds.

The proposal complies with saved policy TR/18 with regard to parking and the advice within the Framework.

Taking into account all of the relevant material planning considerations, the application is recommended for approval.

## **RECOMMENDATION:**

Grant Conditionally subject to the following conditions:-

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drawing No. 001 – Location Plan received on 16<sup>th</sup> July 2019

Drawing No. 100 – Existing Site Plan received on 16<sup>th</sup> July 2019  
Drawing No. 101 – Existing Floor Plans received on 16<sup>th</sup> July 2019  
Drawing No. 102 – Existing Elevations received on 16<sup>th</sup> July 2019  
Drawing No. 200 – Proposed Site Plan received on 16<sup>th</sup> July 2019  
Drawing No. 210 – Proposed Floor Plans received on 16<sup>th</sup> July 2019  
Drawing No. 220 Rev A – Proposed Elevations received on 15<sup>th</sup> August 2019

REASON: To define the terms of the planning permission.

3. The facing materials to be used in the construction of the new works hereby permitted shall match as closely as possible those of the existing building.

REASON: To ensure the satisfactory appearance of the completed development.

The following advice notes will be attached to a decision:-

1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS2 of the Charnwood Local Plan (2011-2028) Core Strategy, Policies EV/1, TR/18 and H/17 of the Borough of Charnwood Local Plan and the provisions of the National Planning Policy Framework have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
2. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policy/ies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
3. The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property at No. 273 Bradgate Road. A Solicitor or Chartered Surveyor should be able to give advice about whether and how the proposed work falls within the scope of this Act.
4. Provision should be made to make sure that all existing drainage systems continue to operate effectively.
5. The decision has been reached taking into account paragraph 38 of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

### Item No. 3

**Application Reference Number** P/18/0942/2

<b>Application Type:</b>	Full	<b>Date Valid:</b>	22/05/2018
<b>Applicant:</b>	Mr John Morfey		
<b>Proposal:</b>	Erection of 6 no. floodlighting columns and 3 no. additional lamps to existing columns.		
<b>Location:</b>	Gynsill Tennis Club Gorse Hill Anstey LE7 7AN		
<b>Parish:</b>	Anstey	<b>Ward:</b>	Anstey
<b>Case Officer:</b>	Steven Holmes	<b>Tel No:</b>	01509 634770

---

This item is referred to Plans Committee at the request of Councillor Taylor who is concerned about the impact of the proposal on the residential amenity of the neighbouring property

#### **Description of the Application**

The application site consists of an existing tennis club located on the corner of Gorse Hill and Gynsill Close in Anstey. The site is adjacent to unpopulated areas of land to the North, East and West, however, it is abutted by a residential property to the South; 175 Gynsill Close.

The proposal is to light two additional courts, within a group of three, Both are currently unlit although the third court in the group does have existing floodlighting. The lighting consists of the following:

- 6x new Floodlit columns
- 3x additional lamps (luminaires) to existing columns on site

The columns will measure approximately 6 metres high with a further 700mm swan-neck arm and a 300mm high lamp giving a total height of circa 7 metres. The lighting arrangements will serve courts 2 and 3 and will have lux levels of 400 to meet the Lawn Tennis Association requirements. Court 1 is already lit.

The perimeter luminaires will feature baffles to prevent excessive light spillage outside the courts.

The Planning application is supported by the following information:

- Application Form
- Site Plan – Revision A – 1:500
- Lighting Data Pack by Exclusive Leisure Ltd
- Elevation of lighting and column
- Bulb Product Data



## **Development Plan Policies**

### Charnwood Local Plan Core Strategy (adopted 9 November 2015)

The following policies are relevant to this application:

Policy CS2 – High Quality Design – requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

Policy CS13 – Biodiversity and Geodiversity – seeks to conserve the natural environment and expects development to take account of impacts on biodiversity.

Policy CS15 – Open Spaces, Sports and Recreation - seeks to support open space needs within the Borough. As part of this it supports development which contributes to sport and recreation provision.

### Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies)

The policies relevant to this proposal include:

Policy EV/1 – Design – seeks to ensure a high standard of design that respects the character of the area and is compatible in mass, scale and layout. It also seeks to safeguard the amenities of adjoining properties.

## **Other material considerations**

### National Planning Policy Framework (NPPF)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (para.6), fulfilling an economic, a social and an environmental role (para.8). Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (para.12). The NPPF states in paragraph 124 that the government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.

Paragraph 109 states that development should only be prevented or refused, on highway grounds, if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 180 states that new development should take into account the impacts of pollution on living conditions and the natural environment. Specific to lighting, this involves limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and ecology.

Planning Practice guidance

This is an electronic system of government guidance. Paragraph 007 deals with light pollution. It sets out factors that are relevant to determining whether light pollution would be harmful to amenity or other sensitive receptors.

ILP Guidance Notes

Provides a list of “do’s and don’t’s” for outdoor lighting and is often used as the basis for Government and Local Authority Guidance.

Supplementary Planning Document Leading In Design

This document seeks to encourage, promote and inspire higher design standards in new development.

The Draft Charnwood Local Plan 2029-2036

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only very limited weight.

**Relevant Planning History**

App No.	Description	Outcome
P/86/0303/2	Construction of two all-weather courts and erection of six floodlight poles around one of these	Approved
P/03/1170/2	Installation of floodlights to one tennis court.	Approved
P/09/1522/2	Replacement of 6 floodlights to court four.	Approved

**Responses of Statutory Consultees**

Local Highway Authority – It raises no objection to the application but refers to its own standing advice.

Ward Councillor Taylor – expresses concern about the impact upon the amenity of the occupants of 175 Gynsill Close.

The Environmental Health Officer has no objection and has confirmed that the lighting levels would be acceptable with respect to the dwelling at 175 Gynsill Close providing a condition is imposed to include timers on lighting to prevent unintentional use.

## **Other Comments Received**

The Occupants of 175 Gynsill Close have concerns with regard to the following:

- The omission of details to show the full extent of the buildings at No.175 Gynsill Close
- Loss of privacy due to extended hours of use
- Noise and disturbance from users of the court
- Over bearing Impact of development
- The Impact upon the environment
- The need for extra floodlights due to under use of other courts
- Impact upon the street scene
- Light spillage/pollution in to bedrooms and amenity space.
- Obstructed views of the skyline
- The use of photos taken elsewhere as examples of the design of columns lamps etc.

## **Consideration of the Planning Issues**

The main issues to be considered in the determination of this application are:

- The impact on the character and appearance of the street scene;
- The impact on the amenity of 175 Gynsill Close
- The impact on the highway
- The impact upon Ecology
- The enhancement of existing sports facilities

### The impact on the character and appearance of the street scene

The proposed lighting columns are slim-line in construction and have very little mass to visually influence the street scene from a physical perspective. The appearance of the columns will be conditioned to be of a neutral colour, (holly green), and a matte finish. The closest floodlight would be 3.5 metres from the boundary with the public highway which has a mature hedgerow. This boundary treatment helps to break up the appearance of the proposal. Additionally, the type of development is typical and within context within a sports and recreation facility setting.

The light itself would be a more apparent feature within the street scene. However, there are existing flood lights within the site, streetlights in the immediate area and the area is not one that is intrinsically dark. The additional impact needs to be considered against this current baseline. It is not considered that there would be a material increase or large magnitude of change above this current position due to the scale of the proposal and given the limited level of light spill.

It should also be noted that impact upon the street scene from the lighting would be time limited to when the courts are in use during darker hours. This would reduce any impact on visual amenity. A condition requiring a timer to be fitted to each light and automatically turn off after a set period of time could be attached to any consent to ensure this.

The proposal is not considered to cause detriment to the character and appearance of the street scene, by virtue of the structures themselves or the light produced and is considered compliant with policies saved policy EV/1 of the Local Plan, policy CS2 of the Core Strategy and the guidance in the Framework.

#### The impact on the amenity of occupants of 175 Gynsill Close

The application proposes to locate two additional lighting columns along the boundary of the tennis club and this neighbouring dwelling. It also involves lighting those, currently unlit, courts closest to the property meaning they could be used longer during darker hours.

The height of the structures will be approximately 7 metres. However, the relatively slimline profile of the lighting structures is such that it is not considered they would cause any significant over-dominance or an over bearing impact.

Concerns have been raised about disturbance from tennis activity closer to the property for longer hours and due to loss of privacy because of increased activity near to ground floor bedroom windows. While it is acknowledged that some increase in use of the nearest courts and any associated noise and activity may take place in winter months, it is noted that the same courts can at present be used until later in the evening in the summer months. Nevertheless, it is proposed that a condition be attached limiting the use of the floodlights, and hence the courts during darker evenings to between 0900 and 2200. Accordingly, the potential seasonal intensification of the use of these two courts could be mitigated to acceptable levels.

Light spillage into the rear amenity space of the dwelling and in to the 3 bedrooms of the dwelling is of concern to the occupants of 175. The Environmental Health Officer was consulted as part of the proposal and has raised no objections to the proposal. The light spillage data map demonstrates a considerable drop in lux levels where light spillage to the rear of the courts encroaches upon this neighbouring dwelling. The amount of light spillage would conform to guidance levels for a low brightness setting and conditions can be imposed to require timers and restrict usage beyond 22:00hrs. These conditions would prevent both un-needed and late night usage and would further mitigate any impact on residential property.

The impact upon views of the skyline from within this property has also been raised as a concern however views are not a matter that can be taken in to account within the planning process.

The proposal is not considered to cause a loss of amenity to 175 in terms of over dominance, noise, disturbance or light pollution. It would comply with policies EV/1, CS2 the advice within the framework in this respect.

#### Impact on the highway

The floodlights will be located 3.5 metres from the nearest publically owned land and 7.5 from the vehicular highway.

For lighting levels to avoid distracting or dazzling users of the highway, the Local Highway Authority would require Illuminance levels of no greater than 300cd/m<sup>2</sup> for areas of low district brightness such as this site.

The lux levels will be 400 within the tennis courts which equates to circa 18000 candelas per square metre. However, the baffles upon the perimeter lights ensure that the light spillage drops significantly and the resulting level of lux is no more than 1 upon the highway.

To establish what 1 lux equates to in cd/m<sup>2</sup> the below calculation is used:

The luminous intensity ( $I_v$ ) in candela (cd) is equal to the illuminance ( $E_v$ ) in lux (lx), times the square distance from the light source ( $d^2$ ) in square meters (m<sup>2</sup>):

$$I_{v(\text{cd})} = E_{v(\text{lx})} \times (d_{(\text{m})})^2$$

The closest floodlight to where the light spillage encroaches upon the highway is approximately 16 metres therefore the above method results in an illuminance level of 256cd/m<sup>2</sup>

As this falls below the illuminance levels determined by the Local Highway Authority to cause distraction and dazzling of highway users, it is considered that there are no objections from the Local highway Authority, and the development would not have an adverse impact on highway safety thus complying with the advice within the Framework.

#### Impact upon the Environment

Concerns have been raised in relation to the impact upon the local wildlife as a result of this proposal. However, the site is within an area with street lighting along Gorse Hill which is significantly closer to the wooded area to the north and is more permanently in use than the proposed lights would be.

Furthermore, the tennis club have multiple courts with floodlights that may be used already. This proposal is relatively small scale and will be limited in its usage with baffles upon the light source reducing overspill to the surrounding area to a level which would not encroach upon the nearby wooded area as demonstrated by the filled Iso Contour diagram within page 13 of the lighting data pack. Given this any additional impact upon biodiversity is not considered to be significant. The proposal is considered to comply with policy CS13.

#### The enhancement of existing sports facilities

Policy CS15 offers support for proposals which contribute to recreation and sports provision. The tennis club is an existing sports facility within the Borough and proposals that enhance the use and quality of such facilities are offered support by this policy. This need to be considered in the planning balance for the application.

## Other Matters

Concerns that elements of the submission are misleading have been raised with respect to the plans not demonstrating outbuildings which serve No.175 Gynsill Close and the use of photographic examples of lighting used at other clubs. It is not common practice to survey neighbouring properties as part of a submission for planning application however the applicant has submitted a revised site plan which more accurately represents the structure at No.175 Gynsill Close. The submission of photographic examples used elsewhere is a regular occurrence within a planning application. As such, the originally omitted outbuildings and inclusion of photo examples is not considered to have misled the decision making process.

Comments have been received as to the necessity of the floodlights due to an underuse of the current facilities. It is not for the Local Planning Authority to ascertain whether a proposal is viable but it does have to assess the proposal before it.

## **Conclusions**

In summary, the proposed development is considered to be acceptable in its design and appearance and impact on the street scene. The proposal is not considered to be significantly detrimental to the amenities of neighbouring residential properties and would not cause significant detriment to local wildlife. Added to this it would improve and enhance an existing sports facility. There is not considered to be any impact on highway safety that needs to be added to this balance.

The proposal complies with saved policy EV/1 of the Local Plan, policies CS2 CS13 and CS15 of the Core strategy and the advice within the Framework. As development that accords with the Development Plan It is therefore recommended that planning permission should be granted, subject to conditions.

## **RECOMMENDATION:-**

Grant Conditionally

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following plans:

Application Form - received by the Local Planning Authority on 02 May 2018.

Site Plan – Revision A – 1:500 - received by the Local Planning Authority on 29 October 2018.

Lighting Data Pack by Exclusive Leisure Ltd - received by the Local Planning Authority on 02 May 2018.

Elevation of lighting and column – received by the Local Planning Authority on 21 May 2018.

Bulb Product Data - received by the Local Planning Authority on 21 May 2018.

REASON: For the avoidance of doubt and to define the terms of the permission.

3. The floodlights hereby approved shall be fitted with a time-clock or similar device which will turn off the lighting after a period of no longer than 30 minutes of court inactivity.

REASON: To prevent the lights from operating unnecessarily in the interests of neighbouring residential amenity.

4. The floodlights hereby permitted shall only be in operation between the hours of 09:00 and 22:00 Monday to Sunday including bank holidays.

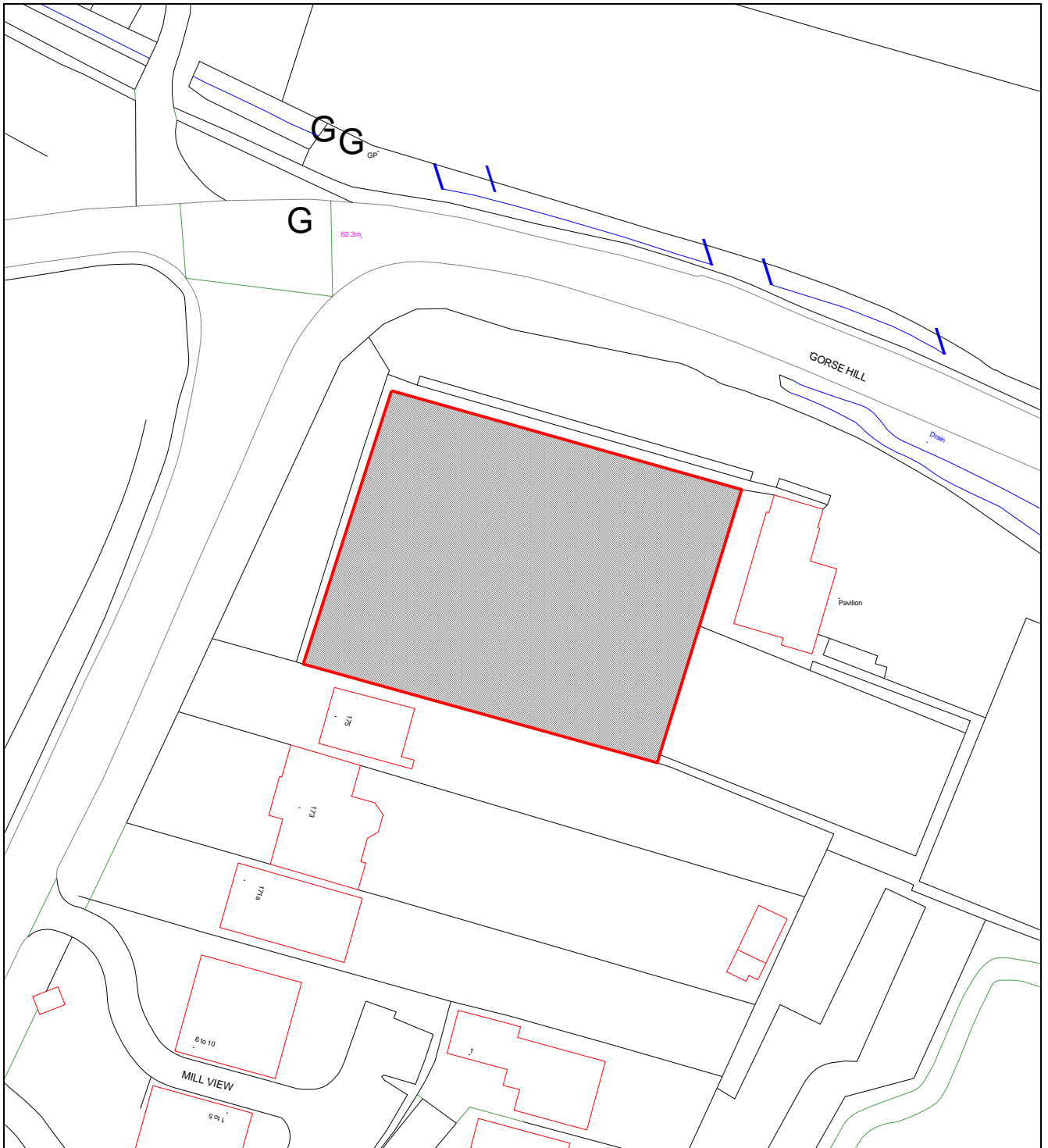
REASON: The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. The floodlighting hereby approved shall be finished in a matte 'Holly bush' green colour to match the existing flood lights within the site.

REASON: To make sure that the appearance of the completed development is satisfactory.

The following advice notes will be attached to a decision:

1. The decision has been reached taking into account paragraph 38 of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION - Policies CS2 of the Charnwood Core Strategy (adopted 9th November 2015) and EV/1 and TR/18 of the Borough of Charnwood Local Plan (adopted 12th January 2004) have been considered in reaching a decision on this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
3. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policy/ies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



## Item No. 4

### Application Reference Number P/19/1551/2

<b>Application Type:</b>	Full	<b>Date Valid:</b>	23/07/2019
<b>Applicant:</b>	Orange Est8 Ltd		
<b>Proposal:</b>	Single storey extension to rear of semi-detached house in multiple occupation.		
<b>Location:</b>	16 Oaklands Avenue Loughborough LE11 3JF		
<b>Parish:</b>	Loughborough	<b>Ward:</b>	Loughborough Nanpantan
<b>Case Officer:</b>	Deborah Liggins	<b>Tel No:</b>	01509 634733

---

This item is referred to Plans Committee at the request of Councillor Smidowicz who is concerned about the impact of the proposed development on the residential amenities of neighbours and upon car parking. Councillor Smidowicz also calls the application in as she has concerns about the number of local developers testing the Council's systems and feels this warrants challenge.

#### Description of the Application Site

The application site is located on the southern side of Oaklands Avenue – a cul-de-sac off Forest Road and which lies within a Primarily Residential area as identified in the Borough of Charnwood Local Plan. The street is quite narrow and is known to be heavily populated by students and this is thought to have led to higher than average demand for car parking within the street.

The application site is within Flood Zone 2 and is an area of medium risk of flooding and a flood risk assessment accompanies the application.

The application property is semi-detached house fronting onto the turning head of the street and which has 2 off-street car parking spaces to the front of the house and the frontage is two thirds served by dropped kerbing. The dwelling is a known House in Multiple Occupation and this was verified through the granting of a Certificate of Lawfulness under application reference P/19/0414/2. The use of the dwelling as an HiMO is therefore undisputed and does not form part of this planning application.

The property is of red brick and clay tile construction.

#### Description of the Proposals

The proposal was originally envisaged to provide single and three storey extensions to the rear of the dwelling. However, revised plans were received on 3<sup>rd</sup> September 2019 which significantly reduced the proposals to a rear single storey extension only. The remainder of the internal alterations (including the loft conversion and roof extension) and the insertion of 3 roof lights into the existing loft roof, can be undertaken as 'permitted development, and although shown on the drawings, do not form part of the proposals before members.

The proposed extension is therefore a single storey mono-pitched roof extension set across the entire rear elevation and would have a width of 5.76m and a projection of 3.6m. The height of the extension would be 3.73m to the ridge and 2.58m to the eaves. The addition to the house would provide a shared living room area.

The fallback position of the applicant is a significant material consideration in the determination of this proposal. The position is that if the extension were reduced in height to not exceed 3m and reduced in depth to not exceed 3m, it would be 'permitted development' and this is significant in terms of assessing the impact of the proposal to neighbouring occupiers in particular. The submission of the revised plans prompted a second round of consultation and the responses are summarised below.

It is proposed that the extension be constructed in brick and tile to match the existing dwelling.

### **Development Plan Policies**

#### Charnwood Local Plan 2011-2028 Core Strategy

Policy CS2 – High Quality Design – requires new developments to respect and enhance the character of the area, protect the amenity of people who live and work nearby and function well and add to the quality of the area.

#### Borough of Charnwood Local Plan

Policy EV/1 – Design - seeks to ensure a high standard of design for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality.

Policy H/17 – Extensions to Dwellings (including garages) – states that planning permission will be granted provided the development meets specific criteria relating to the scale, mass, design and use of materials with the original dwelling etc.

Policy TR/18 - indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 3 parking spaces for a 4 or more bedroom dwelling, although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

### **Other material considerations**

#### The National Planning Policy Framework (2019)

Paragraph 8 identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being.

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 109 states that development should only be prevented or refused, on highway grounds, if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Chapter 12 of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

#### National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

#### The Draft Charnwood Local Plan 2029-2036

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only very limited weight.

#### **Relevant Planning History**

P/19/0414/2 – Certificate of Lawfulness (Existing) for use of the property as a house in multiple occupation (Class C4) – certificate granted. This confirms that the number of unrelated persons residing at the property should not exceed 6 and the Council is not in receipt of any information which suggests otherwise.

#### **Responses of Statutory Consultees**

None.

## **Other Comments Received**

Oaklands Avenue – 1, 10, 11, 12, 14, 24, 31, 35

Concerns about the original and revised plans include:-

- The property forms one of a row of 3 houses in multiple occupation with only 4 car parking spaces between them
- Insufficient car parking & street already congested
- Increased noise, debris and increased pollution
- Insufficient drainage capacity & increased flood risk
- The use is not in-keeping with the area
- The street is already over represented with HiMO's
- There is no need for flats at this property
- The proposal erodes family accommodation
- The proposal would drastically increase the capacity of the HiMO
- Any property adaptations that increase occupancy should be rejected.
- The 20% threshold for HiMO's is already exceeded
- Traffic, noise and disturbance during construction
- Increased security risk to the street as student houses empty for holidays
- The design of the extension fails to accord with planning policies.

Specific comments on the revised plans received 3rd September and submitted in response to the re-consultation:

- The revision does not prevent HiMO's being sited side by side
- The revisions do not alter the flooding situation or student behavior
- The proposals still include the conversion of the loft and potential increase in occupants with the attendant problems already outlined above.

Councillor Smidowicz considered that the design of the originally proposed development would be harmful to the residential character of the area and the living conditions of surrounding occupiers as it would increase the occupation density at the house and be out of character with the small cul-de-sac. She pointed out that refuse lorries are already impeded by parked cars and that residents already suffer anti-social behaviour and noise. Additionally, she considers that the 20% threshold for assessing planning proposals for houses in multiple occupation is not sustainable.

In specific response to the revised plans, Councillor Smidowicz acknowledges that the applicant has compromised but supports the comments of residents and wishes the number of residents at the property to remain at three and not increase by virtue of the extension. She requests that if planning permission is granted, a condition be imposed to require an extended dropped kerb and additional hard-surfaced car parking to both be provided and remain available in perpetuity. Despite this she remains concerned about the parking situation in the street and comments that there is no shortage of student accommodation in Loughborough.

The Council's Environmental Health department confirms it last received a complaint about noise emanating from the property in 2008.

## Consideration of the Planning Issues

The proposal does not seek to alter the existing lawful use of the property, which is as a house in multiple occupation. Accordingly, the impacts of this use, whilst raised within objections, are not planning issues arising from the proposed development that is being considered. The main issues to be considered in the determination of this application are:

1. The design and impact of the proposal on the amenities of neighbouring occupiers
2. The impact of the proposals on the street scene
3. Car Parking
4. Flood Risk

### The design and impact of the proposal on the amenities of neighbouring occupiers

The proposal is located entirely to the rear of the dwelling and would be adjacent to a similar extension at the attached property (No.14). It would not project beyond this adjacent extension. Due to this orientation and the single storey nature of the proposal, there would be no loss of sunlight, daylight or privacy to No. 14.

No. 18 lies to the south-west and has a rear elevation that is set approximately 1.7m further back than the application property. The proposed extension projects approximately 1.9m beyond this elevation. Whilst No. 18 does have a principal window in its rear elevation, the proposal by virtue of its orientation and scale does not breach the 45 degree rule with regard to this window meaning there would be no material loss of daylight. Coupled with this, the majority of the proposal lies to the north and east of this window which, combined with the single storey height of the proposal means that there would not be a material loss of sunlight. There are no new windows proposed which would lead to loss of privacy to No. 18.

Given the above context, and the orientation of the dwellings, it is considered that the position, design, height and scale of the proposal would not cause loss of daylight or sunlight to either of the adjacent occupiers, nor would it introduce additional opportunities for overlooking.

Although neighbours have raised other concerns such as increased noise, refuse, pollution and the potential for anti-social behavior, these are not considered to be relevant to the determination of this application which is for a domestic extension to the dwelling. As mentioned above, the use as an HiMO is a lawful one and permits occupancy by up to 6 unrelated persons. Any amenity impacts associated with the increase in the current number of occupiers (up to the maximum permitted within the terms of the Lawful Development Certificate) are outside the scope of this application to control.

It is considered that the proposal would have no significant impact on neighbouring residential amenity and in these respects, the proposal accords with Policies CS2, EV/1 and H/17. Members are reminded that, in the event planning permission is refused, a very similar extension could be undertaken as 'permitted development' as set out above and the applicant is very likely to utilize this fall back position.

### The impact of the proposal on the street scene

The street scene is characterised by pairs of bay fronted semi-detached and hipped roof dwellings some of which have been extended at ground, first floor or roof level to become

gabled dwellings. The proposal is located entirely to the rear of the dwelling and the front elevation of the resultant dwelling would remain unchanged from its existing appearance. The proposal would therefore have no adverse impact on the street scene and would accord with Policies CS2, EV/1 and H/17.

### Car Parking

The proposal does not reduce the number of existing car parking spaces, or create a need for additional car parking.

It is important to note that the assessment of the requirement for car parking can only be based on the need as generated by the development, not works which could be undertaken without planning permission. Additional bedrooms which may in the future be created by a loft conversion or internal alterations are (as is commonly the case) permitted development and have no bearing on the consideration of the current proposal which is for a ground floor extension.

The property has two off-street car parking spaces to the site frontage and it is considered that it would be unreasonable to require additional car parking as a result of the development permission is sought for. Additionally, it is noted that it would not be possible to provide further parking within the site.

It is therefore considered that the proposal accords with Policy TR/18 and as, a minor, house extension, would not be likely to result in cumulative unacceptable impacts as described in Paragraph 109 of the National Planning Policy Framework.

### Flood Risk

Policy CS16 seeks to direct development to locations that are least likely to flood, encourages development that does not lead to flood risk elsewhere and requires development to manage surface water run off appropriately.

In terms of flood risk, Environment Agency mapping puts the actual house within Flood Zone 2 and the rear garden within Zone 3. The proposed development use would be considered to be 'more vulnerable' with a minor extension. The site is within 1km of the Burleigh Brook which passes to the north-west and within 60m of the Wood Brook to the south east. Both are main rivers in terms of the Environment Agency classification of watercourses. The Environment Agency defines a minor extension as including all householder development and its standing advice is helpful in terms of ensuring extensions are designed and constructed to conform to any flood protection already incorporated into the property, and include flood resilience measures in their design. In terms of the proposed extension, this would largely mean that the floor level should be set no lower than existing floor levels and that services, such as electrical connections should be set at higher levels.

The proposal is unlikely to impede access to flood defence or management facilities or have an adverse impact on the watercourses, flood flows or storage capacity. The development is therefore acceptable in terms of flood risk.

## Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them, including in this case the adopted SPD on House Extensions.

The proposal is considered to comply with policies CS2, and CS16 of the Core Strategy and saved policies EV/1, H/17 and TR/18 of the Local Plan. There are no material considerations set out within the Framework or other significant documents that would override this. Accordingly, the development accords with the most relevant policies within the development plan and it is recommended that planning permission is granted conditionally.

## RECOMMENDATION:-

Grant Conditionally

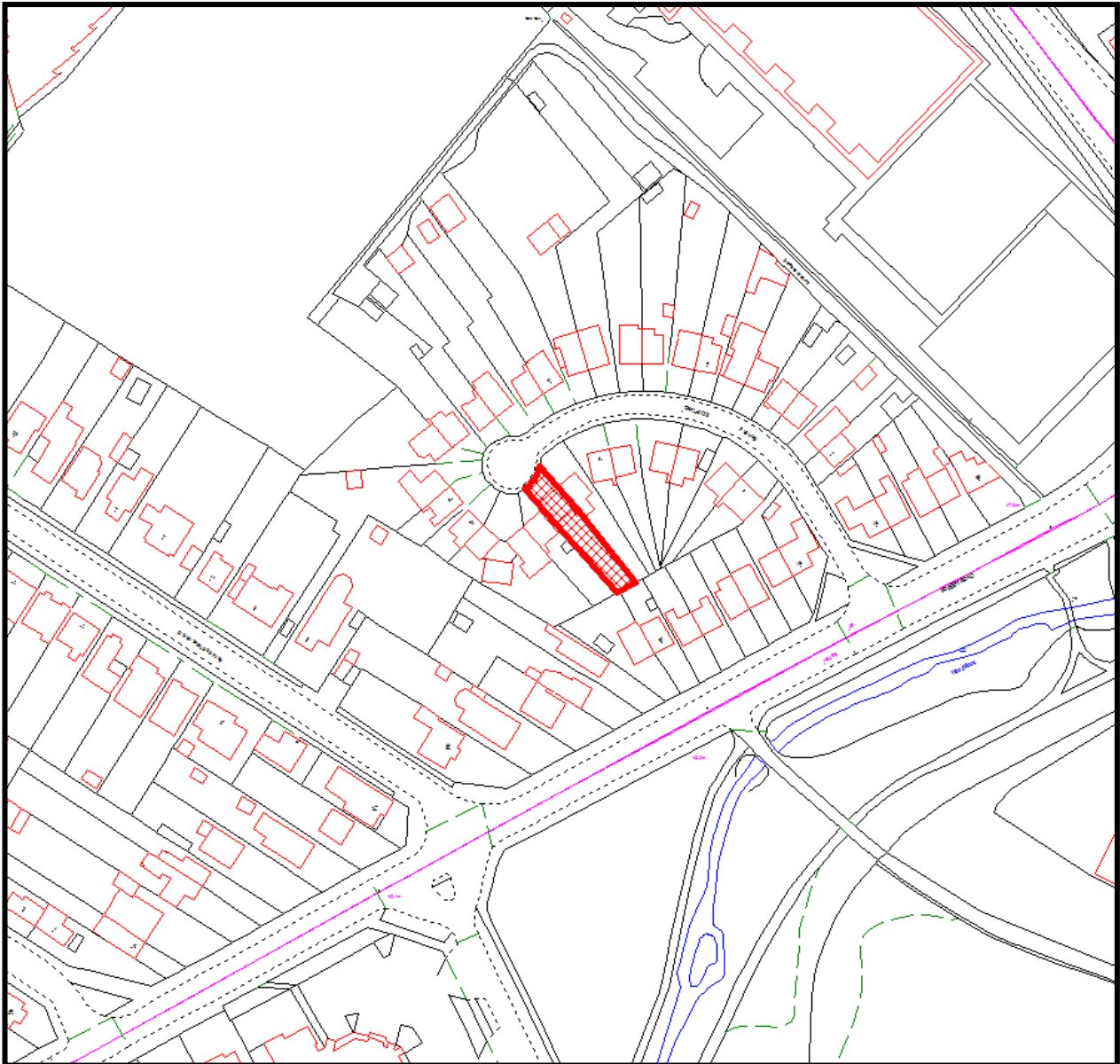
- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.  
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
1907-04 Rev D - Proposed elevations and section - revised plan received by the local planning authority on 3rd September 2019  
1907-03 Rev E - Proposed floor plans - revised plan received by the local planning authority on 3rd September 2019  
1907-01 Rev A - Site location plan and proposed block plan - revised plan received by the local planning authority on 3rd September 2019  
REASON: To define the terms of the planning permission.
- 3 The facing materials to be used in the construction of the new works hereby permitted shall match as closely as possible those of the existing building.  
REASON: To ensure the satisfactory appearance of the completed development.

The following advice notes will be attached to a decision

1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION  
- Policy CS2 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1 and H/17 of the Borough of Charnwood Local Plan have been considered in reaching a decision on this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.

2. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Guidance on House Extensions and, therefore, no harm would arise such as to warrant the refusal of planning permission.
3. The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
4. Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents.
5. You are reminded of the need to comply with the mitigation measures set out within paragraph 9.12 of the Flood Risk assessment submitted with the application.





This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## Item No. 5

### Application Reference Number P/19/1786/2

<b>Application Type:</b>	Listed Building Consent	<b>Date Valid:</b>	09/09/2019
<b>Applicant:</b>	Mr Jonathan Morgan		
<b>Proposal:</b>	Replacement of windows		
<b>Location:</b>	Manor Farm House, 21 Stanford Lane, Cotes, Leicestershire LE12 5TW		
<b>Parish:</b>	Cotes	<b>Ward:</b>	The Wolds
<b>Case Officer:</b>	Martin Jones	<b>Tel No:</b>	01509 634971

---

This application is referred to Plans Committee in accordance with exceptions contained within the Council's scheme of sub-delegation to Heads of Service embedded within the Constitution.

### Description of the Site

Manor Farm House is a large, attractive dwelling house dating from c1800 and constructed of brick with dentilled eaves courses and a distinctive Swithland slate roof. Originally the principal farmhouse, it sits in a prominent position on Stanford Lane with the associated outbuildings set further back behind Manor Farm House, although these outbuildings are now outside of the ownership of the farmhouse. The building is Grade II listed.

### Description of the Proposals

This application for Listed Building Consent seeks approval for the replacement of the existing 1970s windows with like-for-like painted hardwood frames, incorporating double glazed units.

### Development Plan Policies

#### Charnwood Local Plan 2011-2028 Core Strategy

The following policies are relevant to this application:

Policy CS2 – High Quality Design requires new development to respect and enhance the character of the area, protect the amenity of people who live and work nearby, to function well and to add to the quality of the area.

Policy CS14 – Heritage – Sets out to conserve and enhance our historic assets for their own value and the contribution they make to the community, the environment and the economy.

## **Other material considerations**

### National Planning Policy Framework (NPPF)

Whilst all proposals must be determined in accordance with the development plan, the National Planning Policy Framework, (The Framework), is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development and defines 3 roles a development must fulfil in order to be sustainable:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment.

In addition the Framework offers the following advice that is particularly relevant to the consideration of this proposal:

Paragraph 189 states that in determining applications, planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

### Planning Practice Guidance

Historic England's Historic Environment Good Practice Advice in Planning 2: *Managing Significance in Decision-Taking in the Historic Environment*.

This provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy.

### Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

Consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit and sets out what alterations can be carried out to listed buildings and within Conservation Areas without the formal consent of the local planning authority.

Section 66 of the Act requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

### The Draft Charnwood Local Plan 2029-2036

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only very limited weight.

### **Relevant Planning History**

P/15/1340/2 (Listed Building Consent) – Replacement windows – granted conditionally

### **Responses of Statutory Consultees**

None.

### **Consideration of the Planning Issues**

The main issue to be considered in the determination of this application is the impact that the proposal would have on the heritage asset, (the grade II listed building). The details to be considered are the possible loss of historic fabric and the aesthetic impact of the installation of double glazed replacement units on the significance of the listed building.

The existing windows are of little historic value as they are likely to have been replaced sometime in the latter half of the twentieth century before the listing of the property, (listing date: 15-March-1984). Indeed, the listing description refers to the windows as having been renewed. Their removal would therefore not result in the loss of valuable

historic glazing or timber framing. Their only contribution to the significance of the listed building is their design which maintains the historic appearance of the building; these three-pane casement windows being the typical design for farmhouses across the Wolds.

With regard to any impact on the aesthetic significance of the building, the replacement units replicate the design of the existing windows which is appropriate to the age and appearance of the listed building. The method of construction of the windows allows for the glazing bars to remain narrow and consequently will have a negligible impact on the appearance of the windows. The use of double glazing does introduce a slight distortion and refraction to the glazing that does not occur with single glazed units however, due to the relatively modern windows already installed, (as set out above), it is not considered that, in this instance, there would be a significant effect on the appearance of the property.

### **Conclusion**

In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is important to pay special regard to the desirability of preserving the listed building affected by this application and the features of special architectural and historic interest which it possesses.

For the reasons set out above it is considered that the replacement windows will not cause harm to the significance of the asset.

The development therefore accords with Policies CS2 and CS14 of the core strategy of the Charnwood Borough Council Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 189 to 193 of the NPPF.

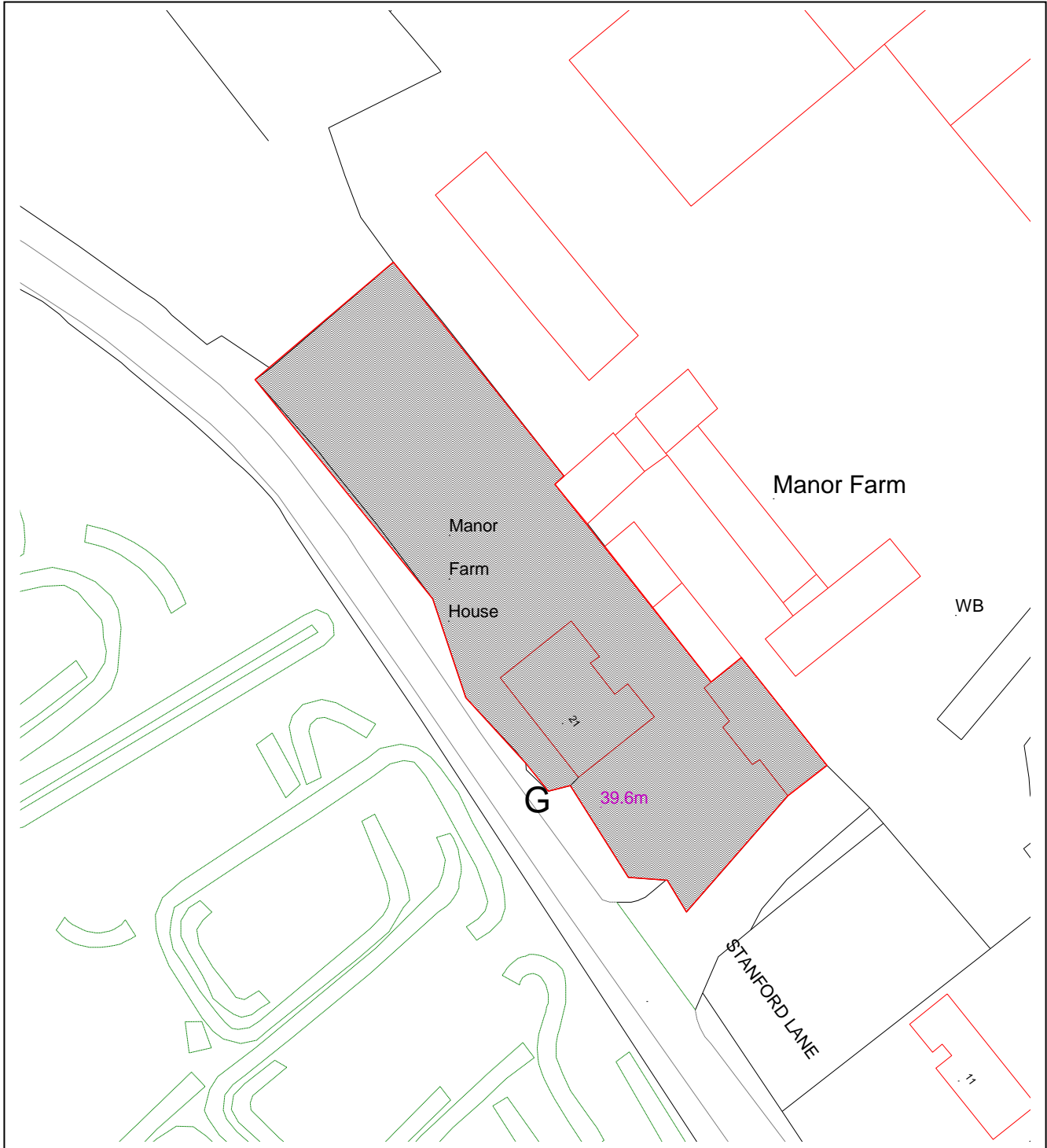
### **RECOMMENDATION:**

Grant subject to the following conditions:

1. The works to which this consent relates, shall be begun not later than 3 years from the date of this consent.  
REASON: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drw.001a; Drw.002a; Drw.003a; Drw.004a; Drw.005a; Drw.006a and Drw.007a  
REASON To define the limits of the listed building consent
3. Any materials used to make good the existing building fabric shall be carried out using materials that match the existing building.  
REASON: To ensure that the works are carried out in a way that respects the character and significance of the listed building.

The following advice notes will be attached to a decision:

1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS2 and CS14 of the Charnwood Local Plan 2011-2028 Core Strategy have been taken into account in the determination of this application. The development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
2. Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
3. Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Licence No: 100023558

## Delegated planning decisions made by Charnwood Borough Council since the last Plans Committee report

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1053/2	Discharge of Conditions	Land Adj to Gynsill Court Land adjacent to Gynsill Lane Anstey Leicester LE7 7AG	Discharge of Condition 14 of P/17/2454/2 - relating to a Public art scheme.	Conditions discharged – Confirmed.	18-Sep-2019	Anstey
P/19/1052/2	Discharge of Conditions	Land Adj to Gynsill Court Land adjacent to Gynsill Lane Anstey Leicester LE7 7AG	Discharge of Condition 25 of P/13/2510/2 - relating to a Public Art Scheme.	Conditions discharged – Confirmed.	18-Sep-2019	Anstey
P/19/1697/2	CL (Proposed)	1 The Close Anstey LE7 7EN	Certificate of Lawful Development (proposed) to change rear ground floor window to patio doors.	CLDPGRANT, Certificate of Lawful Proposed Development.	24-Sep-2019	Anstey
P/19/1393/2	Full	Brookside Nurseries 129 Cropston Road Anstey Leicestershire LE7 7BR	Variation of condition 6 of P/17/0881/2 to amend the wording of the condition	Permission be granted subject to the conditions.	30-Sep-2019	Anstey
P/19/1127/2	Full	Gynsill Court Gynsill Lane Anstey LE7 7AH	Re-arrangement of parking including creation of grasscrete hard standing	Permission be granted subject to the conditions.	04-Oct-2019	Anstey
P/19/1599/2	Householder	137 Cropston Road Anstey Leicestershire LE7 7BR	Proposed single storey extension to rear and side, covered area to rear and garage conversion to create beauty salon (Sui Generis) to dwelling.	Permission be granted subject to the conditions.	07-Oct-2019	Anstey



<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1571/2	Outline Planning Permission	Unit 2 Hayhill Barrow Upon Soar LE12 8LD	Site for the erection of 4 No. light industrial units (Use Class B1(c) and formation of new vehicular access.	Permission be granted subject to the conditions.	24-Sep-2019	Barrow & Sileby West
P/19/1547/2	Change of Use Prior Notification	Foxhill Farm 343 Walton Lane Walton On The Wolds LE12 8JX	Change of use of agricultural building to create 1 no. dwelling.	Prior approval from the Council is not required.	24-Sep-2019	Barrow & Sileby West The Wolds
P/19/1545/2	Change of Use Prior Notification	Foxhill Farm 343 Walton Lane Walton On The Wolds LE12 8JX	Change of use of agricultural building to create 2 no. dwelling.	Prior approval from the Council is not required.	24-Sep-2019	Barrow & Sileby West The Wolds
P/19/1312/2	Full	19 Oakfield Avenue Birstall LE4 3DS	Erection of two storey extensions to side and rear of detached dwelling including the raising of the roof to enable conversion of loft space to storage.	Permission be granted subject to the conditions.	03-Oct-2019	Birstall Wanlip
P/19/1609/2	Householder	1 Riverside Mews Wanlip Leicestershire LE7 4PH	Erection of first floor extension to rear of dwelling and formation of hipped roof to front.	Permission be granted subject to the conditions.	03-Oct-2019	Birstall Wanlip
P/19/1561/2	Full	62 Fielding Road Birstall LE4 3AL	Erection of single storey side and rear extension and removal of chimney	Permission be granted subject to the conditions.	04-Oct-2019	Birstall Wanlip
P/19/1597/2	Householder	46 Oakfield Avenue Birstall Leicestershire LE4 3DR	Erection of two storey extension to side and rear of dwelling and single storey extension to front. (Revised scheme P/19/1055/2 refers).	Permission be granted subject to the conditions.	11-Oct-2019	Birstall Wanlip
P/19/1595/2	Householder	64 Beechfield Avenue Birstall Leicestershire LE4 4DA	Construction of single storey extension to rear of existing dwelling	Permission be granted subject to the conditions.	19-Sep-2019	Birstall Watermead

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1633/2	Householder	57 Blenheim Road Birstall Leicestershire LE4 4FP	Erection of two storey extension to front and side of dwelling (revised scheme P/19/0806/2 refers)	Permission be granted subject to the conditions.	26-Sep-2019	Birstall Watermead
P/19/1645/2	Householder	189 Long Furrow East Goscote Leicestershire LE7 3ST	Construction of first floor rear extension including Juliet balcony	Permission be granted subject to the conditions.	27-Sep-2019	East Goscote Ward
P/19/1428/2	Full	50 Main Street Woodhouse Eaves Leicestershire LE12 8RZ	Change of use from part of dwelling (Class C3) to office (Class B1)	Permission be granted subject to the conditions.	16-Sep-2019	Forest Bradgate
P/19/1558/2	Full	6 Beaumanor Drive Woodhouse LE12 8TX	Erection of single storey rear extension and infill extension, lean-to extension to side and installation of two dormer windows to front and rear and replacement of roof lights.	Permission be granted subject to the conditions.	17-Sep-2019	Forest Bradgate
P/19/1593/2	Full	46 Main Street Newtown Linford LE6 0AD	Single storey extension to rear of detached dwelling and first floor rear extension to form roof terrace.	Permission be granted subject to the conditions.	19-Sep-2019	Forest Bradgate
P/19/1598/2	Householder	18 Maplewell Road Woodhouse Eaves Leicestershire LE12 8QZ	Replacement of balcony and external staircase balustrade.	Permission be granted subject to the conditions.	23-Sep-2019	Forest Bradgate
P/19/1309/2	Full	440 Bradgate Road Newtown Linford LE6 0HA	Roof and porch extensions to front of dwelling and two storey and first floor extensions to rear.	Permission be granted subject to the conditions.	26-Sep-2019	Forest Bradgate
P/19/1274/2	Full	Woodlands 291 Forest Road Woodhouse LE12 8TZ	Erection of two storey extension to front and single storey extension to side of dwelling.	Permission be refused.	27-Sep-2019	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1188/2	Householder	191 Markfield Lane Newtown Linford Leicestershire LE67 9PQ	Erection of two storey extension to rear of dwelling.	Permission be granted subject to the conditions.	27-Sep-2019	Forest Bradgate
P/19/1445/2	Full	151 Markfield Lane Newtown Linford Leicestershire LE67 9PQ	Conversion and extension to detached garage and games room to side of detached dwelling to form two storey living annex.	Permission be granted subject to the conditions.	04-Oct-2019	Forest Bradgate
P/19/1799/2	Full	420 Bradgate Road Newtown Linford LE6 0HA	Roof extensions and fenestration alterations to dwelling to create first floor accommodation. (Revised scheme - P/19/0948/2 refers)	Permission be refused.	08-Oct-2019	Forest Bradgate
P/19/1228/2	Advert Consent	The Cube 575 Ashby Road Loughborough LE11 4EX	Display of 2 panel 5m high non-illuminated board sign and 1 non-illuminated 5.9m high flag banner sign to site frontage.	Permission be granted subject to the conditions.	18-Sep-2019	Loughborough Garendon
P/19/1695/2	CL (Proposed)	2 Byland Way Loughborough LE11 4FS	Certificate of Lawful Development (proposed) to create sheltered access between garage and dwelling.	Certificate of Lawful Proposed Development.	24-Sep-2019	Loughborough Garendon
P/19/0913/2	Full	49 Baxter Gate Loughborough LE11 1TH	Variation of conditions 1, 2, 3 & 4 of P/16/0139/2 (Change of use of ground floor from retail to hot food takeaway and use of first floor as residential unit linked to ground floor operation plus minor external alterations including flue) relating to approved plans; the maintenance of the previously approved silencer and boundary fence; the maintenance of the previously approved flue; and extended opening hours from 11am until 4am the following day, 7 days a week respectively.	Permission be granted subject to the conditions.	18-Sep-2019	Loughborough Hastings

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1567/2	Discharge of Conditions	27 A Derby Road Hathern LE12 5LD	Discharge of condition 6 of application P/18/1364/2 regarding the proposed external materials	Conditions NOT discharged.	18-Sep-2019	Loughborough Hathern & Dishley
P/19/1680/2	Householder	59 Wide Street Hathern LE12 5JQ	Two storey side extension to dwelling including integral garage.	Permission be granted subject to the conditions.	02-Oct-2019	Loughborough Hathern & Dishley
P/19/1554/2	Householder	10 Tanners Lane Hathern Leics LE12 5JG	Demolition of single storey wing and erection of replacement single storey extension to side of end-terraced dwelling.	Permission be granted subject to the conditions.	07-Oct-2019	Loughborough Hathern & Dishley
P/19/1854/2	CL (Proposed)	52 Goodacre Road Hathern Leicestershire LE12 5NX	Certificate of Lawful development (proposed) side storey rear extension	Certificate of Lawful Proposed Development.	10-Oct-2019	Loughborough Hathern & Dishley
P/19/1444/2	Householder	Dishley Mill, Pear Tree Cottages Derby Road Loughborough Leicestershire LE11 5SF	Erection of two storey extension to side of dwelling.	Permission be granted subject to the conditions.	11-Oct-2019	Loughborough Hathern & Dishley
P/19/1544/2	Householder	30 Wide Street Hathern LE12 5JH	Erection of replacement garage to rear of dwelling.	Permission be granted subject to the conditions.	11-Oct-2019	Loughborough Hathern & Dishley
P/19/1711/2	Discharge of Conditions	32 Clarence Street Loughborough LE11 1DY	Discharge of Conditions 4, 10 & 12 of application P/18/1971/2	Conditions discharged – Confirmed.	18-Sep-2019	Loughborough Lemyngton
P/19/1627/2	Full	8 Church Gate Loughborough LE11 1UD	Change of use from shop (Class A1) to beauty salon (Sui Generis)	Permission be granted subject to the conditions.	24-Sep-2019	Loughborough Lemyngton

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1448/2	Full	Unit 18 The Rushes Shopping Centre The Rushes Loughborough Leicestershire LE11 1UQ	Change of use to dental orthodontic practice (Use Class D1)	Permission be granted subject to the conditions.	24-Sep-2019	Loughborough Lemyngton
P/19/1591/2	Householder	82 Ratcliffe Road Loughborough Leicestershire LE11 1LH	Erection of single storey extension to rear of dwelling (revised scheme P/19/0939/2 refers).	Permission be granted subject to the conditions.	27-Sep-2019	Loughborough Lemyngton
P/19/1765/2	CL (existing)	14 Grange Street Loughborough LE11 1QG	Certificate of Lawfulness (existing) for C4 HMO	Permission be granted unconditionally.	04-Oct-2019	Loughborough Lemyngton
P/19/1814/2	Discharge of Conditions	Pennine House Lemyngton Street Loughborough LE11 1UH	Discharge of Condition 6 of application P/19/0687/2 regarding the travel plan	Conditions discharged – Confirmed.	08-Oct-2019	Loughborough Lemyngton
P/19/1536/2	Discharge of Conditions	2 Shepherds Close Loughborough LE11 3LA	Discharge of Conditions 3, 5 & 10 of application P/19/0044/2	Conditions PART Discharged.	26-Sep-2019	Loughborough Nanpantan
P/19/1746/2	Equipment PD Notification	Opposite Loughborough Technology Centre Epinal Way Loughborough Leicestershire LE11 3GE	The removal of the existing 17.5m monopole supporting 3no. shroud antennas. The installation of a replacement 17.5m monopole supporting 3no. antennas. 1no. existing cabinet to be removed and replaced with 1no. new cabinet. Ancillary development thereto including the installation of 1no. GPS module. (Permitted Development Notification).	The application be agreed without conditions.	30-Sep-2019	Loughborough Nanpantan

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1388/2	Householder	14 Outwoods Road Loughborough Leicestershire LE11 3LY	Erection of two storey extensions to front, rear and side of dwelling including loft conversion, raising of roof height and 4 No. dormer windows to front elevation.	Permission be granted subject to the conditions.	27-Sep-2019	Loughborough Outwoods
P/19/1406/2	Householder	20 Pantain Road Loughborough Leicestershire LE11 3NA	Extend existing vehicular access and dropped kerb to side of dwelling.	Permission be granted subject to the conditions.	01-Oct-2019	Loughborough Outwoods
P/19/1176/2	Full	33 Beacon Drive Loughborough LE11 2BD	Rear extension to dwelling including timber cladding and roof lantern	Permission be granted subject to the conditions.	17-Sep-2019	Loughborough Shelthorpe
P/19/1153/2	CL (existing)	6 Pulteney Avenue Loughborough Leicestershire LE11 2NA	Certificate of Lawfulness (existing) erection of a single dwelling (Class C3).	Permission be refused.	19-Sep-2019	Loughborough Shelthorpe
P/19/1604/2	Householder	6 Woodthorpe Avenue Loughborough Leicestershire LE11 2NE	Proposed single storey extension to rear of dwelling.	Permission be granted subject to the conditions.	24-Sep-2019	Loughborough Shelthorpe
P/19/1629/2	Householder	12 Beacon Drive Loughborough Leicestershire LE11 2BD	Installation of dormer window to side and two roof lights to front and rear of dwelling. Erection of single storey extension to rear and two storey extension to side of dwelling (revised scheme P/17/2236/2 refers).	Permission be granted subject to the conditions.	26-Sep-2019	Loughborough Shelthorpe
P/19/1459/2	Full	1-2 Swan Street Loughborough LE11 5BJ	Change of use to A3 cafe/restaurant and alterations to shopfront.	Permission be granted subject to the conditions.	19-Sep-2019	Loughborough Southfields

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1187/2	Advert Consent	Cafe Acacia 39 A Market Street Loughborough LE11 3ER	Installation of illuminated shop sign and hanging sign. (Retrospective Application)	Permission be granted subject to the conditions.	24-Sep-2019	Loughborough Southfields
P/19/1624/2	Discharge of Conditions	61 Forest Road Loughborough LE11 3NW	Discharge of conditions 6, 7 & 8 of P/17/1298/2 regarding cycle storage, bin storage and boundary treatment	Conditions PART discharged.	24-Sep-2019	Loughborough Southfields
P/19/1623/2	Discharge of Conditions	Dawson House 63 Forest Road Loughborough Leicestershire LE11 3NW	Discharge of conditions 4, 5 and 6 of P/18/0142/2 regarding cycle storage, bin storage and boundary treatment	Conditions PART discharged	24-Sep-2019	Loughborough Southfields
P/19/1086/2	Full	Cafe Acacia 39 A Market Street Loughborough LE11 3ER	Change of use from Cafe & Restaurant (use class A3) to mixed use Cafe, Restaurant & Wine Bar (use class A3 and A4) and installation of awning to front of shop.	Permission be granted subject to the conditions.	24-Sep-2019	Loughborough Southfields
P/19/0456/2	Full	6 Caldwell Street Loughborough Leicestershire LE11 3BB	Conversion of existing Class C3 dwelling to provide 2x two-bedroom flats and single storey extension to rear.	Permission be refused.	27-Sep-2019	Loughborough Southfields
P/19/1734/2	Full	35 Cattlemarket Loughborough LE11 3DL	Replacement shopfront and display of advertisements to include 1 x AV lightbox, 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign	Permission be granted subject to the conditions.	11-Oct-2019	Loughborough Southfields
P/19/1794/2	Advert Consent	35 Cattlemarket Loughborough LE11 3DL	Replacement shopfront and advertisement consent for x1 lightbox and x2 internally illuminated signs	Permission be granted subject to the conditions.	11-Oct-2019	Loughborough Southfields

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1315/2	Householder	219 Ashby Road Loughborough LE11 3AD	Two storey extension to rear of dwelling (retrospective application).	Permission be granted subject to the conditions.	19-Sep-2019	Loughborough Storer
P/19/0988/2	Householder	56 Tyler Avenue Loughborough LE11 5NN	Proposed two storey extension to side, single storey extension to rear and new entrance porch to front of existing dwelling.	Permission be granted subject to the conditions.	27-Sep-2019	Loughborough Storer
P/19/1669/2	Full	31 Carington Street Loughborough LE11 5NF	Erection of two storey rear extension and single storey rear & side extension	Permission be granted subject to the conditions.	03-Oct-2019	Loughborough Storer
P/19/1728/2	CL (existing)	118 Paget Street Loughborough LE11 5DU	Proposed (existing) Certificate of Lawfulness for C4 use as HMO	Permission be granted unconditionally.	04-Oct-2019	Loughborough Storer
P/19/1679/2	Full	15 George Street Loughborough LE11 5DQ	Retention of change of use of dwelling house (Use Class C3) to a house in multiple occupation (Use Class C4) and retention of single storey extension and dormer roof extension to rear and roof light to front elevation.	Permission be refused.	07-Oct-2019	Loughborough Storer
P/19/1550/2	Reserved Matters	20 Cross Lane Mountsorrel LE12 7BY	Erection of 3 dwellings with associated parking and access (Reserved Matters - Outline P/17/1373/2 refers.)	Permission be granted subject to the conditions.	17-Sep-2019	Mountsorrel
P/19/1277/2	Householder	36 Rockingham Road Mountsorrel LE12 7UJ	Erection of two and three storey extension to side/rear of existing dwelling for annex	Permission be refused.	24-Sep-2019	Mountsorrel
P/19/1641/2	Householder	145 Leicester Road Mountsorrel Leicestershire LE12 7DB	Two storey and single storey extensions to rear of dwelling (revised scheme P/18/1646/2 refers) (Retrospective application)	Permission be granted subject to the conditions.	26-Sep-2019	Mountsorrel



<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1845/2	CL (Proposed)	255 Leicester Road Mountsorrel LE12 7DD	Side & rear facing dormer including rear dormer window with Juliette balcony	The proposed development comprising of a side and rear dormer including double doors with Juliette balcony and 1 window to the rear of the property on the north east elevation to be constructed on the land described in the Second Schedule.	03-Oct-2019	Mountsorrel
P/19/1212/2	Discharge of Conditions	Tavisdale Pharmacy 99 Rothley Road Mountsorrel Leicestershire LE12 7JT	Discharge of conditions 3 and 5 of P/18/0322/2 regarding details of the proposed staircase and samples of the roller shutter, external walls & roof tiles	Conditions discharged – Confirmed.	03-Oct-2019	Mountsorrel
P/19/1280/2	Householder	146 Mountsorrel Lane Rothley LE7 7PW	Creation of vehicular access.	Permission be granted subject to the conditions.	09-Oct-2019	Mountsorrel Rothley & Thurcaston
P/19/1617/2	Householder	20 Marsden Avenue Queniborough Leicestershire LE7 3FL	Erection of two storey extensions to rear and side and single storey extensions to rear and front porch and formation of enlarged parking area to front and widening of vehicular access.	Permission be granted subject to the conditions.	19-Sep-2019	Queniborough
P/19/1495/2	Full	30 A Main Street Queniborough LE7 3DA	Demolition of existing dwelling and the erection of a replacement dwelling.	Permission be granted subject to the conditions.	23-Sep-2019	Queniborough
P/19/1179/2	Full	Unit 9A Queniborough Industrial Estate 1489 Melton Road Queniborough Leicestershire LE7 3FP	Two storey extension to warehouse.	Permission be granted subject to the conditions.	24-Sep-2019	Queniborough

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1422/2	Householder	The Old Hall Coppice Lane Queniborough Leicestershire LE7 3DR	Proposed two & single storey side extension and 5 dormer windows to north elevation of the wing, replacement of wall on stable building to reduce size and various internal alterations.	Permission be refused.	26-Sep-2019	Queniborough
P/19/1178/2	Householder	1 Rearsby Road Queniborough Leicestershire LE7 3DH	Proposed single storey extension to side of dwelling.	Permission be granted subject to the conditions.	27-Sep-2019	Queniborough
P/19/1709/2	Householder	29 The Ringway Queniborough Leicestershire LE7 3DN	Single storey side and rear extension and rebuilding of detached garage	Permission be granted subject to the conditions.	02-Oct-2019	Queniborough
P/19/1620/2	Advert Consent	The Laurels Nursery School 1514 Melton Road Queniborough Leicestershire LE7 3FN	Erection of non-illuminated freestanding advertisement signage.	Permission be granted subject to the conditions.	03-Oct-2019	Queniborough
P/19/1538/2	Householder	Wharf House Soar Road Quorn LE12 8BN	Alteration to rear of existing dwelling, including side extension. Alterations to existing outbuilding to replace slate roof and add new roof light openings. Construction of a new walkway structure (Revised scheme - P/18/1274/2 refers) (alterations to avoid flood defence wall)	Permission be granted subject to the conditions.	19-Sep-2019	Quorn & Mountsorrel Castle
P/19/1653/2	Discharge of Conditions	Clear View Farm Unit 11 Loughborough Road Quorn Leicestershire LE12 8DU	Discharge of condition 6 of P/17/0388/2	Conditions discharged – Confirmed.	27-Sep-2019	Quorn & Mountsorrel Castle

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1121/2	Householder	21 Sanders Road Quorn Leicestershire LE12 8JN	Erection of single storey rear extension, infill extension to front of dwelling and part conversion of garage to habitable room.	Permission be granted subject to the conditions.	27-Sep-2019	Quorn & Mountsorrel Castle
P/19/1642/2	Discharge of Conditions	Clear View Farm Unit 11 Loughborough Road Quorn Leicestershire LE12 8DU	Discharge of condition 8 of P/17/0388/2	Conditions discharged – Confirmed.	27-Sep-2019	Quorn & Mountsorrel Castle
P/19/1498/2	Householder	9 Spinney Drive Quorn LE12 8HB	Replacement of single storey extension to rear, including canopy and parapet wall and enlargement of porch to front of dwelling. (Revised scheme - P/18/2547/2 refers)	Permission be granted subject to the conditions.	02-Oct-2019	Quorn & Mountsorrel Castle
P/19/1626/2	Full	Oakland House 90 Swithland Lane Rothley LE7 7SE	Erection of gates and wrought iron fence to front of dwelling and 2m high paladin fence to rear.	Permission be granted subject to the conditions.	25-Sep-2019	Rothley & Thurcaston
P/19/1141/2	Householder	108 Town Green Street Rothley Leicestershire LE7 7NW	Erection of two single storey extensions to side/rear of dwelling.	Permission be granted subject to the conditions.	02-Oct-2019	Rothley & Thurcaston
P/19/1449/2	Full	Rowena Nursery, Apac Packaging Loughborough Road Rothley Leicestershire LE7 7NL	Variation of conditions 2, 11 & 13 and removal of condition 12 of application P/16/1965/2.	Permission be granted subject to the conditions.	08-Oct-2019	Rothley & Thurcaston
P/19/1209/2	Householder	45 Sullington Road Shepshed Leicestershire LE12 9JF	Proposed single storey extension and decking to rear of dwelling, following demolition of conservatory and store room.	Permission be granted subject to the conditions.	24-Sep-2019	Shepshed East

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1446/2	Householder	7 Homeway Close Shepshed Leicestershire LE12 9DX	Retrospective planning permission for gazebo in rear garden	Permission be granted subject to the conditions.	04-Oct-2019	Shepshed East
P/19/0998/2	Discharge of Conditions	Land off Brick Kiln Lane Shepshed LE12 9EL	Discharge of condition 4 of Appeal ref APP/X2410/W/18/3192621 - from application ref P/17/2066/2 - regarding landscaping.	Conditions discharged – Confirmed.	18-Sep-2019	Shepshed West
P/19/1413/2	Discharge of Conditions	Land adjacent 64 Brick Kiln Lane Shepshed Leicestershire LE12 9EL	Discharge of condition 6 of P/13/2009/2 regarding Landscape Management Plan	Conditions discharged – Confirmed.	18-Sep-2019	Shepshed West
P/19/1681/2	Householder	31 Grange Road Shepshed LE12 9LJ	Erection of replacement single storey extension to rear of dwelling	Permission be granted subject to the conditions.	04-Oct-2019	Shepshed West
P/19/1556/2	Full	134 Ratcliffe Road Sileby LE12 7QA	Single storey rear extension and loft conversion with dormer windows to front and rear. New pitched roof to garage and existing side of dwelling. Formation of car parking spaces and vehicular access to site frontage. (Revised scheme - P/19/0421/2 refers)	Permission be granted subject to the conditions.	16-Sep-2019	Sileby
P/19/1336/2	Discharge of Conditions	Land off Seagrave Road Sileby Leicestershire	Discharge of condition 3 of P/17/2612/2 regarding surface water drainage scheme	Conditions discharged – Confirmed.	18-Sep-2019	Sileby
P/19/0972/2	Full	1 Claire Court Sileby LE12 7QY	Erection of detached bungalow and associated works.	Permission be granted subject to the conditions.	04-Oct-2019	Sileby

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1592/2	Full	15 Pine Drive Syston LE7 2PZ	Proposed single storey side and rear extension to dwelling.	Permission be granted subject to the conditions.	01-Oct-2019	Syston East
P/19/1780/2	Householder Prior Notification	41 Oxford Street Syston Leicestershire LE7 2AT	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.303m, with a maximum height of 3.8m, and height to the eaves of 3.0m.	Prior approval from the Council is not required.	02-Oct-2019	Syston East
P/19/1596/2	CL (Proposed)	44 Mowbray Drive Syston Leicestershire LE7 2EU	Proposed Certificate of lawful development for single storey rear extension, conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end.	Certificate of Lawful Proposed Development.	10-Oct-2019	Syston East
P/19/1485/2	Full	5 Fosse Way Syston LE7 1NF	Erection of single storey extension to rear of dwelling.	Permission be granted subject to the conditions.	16-Sep-2019	Syston West
P/19/1528/2	Full	18 Barrow Road Burton On The Wolds LE12 5TB	Retention of 2no roof dormers and balcony to rear of detached dwelling.	Permission be granted subject to the conditions.	17-Sep-2019	The Wolds
P/19/1607/2	Discharge of Conditions	1A Brook Street Wymeswold Leicestershire LE12 6TT	Discharge of conditions 3 and 4 of P/19/0267/2	Conditions PART discharged.	18-Sep-2019	The Wolds
P/19/1582/2	Full	46B Brook Street Wymeswold LE12 6TU	Erection of two and single storey extension rear, including the creation balconies and installation of dormer to front and roof lights to ridge and rear elevation and alterations to external fenestration.	Permission be granted subject to the conditions.	20-Sep-2019	The Wolds

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1323/2	CL (existing)	Fourways Farm Narrow Lane Wymeswold LE12 6SD	Proposed certificate of lawfulness for existing residential use within mixed use agriculture and aviation hanger	Permission be refused.	25-Sep-2019	The Wolds
P/19/1447/2	Householder	4 Hall Drive Burton On The Wolds Leicestershire LE12 5AD	Proposed extension to rear of existing dwelling and erection of boundary fencing above existing boundary walls	Permission be granted subject to the conditions.	27-Sep-2019	The Wolds
P/19/1321/2	Full	Walton Free Range Farms Ltd 31 Black Lane Walton on the Wolds Loughborough LE12 8HN	Erection of agricultural storage shed	Permission be granted subject to the conditions.	02-Oct-2019	The Wolds
P/19/0016/2	Full	25 Melton Road Burton On The Wolds LE12 5AG	Erection of two storey hotel (Class C1) and provision of car parking.	Permission be granted subject to the conditions.	03-Oct-2019	The Wolds
P/19/1689/2	Discharge of Conditions	The Vines 26 Church Street Wymeswold LE12 6TX	Discharge of Conditions 3 & 4 of application P/19/1072/2 regarding materials & construction details	Conditions discharged – Confirmed.	08-Oct-2019	The Wolds
P/19/1577/2	Full	Park Farm 245 Melton Road Burton On The Wolds Leicestershire LE14 3PU	Change of use of domestic garage to holiday let accommodation.	Permission be granted subject to the conditions.	09-Oct-2019	The Wolds
P/19/1682/2	Householder Prior Notification	175 Colby Drive Thurmaston Leicester LE4 8LE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 2.9m, and height to the eaves of 2.6 m. (Prior Notification)	Prior approval from the Council is not required.	16-Sep-2019	Thurmaston

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/1516/2	Householder	19 Beechwood Avenue Thurmaston Leicestershire LE4 8HA	Erection of first floor rear extension	Permission be granted subject to the conditions.	24-Sep-2019	Thurmaston
P/19/1361/2	Full	141 Colby Drive Thurmaston Leicestershire LE4 8LE	Erection of detached bungalow (Revised scheme P/18/1561/2 refers)	Permission be granted subject to the conditions.	27-Sep-2019	Thurmaston
P/19/1184/2	Householder	43 Manor Road Thurmaston Leicestershire LE4 8AH	Erection of single storey extension, loft conversion including first floor rear extension, erection of outbuilding to rear and porch to front of dwelling.	Permission be granted subject to the conditions.	02-Oct-2019	Thurmaston
P/19/0490/2	Full	15 Brook Street Thurmaston Leicestershire LE4 8DA	Conversion and associated alterations to host outbuilding to create 1 no. dwelling.	Permission be refused.	03-Oct-2019	Thurmaston
P/19/1552/2	CL (existing)	Shipleigh Hill House 56 Broome Lane Ratcliffe On The Wreake LE7 4SB	Certificate of lawfulness (existing) failure to comply with conditions	Permission be granted unconditionally.	26-Sep-2019	Wreake Villages
P/19/1553/2	Full	Shipleigh Hill House 56 Broome Lane Ratcliffe On The Wreake LE7 4SB	Removal of Condition 4 of outline planning permission P/89/0981/2 relating to the agricultural occupancy of the dwelling	Permission be granted subject to the conditions.	04-Oct-2019	Wreake Villages
P/19/1616/2	Full	Manor Farm 40 Ratcliffe Road Thrussington Leicestershire LE7 4UF	Erection of agricultural building to accommodate livestock	Permission be granted subject to the conditions.	08-Oct-2019	Wreake Villages

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
---------------------------	-------------------------	-----------------	-----------------	-----------------	----------------------	-------------