



PLANS COMMITTEE

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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 Virtual Meeting - Arrangements to Follow, on Wednesday, 6th May 2020 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

28th April 2020

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 4

The Committee is asked to confirm as a correct record the minutes of the meeting held on 17th March 2020.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS

5 - 47

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

48 - 73

A list of applications determined under powers delegated to officers for the period from 17th February 2020 to 9th April 2020 is attached at page 48.

PLANS COMMITTEE 17TH MARCH 2020

PRESENT: The Chair (Councillor Fryer)

Councillors Bailey, Campsall, Grimley, Hamilton,
Ranson, Savage, Tassell and Tillotson

Group Leader Development Management
Principal Planning Officer
Team Leader Strategic Development
Democratic Services Officer (NA)

APOLOGIES: Councillors Bentley, Forrest, Lowe and Snartt

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.

51. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 27th February 2020 were confirmed as a correct record and signed.

52. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

53. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

No disclosures were made.

54. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (item 1 in the appendix to the agenda filed with these minutes). An additional Items report in respect of application P/16/1660/2, was also submitted (also 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 Lewis-Roberts (applicant) and Mr Hartshorn (on behalf of Rothley Parish Council) in respect of application P/16/1660/2.

RESOLVED

1. that, in respect of application P/16/1660/2 (Land North of Birstall, Birstall), planning permission be granted subject to the amendments, conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

NOTES:

1. No reference may be made to these minutes at the Council meeting on 27th April 2020 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 – Wednesday 6 May 2020

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2	P/20/0306/2	Charnwood Borough Council Green Space Opposite 16 Celandine Road Shepshed Erection of Public Art	Grant Conditionally	15
3	P/20/0295/2	Messrs Rafaele Russo and France 59 Ashleigh Drive Loughborough Two storey extensions to side and rear and conversion of detached dwelling to 2 flats (Use Class C3)	Grant Conditionally	26
4	E/18/0050	Mrs Claire Watts Land adj Syston Road Cossington Unauthorised development - Erection of Summerhouse together with associated fencing and installation of gate.	To take Enforcement Action	41

Item No. 1

Application Reference Number P/19/2403/2

Application Type: Householder **Date Valid:** 26/11/19
Applicant: Mr Julian Berrill
Proposal: Retrospective application for timber fencing 2.5 metres high and 5 metres in length to the side boundary.
Location: 53 Meeting Street
Quorn
Leicestershire
LE12 8EU
Parish: Quorn **Ward:** Quorn & Mountsorrel
Case Officer: Manju Mistry **Tel No:** 01509 634772

This item is referred to Plans Committee at the request of Councillor Richard Shepherd who is concerned about the loss of daylight/sunlight and over bearing impact of the development.

Description of the Site

53 Meeting Street is a stone and brick, terraced cottage located within Quorn Conservation Area. The property shares a brick garden wall with 51 Meeting Street. This garden wall previously formed part of a single storey extension to No. 51 which was demolished prior to the height of the boundary wall being reduced by the occupiers of No. 51.

Surrounding land uses are as follows:

Boundary	Adjacent land use
Northeast	51 Meeting Street – residential dwelling
West	59 Meeting Street – residential dwelling
Northwest	Gardens
South	Open land & Meeting Street

The site lies within Quorn Conservation area and is close to several listed buildings.

Description of the Application

This is a retrospective planning application for a 2.5m timber screen which is 5 metres in length to the rear of 53 Meeting Street. The fence sits entirely within the curtilage of 53 Meeting Street immediately adjacent to the boundary wall with 51 Meeting Street. It is approximately 60cm higher than this wall. The fence is made up of horizontal slatted timber with 3 small lights located near the top. The garden to 53 Meeting Street is good sized and well screened.

The following documents and plans accompany the application:

- Site location plan – Scale 1:1250,

- Location plan – Scale 1:5000,
- Block plan – D20190916QUO-02,
- Fence Elevation – D20190916QUO-03,
- Photographs – received 21st November 2019

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; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS14 – Heritage – this requires development to conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make. This will be achieved by requiring development to protect heritage assets and their setting; supporting development which prioritises the refurbishment and re-use of disused or under-used buildings of merit; supporting development that is informed by and reflects relevant Landscape and Conservation Area Character Appraisals and Village Design Statements; and development that incorporates Charnwood’s distinctive local building materials and architectural details.

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

The saved policies relevant to this proposal include:

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

Quorn Neighbourhood Plan

Policy S2 – deals with design of new development and states that his should respect its context and comply with the guidelines within the Quorn Village Design Statement.

Policy ENV5 seeks to protect heritage assets.

Material considerations

The National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

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.

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.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

Paragraphs 192 - 197 sets out the weight that should be given to impact on the significance of heritage assets and how this should be assessed in the planning balance.

National Planning Practice Guidance

This sets out relevant guidance on aspects of design, and heritage assets, supporting the policy framework as set out in the NPPF.

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.

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life. The document is a material consideration in the determination of planning applications.

Quorn Village Design Statement

The Quorn Village Design Statement seeks to ensure that future developments preserve the essential character of Quorn and suggests opportunities for appropriate restoration or enhancement. It recognises the importance of traditional boundary treatments such as walls and hedges within the village but in the context of those which face the public realm rather than along private boundaries.

Quorn Conservation Area Character Appraisal

This appraisal examines the historical development of the Conservation Area and describes its present appearance in order to assess its special architectural and historic interest. The appraisal is used to inform the consideration of development proposals within the Area.

Planning (Listed Building and Conservation Areas) Act 1990

This requires local planning authorities to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Special attention should be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Considerable importance and weight should be attached to any harm to heritage assets.

Relevant Planning History

The following planning applications are of relevance:

Ref.	Description	Decision	Date
P/88/2276/2	Extension to rear of end-terrace dwelling for conservatory.	Grant Conditionally	04/10/1988
P/19/0836/2	Reduce height of 1 holly and 1 contoneaster	TPO is not Considered necessary.	09/05/2019
P/19/1745/2	Reduction of boundary wall at 51 Meeting Street	Grant Conditionally	11/11/2019

Responses of Consultees

Councillor Richard Shepshed is concerned about loss of daylight/sunlight and overbearing impact from the development.

Other Comments Received

Shire Properties Limited on behalf of the neighbours of Numbers 61 and 63 Meeting Street, Quorn, objects to the planning application on the following grounds:

- The fence is visible from first floor windows to 61 & 63 where it is out of context with the surroundings.
- Its purpose is unclear and appears engineered to block light to the adjoining cottage.
- It exceeds permitted development and is too high
- Permission would set a precedent

The letter also references a similar fence to the rear boundary and suggests that enforcement action should be instigated for this.

The Neighbour at Number 51 Meeting Street objects on the grounds that the fence causes harm to amenity by way of loss of daylight and sunlight and overbearing impact. Reference is made to an earlier application, (P/19/1745/2) to reduce the height of the

boundary wall between the two properties, (by No. 51) and the fact that this current application negates that.

The neighbours at Number 51 have written to the local planning authority requesting that Members of Plans Committee and Officers visit their property to fully understand the impacts of the fence on their amenity. The Case Officer has visited both the application site and Number 51 Meeting Street, whilst considering the application and prior to making their recommendation. Due to the current pandemic it is not considered appropriate or necessary for Members to visit the application site. Members will be showed a number of photos during the Plans Committee, include some taken from within the garden of 51 Meeting Street, to ensure they fully understand the relationship of the fence with the adjacent properties.

Consideration of the Planning Issues

The key issues in considering this application are considered to be:

- Whether the development is out of context with the surrounding area
- The design and impact of the proposal on the residential amenity of 51
- The impact of the proposal on heritage assets

Whether the development is out of context with the surrounding area

Policies CS2 and EV/1 of the Development Plan require new developments to be in keeping with the context of the area. The proposal is for a relatively small area of wooden screen erected within a residential garden. It cannot be readily seen from the public realm although it is visible from neighbouring properties and gardens. From the majority of the immediately surrounding properties this view is a relatively distant one with the screen viewed against the backdrop of existing gardens, walls, vegetation and domestic paraphernalia. It is not considered to be at odds with this context and as a result visually harmful to the character of the area.

From the closest property, No. 51 Meeting Street, only the topmost part of the structure, (approximately 60cm), is visible above the existing boundary wall. This relatively small section of timber screen is not atypical of a garden boundary treatment and is not considered to be visually out of context with the area of domestic gardens it sits within.

Accordingly the proposal is considered to comply with the relevant provisions of policies CS2 and EV/1 and national and neighbourhood guidance relating to design

The design and impact of the proposal on the residential amenity of 51 Meeting Street

The fence is perpendicular to the rear elevation of No. 53 and extends 5.1 metres along the shared boundary. It has a height of 2.55 metres, as measured at No. 53, although it is noted that the ground level at No. 51 is 75cm lower meaning that the top of the fence is 3.3m above the ground level at this property.

As the fence lies due north of no. 51 there is no material loss of sunlight to this property. Given its height, relative to ground levels at no. 51, and projection it does, however, have the potential to have some impact on daylight to the rear patio doors to no. 51. However,

the existing boundary wall has a very similar effect due to the change in levels, the fact it is closer and its height. As a result this impact does not represent a material increase in harm to the amenity of no. 51 in terms of daylight. When outlook from no. 51 is considered a similar assessment needs to be applied. The fence is relatively high in proportion to the garden and windows at no. 51 but not substantially higher than the existing wall. As a result there would not be a material increase in harm to the amenity of no. 51 as a result of over dominance.

Additionally the provisions of the General Permitted Development Order Schedule 2 Part 2 allow a 2 metre high fence to be erected under permitted development rights from the ground level that that structure is erected upon. This is a material consideration as a fence just 55cm lower could be erected in this location without the need for planning permission. Such a structure would remain visible, (albeit less so), above the boundary wall.

Overall, it is considered that the development does not materially impact upon the residential amenity of No. 51 and would therefore accord with Policies CS/2 and EV/1 of the Development Plan and the planning principles of the Framework which seeks to protect the amenity of nearby residents.

The impact of the proposal on heritage assets

Policy CS14 of the Core Strategy reflects advice in the National Planning Policy Framework and sets out that the Borough Council will expect proposed development to protect heritage assets and their settings. The proposal is located within Quorn Conservation Area and close to several listed buildings. It is sufficiently small scale and distant from the listed buildings that it would not be harmful to the significance of those heritage assets or their settings.

Meeting Street itself is important within the conservation area as it forms part of the historic core of the village. It is particularly characterised by the tight enclosure provided by terraced groups of housing and the granite walls and trees along the brook. The proposal would not harm this significance as it does not alter this form in any way and is located to the rear of the housing and away from the described features of value. The adjacent wall to the rear of no. 51 is not a listed wall and was assessed by English Heritage as part of the planning application to reduce it. This assessment concluded it had no current historic value as its context had been eroded. Accordingly there is no harm to the historical significance of the conservation area in this regard. As a result the proposal would not result in harm, (either substantial or less than substantial), to the conservation area.

Additionally, it is considered the proposal would not harm and would conserve the significance of the Conservation Area and nearby listed buildings and their settings as heritage assets and this should be given weight in the planning balance as it would accord with Policy CS14 and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act.

Conclusion

The proposal would not be harmful to the character and appearance of the area and would not result in a material increase in harm to the amenity of adjacent properties. It would not cause harm to either the conservation area or nearby listed buildings and their settings and would preserve the character of these designated heritage assets. The proposal accords with relevant policies of the Development Plan, national and local guidance and Statutory provisions relating the protection of heritage assets.

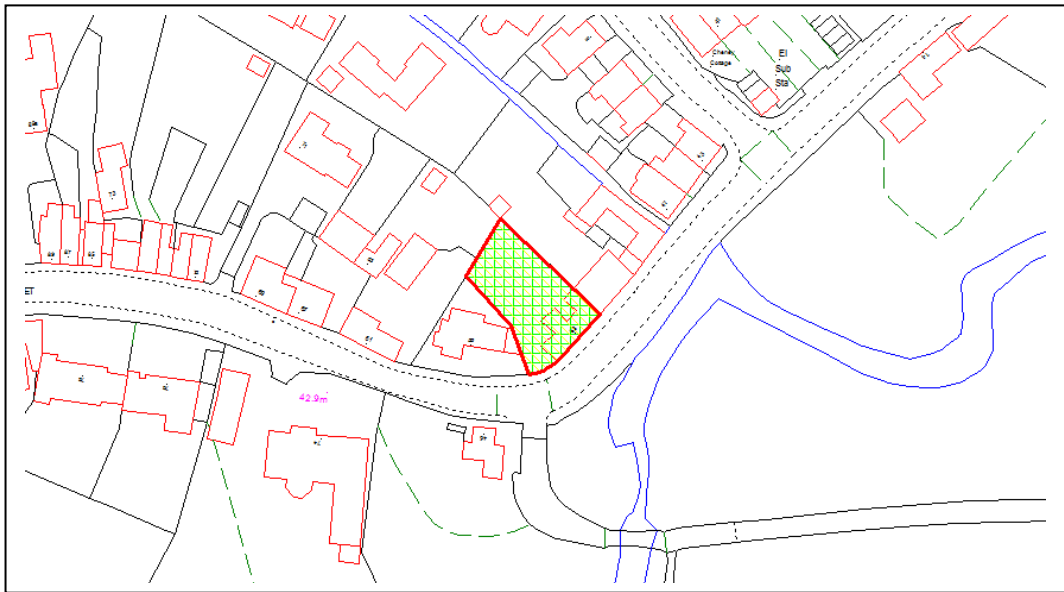
RECOMMENDATION A:

Grant Conditionally

- 1 The development hereby permitted shall be carried out in accordance with the following plans:
Site location plan - Scale 1:1250,
Location plan - Scale 1:5000,
Block plan - D20190916QUO-02,
Section plan - D20190916QUO-03,
Photos - received 21st November 2019
REASON: For the avoidance of doubt and to define the terms of the permission.

The Following Advice notes will be attached to the decision

- 1 **DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION**
Policies CS2 and CS14 of the Charnwood Local Plan (2011-2028)
Core Strategy and Policy EV/1 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 saved policies.
- 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 accordance with the terms of the above-mentioned policies
- 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.



Item No. 2

Application Reference Number: P/20/0306/2

Application Type:	Full Planning Permission	Date Valid:	13/02/2020
Applicant:	Charnwood Borough Council		
Proposal:	Erection of Public Art		
Location:	Green Space Opposite 16 Celandine Road Shepshed Leicestershire LE12 9QT		
Parish:	Shepshed	Ward:	Shepshed West
Case Officer:	Jeremy Eaton	Tel No:	01509 634692

This item is referred to Plans Committee as it is an application submitted by Charnwood Borough Council, and an objection has been received. In these cases the Head of Planning and Regeneration cannot determine the application under Delegated Powers.

Description of the Application Site

The application site comprises a small area of managed grass land, approximately 0.0001 Ha. in extent, situated within the wider area of public open space situated to the eastern side of Celandine Road. It lies within the William Davis residential development scheme which is situated to the west of Anson Road and south of Tickow Lane. The site is outside the Development Limits to the town of Shepshed within the open countryside.

The site is located at the edge of a sand and gravel Mineral Consultation Area (MCA).

The site benefits from an extant Planning Permission (reference P/19/1651/2), granted by the Local Planning Authority on 9th September 2019, in respect of the erection of a public art installation on-site.

Application Proposals

This application seeks Full Planning Permission for the erection of public art installation (a sculpture) on the application site.

The proposed art sculpture will sit on a reinforced concrete pad foundation of approximately 1.0m wide x 1.0m length x 0.8m depth, which will be located below ground-level. Its height would be approximately 3.95m above ground level with a maximum width of 1.0m. Its design is inspired by the local hedgerow flora and is based on botanical drawings of a Buttercup. It will comprise a tall and broad plant stem emerging from a seed pod with stylized foliage and flowers at its apex. It will be fabricated from thick internally welded stainless steel components that in turn are welded to a substantial steel base plate, which will then be bolted to the pad foundation.

This application is an amended scheme to that which was granted Planning Permission under reference P/19/1651/2. The amendment in this case relates to the substitution of the public art installations (sculpture) that was approved under Planning Permission references P/19/1651/2 and P/19/1650/2 respectively. The previous public art sculpture comprised of a different type of flower, of a similar scale and type.

Planning application P/11/2697/2 secured funding by way of a Section 106 Legal Agreement for the installation of public art on the application site. This money has been received by the Council and the intention is to now use this money to implement the public art installation.

The application has been accompanied by the following planning drawings:

- Site Location Plan;
- Proposed Technical Details; and
- Photomontages.

Development Plan Policies

Charnwood Local Plan Core Strategy 20011-2028 (Adopted 9th November 2015)

The policies relevant to this proposal include:

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; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

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

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 1991-2026 (adopted 12 January 2004) (saved policies)

The policies relevant to this proposal include:

Policy ST/2 – Limits to Development – Aims to confine development to land within the Limits to Development identified on the Proposals Map.

Policy EV/1- Design - Seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers, and is compatible in mass,

scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy CT/1 - General Principles for Areas of Countryside, Green Wedge and Local Separation - states that development in these areas will be strictly controlled. Planning permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature and small-scale built development where there would not be a significant adverse environmental impact and the proposal would improve facilities for recreation or leisure uses.

Policy CT/2 - Development in the Countryside - In the countryside, development which is acceptable in principle will be permitted where it would not harm the character and appearance of the countryside.

Leicestershire County Council Minerals and Waste Local Plan (2019)

Policy M11 – Safeguarding of Mineral Resources - aims to prevent non-mineral related development from potentially sterilising any mineral present within a particular site.

Other material considerations

The National Planning Policy Framework 2019 (NPPF)

The NPPF is a material consideration in planning decisions. The NPPF seeks to achieve sustainable development that fulfils economic, social and environmental objectives.

Paragraph 11 states that where development accords with an up to date Development Plan it should be granted planning permission but that where relevant policies are absent or the policies which are most important for determining the application are out of date permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- policies in the NPPF that protect areas or assets of importance provide a clear reason for refusal.

Paragraph 12 adds further emphasis to the primacy of the development plan stating that where proposals don't accord with an up to date plan they should normally be refused unless material considerations indicate otherwise.

In terms of the remainder of the NPPF, sections relevant to the consideration of this application include the following:

Paragraph 91 states that planning decisions should aim to achieve safe places that are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life.

Paragraph 92 outlines that planning decisions should plan positively for the provision of cultural facilities, amongst other things, to enhance the sustainability of communities and residential environments.

Paragraph 97 outlines that existing areas of open space should be retained, and not be built on, unless it is surplus to requirements, or alternative or better provision would be provided elsewhere.

Paragraph 127 seeks to foster high quality design.

Paragraph 130 outlines that planning permission should be refused for development of poor design that fails to take opportunities available to improve the character and quality of an area and the way it functions.

Paragraph 170 outlines that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes.

Paragraph 204 outlines that planning policies should, amongst other things, safeguard mineral resources by defining Mineral Safeguarding Areas and ensure mineral resources are not steralised by non-mineral related development.

National Planning Practice Guidance (NPPG)

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues.

National Design Guide (2019)

This document sets out the Central Government's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Design Supplementary Planning Document (January 2020)

This document sets out the Council's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Charnwood Landscape Character Assessment (2012)

This document identifies the distinct landscapes within the Borough by describing their key characteristics and natural, historical and cultural features. It defines six distinct landscape character areas, of which the site is located within the Charnwood Forest Landscape Character Area.

Relevant Planning History

The application site has been the subject of the following relevant planning history:

- P/11/2697/2 - Site for residential development for up to 85 dwellings with associated access – Approved (15.04.2013); and
- P/19/1651/2 - Erection of public art – Approved (09.09.2019).

Response of Statutory Consultees

Leicestershire County Council (Minerals)

It is advised that the application site lies at the edge of a sand and gravel Mineral Consultation Area (MCA). Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan aims to prevent non-mineral development from potentially sterilising any mineral present; however, given that the proposed development is to be located within an existing area of public open space within an existing built-up residential area, it is suggested that this area would be unsuitable for mineral resource extraction in which case the proposed development would not conflict with this Policy.

Third Party Representations

Local Community

1 no. letter of representation has been received in connection with this application, which objects to the proposed development. Concerns relate to the following matters:

- The location of the proposed development, directly opposite a residential dwelling, is considered to be inappropriate.
- The maintenance of the public art installation;
- Anti-social behaviour;
- Health and safety of users of the public open space in respect of the nearby flood attenuation basin;
- It is suggested that this proposal would result in the de-valuation of house prices of the neighbouring residential properties; and
- It is suggested that spending money on public art would represent inappropriate investment, and this investment could be spent elsewhere and put to better use.

Consideration of the Planning Issues

This application is for Full Planning Permission and the key material planning considerations include:

- The principle of the proposed development;
- Design;
- Impact on residential amenity;
- Impact on mineral resources; and
- Other matters.

Principle of the proposed development

The principle of the proposed development has already been established by virtue of Planning Permission (reference P/19/1651/2) being granted by the Local Planning Authority on 9th September 2019 for a public art installation on the application site. There is also an extant permission for a similarly sized sculpture in the same location which could be erected should this current application not be implemented.

Design

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy EV/1 of the Charnwood Local Plan seek to ensure high quality design and layout, which respects the character and appearance of the local area and is compatible with the streetscene and the wider built context.

Policy CS11 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy CT/2 of the Charnwood Local Plan seek to protect the character of the local landscape and the countryside.

The application site relates to an area of public open space situated within a residential development scheme and although the proposal lies outside of the adopted limits to development, these limits pre date the permission for the housing. In that respect the greatly changing character of the area is material. Although the site falls within open countryside and the Charnwood Forest Landscape Character Area this must be tempered by the extant consent.

With regard to the siting of the proposed public art installation, whilst concerns have been raised in this respect, this was previously considered under Planning Application reference P/19/1651/2, and the application site was deemed to be an appropriate site for the location of the public art installation. Therefore, the principle of a public art installation on the application site has already been established.

It is considered that the scale of the proposed art sculpture would be appropriate in this case, especially as it is designed to make a statement, and would be an appropriate response to the surrounding context. It is inspired by local biodiversity and is based on botanical drawings of a Buttercup, This is considered to be appropriate in this location. The materials chosen are considered appropriate in this case given that they would not only assist in respect of making a statement, as they would naturally stand out, but would also assist in terms of the long-term maintenance of the sculpture.

In this case, by virtue of siting, scale, form, material treatment and overall appearance, it is considered that the proposed development would provide an attractive public art structure within an area of public space, which would be reflective of local context and would assimilate well in respect of its wider surrounding context (the public open space). In addition, it is considered that the proposal would assist in providing a wider-improved visual amenity to the William Davis residential development scheme.

With regard to the future management and maintenance of the public art installation, no detailed information concerning these matters has been submitted in support of this application. In this case, the sculpture would be maintained by the Council itself and this would be in accordance with standard maintenance arrangements. The materials and finish chosen are such that maintenance would be minimal.

In view of the above, it is considered that the proposed development would be in accordance with the relevant provisions of Policies CS2 and CS11 of the Charnwood Local Plan (Core Strategy) and “saved” Policies EV/1 and CT/2 of the Charnwood Local Plan 2004. Furthermore, it is considered that the proposed development would be in accordance with relevant provisions of the NPPF, notably Paragraphs 127, 130 and 170.

Impact on residential amenity

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and “saved” Policy EV/1 of the Charnwood Local Plan 2004 seek to protect the amenities of nearby properties.

In order to objectively assess the impact of the proposed development upon existing residential amenity, the Council has adopted the Design Supplementary Planning Document (SPD), which relate to matters of design and residential amenity.

The guidance outlines that there are four main ways in which development can impact upon residential amenity:

- Loss of light (overshadowing);
- Loss of privacy (overlooking);
- The erection of an over dominant or overbearing structure (outlook); and
- Noise.

The neighbouring residential property which would potentially be affected by the proposal includes No. 16 Celandine Road. By virtue of siting, level of separation and the landscaped nature of the area of public open space, it is considered that the proposed development would not affect other neighbouring residential properties located along Celandine Road or Cowslip Drive.

With regard to No. 16 Celandine Road, the proposed public art structure would be sited approximately 14.0m from the side elevation of No. 16 Celandine Road, orientated to the east. Its side elevation is un-fenestrated with the exception of 2 non-habitable room windows at first floor level.

In this case, the siting and orientation of the sculpture and the distance from No. 16 Celandine Road, mean there would be no adverse impact on No. 16 by way of loss of light (both natural day and sun light). As there are no windows facing the sculpture within this property and given the distance between the two there would be no overbearing impact. The sculpture would have no impacts with regard to loss of privacy or noise due to its nature.

The occupant of 14 Celandine Road has objected to the application but although this property is directly facing it is sufficiently distant and separated by open and public spaces for there to be no material impact in terms of light, outlook or privacy.

Concerns were raised in respect of the proposal giving rise to anti-social behaviour due to the the sculpture acting as an attraction for people to congregate around. Any

anti-social behaviour, that would arise would be subject to control under other legislation. As a result, it is considered that this matter would be appropriately addressed without any further control required under the planning process.

In view of the above, it is considered that the proposed development would be in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan (Core Strategy) and “saved” Policy EV/1 of the Charnwood Local Plan 2004. Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of the NPPF, notably Paragraph 127.

Impact on mineral resources

Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019) aims to prevent non-mineral related development from potentially sterilising any mineral resources that may potentially be present on-site.

The application site is located at the edge of a sand and gravel Mineral Consultation Area (MCA).

Following consultation with Leicestershire County Council (Minerals), it is advised that whilst Policy M11 of the Leicestershire County Council Mineral and Waste Local Plan aims to prevent non-mineral related development from potentially sterilising any mineral present on-site, given that the proposed development is to be located within an existing area of public open space within an established built-up residential area, it is suggested that this area would be unsuitable for mineral resource extraction in which case the proposed development would not conflict with this Policy.

Accordingly, it is considered that the proposed development would be in accordance with Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019). Furthermore, it is considered that the proposed development would be in accordance with the relevant provisions of the National Planning Policy Framework, notably Paragraph 204.

Other matters

Within the representation received from the local community, concerns have been raised in respect of the impact of the proposed development on residential property prices. This matter represents a non-material planning consideration, and, therefore, this matter will not be further considered within the assessment of the proposed development.

In addition, concerns have been raised in respect of whether or not expenditure on public art represents an appropriate investment, and whether or not this investment could be spent elsewhere and put to better use. A scheme of public art is required under Planning Permission reference P/11/2697/2, and it is considered that this proposal meets that requirement. In addition, the S106 Agreement monies can only be spent on public art, and so this money could not be spent elsewhere.

Concerns were raised in respect of the health and safety of users of the public open space in respect of the nearby flood attenuation basin. This matter falls outwith the

application site and the scope of this application, and therefore, no further consideration can be had of this matter within the assessment of the proposed development.

Conclusion

The principle of the proposed development has already been established by virtue of Planning Permission (reference P/19/1651/2) being granted by the Local Planning Authority for a public art installation on the application site. Additionally there is an extant permission for a similar development which was granted in 2019.

The proposed development would be acceptable on design and residential amenity grounds, in accordance with the relevant provisions of “saved” Policies CT/2 and EV/1 of the Charnwood Local Plan 2004 and Policies CS2, CS11 and CS25 of the Charnwood Local Plan (Core Strategy). Furthermore, the proposed development would be in accordance with the relevant provisions of the National Planning Policy Framework, including Paragraphs 127, 130 and 170.

The proposed development would be sited on land which would be unsuitable for mineral resource extraction in which case the proposed development would be in accordance with the relevant provisions of Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019). Furthermore, the proposed development would be in accordance with the relevant provisions of the NPPF, notably Paragraph 204.

In view of the above, it is recommended that Planning Permission be granted.

RECOMMENDATION

Approval of Planning Permission subject to the following Planning Conditions and Informative Notes.

Planning Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan (received by the Local Planning Authority on 12th February 2020);
 - Celandine Road Sculpture – dimensioned drawing (received by the Local Planning Authority on 12th February 2020); and

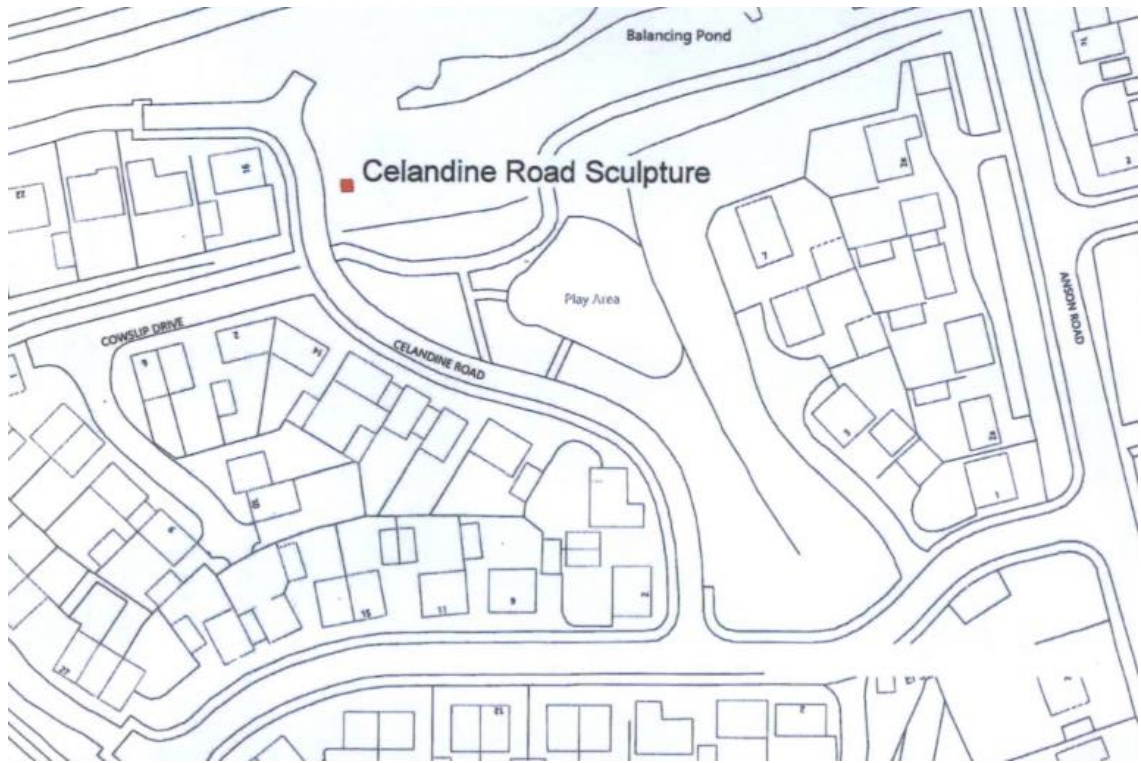
Reason: For the avoidance of doubt.

3. The development hereby permitted shall be constructed entirely of the materials specified within Question 9. Materials on the Application Form, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and appearance of the area and to accord with the Policies CS2 and CS11 of the Charnwood Local Plan (Core Strategy) and “saved” Policy EV/1 of the Charnwood Local Plan.

Informative Notes:

1. The proposal accords with “saved” Policies CT/2 and EV/1 of the Charnwood Local Plan 2004, Policies CS2, CS11 and CS25 of the Charnwood Local Plan (Core Strategy) and Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan (2019); and no other material considerations indicate that the policies of the Development Plan should not prevail. Furthermore, the decision has been reached taking into account Paragraph 38 of the National Planning Policy Framework.
2. The Applicant is requested to note that this proposal may require separate consent under the Building Regulations and that no works should be
3. The Applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.



Item No. 3

Application Reference Number P/20/0295/2

Application Type:	Full	Date Valid:	12/03/2020
Applicant:	Messrs Rafaele Russo and France		
Proposal:	Two storey extensions to side and rear and conversion of detached dwelling to 2 flats (Use Class C3)		
Location:	59 Ashleigh Drive Loughborough LE11 3HN		
Parish:	Loughborough	Ward:	Loughborough Nanpantan
Case Officer:	Deborah Liggins	Tel No:	01509 634733

This item is referred to Plans Committee at the request of Councillor Smidowicz who objects to the proposal due to problems occurring on Ashleigh Drive and pressure for additional conversions of family homes. Councillor Smidowicz refers to previous appeal decisions relating to HiMO proposals and objects to the design of the extensions and the potential for the proposed C3 apartments to become houses in multiple occupation.

Description of the Application Site

The application site lies on the northern side and at the western end of the street and is directly adjacent to the university campus. A barrier controlled access and egress to the university is situated outside the property and restrictions operate on the southern side of the street which prohibit on street parking between 0800 and 1800 hours. The western boundary of the application site is a 2m high steel palisade fence beyond which is a substantial, approximately 6m high hedgerow providing dense foliage screening of the site from within the University grounds.

The property itself is a detached two storey rendered and tiled dwelling standing in a generous plot. The flat roofed garage to the western side and single storey conservatory addition to the rear of the property as shown on the submitted plans have now been demolished and the property is in a neglected and vandalised condition.

Description of the Proposals

The proposal has 2 elements:-

- The extension of the property with two storey additions to the western and northern sides akin to the previous combined footprint of the garage and conservatory. The extension to the side would feature twin hipped roofs. First floor eaves heights would be 5.25m with ridges being 7.75m. These roofs would be approximately 0.5m from the highest point of the existing ridged roof. A single storey flat roofed addition would also be erected to the boundary on this side of the building. To the rear, the proposed two storey extension would have a projecting rear gable and hipped roof – again set down from the height of the original ridge.

- The change of use of the resultant property to 2 flats (Class C3) – one located on each floor. Each flat would have 2 en-suite bedrooms and an open plan living/kitchen and dining area

The application is accompanied by a Design and Access Statement which sets out the context of the proposal in terms of applicable policies and the decision of the Inspector in relation to a recent appeal at the site. For the avoidance of doubt, the proposal is not to change the use of the property to a house in multiple occupation, (Use Class C4), but to extend and split the existing residential accommodation into two flats (Use Class C3). This does not mean they cannot be rented accommodation but it means they are self contained dwellings for occupation by a family or by up to 2 unrelated persons.

The submitted plans demonstrate that 4 off-street car parking spaces can be achieved at the site; 2 to the site frontage and perpendicular to the street and 2 in a tandem arrangement on the driveway to the eastern side of the house.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

Policy CS1 – Development Strategy outlines that provision will be made for at least 5,000 new homes in Loughborough and Shepshed, including a sustainable urban extension to the west of Loughborough of approximately 3,000 homes, approximately 1,200 homes within and adjoining Shepshed and sustainable development which contributes towards meeting the Council’s remaining development needs.

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 CS3 – Strategic Housing Needs states that the Council will manage the delivery of at least 13,940 new homes between 2011 and 2028, seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area. The commentary relating to strategic housing needs states that “based on our projections for our population and household types, our evidence suggests that we need to increase the number of 2 bedroom homes” and “the low proportion of smaller homes available makes it difficult for older people who want to downsize, those on low incomes and benefits and younger people who want to find their first home. We need to increase the number of smaller and medium sized properties being built. Our community wants to see smaller houses and bungalows rather than flats and apartments, as these provide space for young families to grown and family to visit with older relatives.” (paragraphs 5.6 and 5.7.)

Policy CS16 – Sustainable Construction and Energy – encourages sustainable design and construction and the provision of renewable energy including supporting developments that reduce waste, provide for the suitable storage of waste and allow convenient waste collections.

Policy CS25 – Presumption in Favour of Sustainable Development – sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It pledges to work proactively with applicants to jointly find solutions to approve development wherever possible to secure improvements to the economic, social and environmental conditions in an area. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Borough of Charnwood Local Plan

Policy EV/1 – Design - seeks to ensure a high standard of design and sets out nine design criteria which new developments should satisfy. These include the requirement for new development to respect and enhance the local environment, including the scale, location, character, form and function of settlements. Development should be of a design, layout, scale and mass which is compatible with the locality and neighbouring buildings. It should also safeguard the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residents.

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 – Parking in New Development 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 1.5 parking spaces for flat with 2 or less bedrooms. The policy does however clearly state that these standards should 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 (NPPF) 2019

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The overarching aims are:

- An economic objective – 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 objective – 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 objective – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 11 sets out the presumption in favour of sustainable development and makes it clear that where there is an under-supply of housing land, the most important policies for the determination of housing proposals would be considered out of date.

Paragraphs 15-33 set out that the planning system should be genuinely plan-led and that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings. Paragraph 31 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.

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 53 states that the use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 Directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

Paragraph 59 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 61 sets out that the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Paragraph 68 explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out quickly. The paragraph then goes on to explain how such sites might be promoted.

Paragraph 73 sets out that local planning authorities are expected to maintain a 5 year housing land supply and should identify and annually update their supply of specific deliverable sites as measured against the overall housing requirement for the plan period. This should include a buffer and in Charnwood this is an additional 5% in order to ensure choice and competition in the market for land.

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 111 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

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.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

Planning Practice Guidance

ID 26 - Paragraphs 001-003 states that good design matters and what this can achieve through good plan making. Paragraph 004 notes that weight can be given to outstanding or innovative design and developments of poor quality design should be refused.

Paragraph 007 states that planning should promote local character. New development should be integrated within existing surroundings.

The Crime and Disorder Act 1998

This places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications.

Department for Communities and Local Government – Technical Housing Standards – nationally described space standard (March 2015)

These standards deal with internal spaces within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling heights. The standard sets out the minimum space requirements dependent on different combinations of single and double/twin bedrooms. According to these standards, the ground floor apartment at 94.4 sq.m. and the first floor apartment at 85.1 sq.m. would achieve and exceed the minimum living space standards which are 37 sq.m. for single occupancy and 50 sq.m. for double or twin bed spaced units.

The standard sets out that minimum floor to ceiling heights should be 2.3m for at least 75% of the GIA (Gross Internal Area). The proposal achieves floor to ceiling heights which meet and exceed this standard.

The Leicester and Leicestershire Strategic Growth Plan 2018

This document is a non-statutory plan but has been prepared and adopted by 10 partner organisations in Leicester and Leicestershire to provide a vision to address the challenges of the region until 2050. It identifies broad locations where development should take place and the infrastructure needed to deliver it which is envisaged to be delivered through local plans.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council and provides information to developers and local planning authorities to assist in the design of road layouts. 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; and 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.

Article 4 Direction

Local Government Circular 08/2010 'Changes to Planning Regulations for Dwellinghouses and Houses in Multiple Occupation' recognises that a high concentration of shared homes can sometimes cause problems, especially if too many properties in one area are let to short-term tenants with little stake in the local community. As such, local authorities are able to apply for an Article 4 Direction to remove permitted development rights for new HMOs in defined areas.

The Secretary of State granted an Article 4 Direction for Loughborough in recognition of the issues in the town and this was introduced in February 2012 and which removes the rights to change the use of Class C3 dwellings to Class C4 Houses in Multiple Occupation in Loughborough without the need for planning permission. These are dwellings where between 3 and 6 unrelated persons, sharing basic amenities could occupy a property without the need for planning permission - whereas, the Article 4 Direction limits this to occupation by a family or up to 2 unrelated persons (or 3 or where one is the owner of the property) living as a single household. Planning permission is required for the occupation of dwellings by residents in excess of these numbers.

Housing Supplementary Planning Document (July 2018)

This document sets out the Council's goals for the delivery of housing and how it will deal with applications for new development. The document seeks to provide clarity for those who live in the Borough and for the developers who deliver the new homes. It includes guidance on affordable housing, houses in multiple occupation and purpose built and campus student accommodation. The SPD will be a material consideration in the determination of planning applications in the Borough. It should be noted that the SPD cannot and does not propose new policy; rather it explains how Policies CS3, CS4, H/12 and CS23 will be used.

Draft Charnwood Local Plan 2019-2036

The Draft Local Plan sets out the Council's preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight at the current time. These include policies which would seek to make provision for at least 19,716 homes between 2019 and 2036 and require these to be delivered to a high standard of design quality. This document also includes Draft Policy LP9 which seeks to support the well-being, character and amenity of our communities.

Housing and Economic Development Needs Assessment (HEDNA)

The Housing and Economic Development Needs Assessment (HEDNA) has looked at a wealth of evidence, including population, household and economic growth projections, to assess the need for housing and employment land over the next 20 years. The study is an important part of the evidence base for the Strategic Growth Plan. It will also form part of the evidence base for Local Plans and will feed into the Strategic Economic Plan being revised by the LLEP.

The HEDNA looks at projections based on past population and demographic trends, with adjustments made (where necessary) for higher migration to support economic growth, and/or to address affordability issues, responding to an analysis of market signals and evidence of the need for affordable housing. The HEDNA also identifies the appropriate mix of homes of different sizes needed in the market and affordable sectors and concludes that the ideal mix of market housing in Charnwood should be as follows

- 1 bed – 0-10%
- 2 bed – 25-35%
- 3 bed – 45-55%
- 4 bed – 10-20%
-

This shows there is a need for affordable housing as follows:

- 1 bed – 40-45%
- 2 bed – 20-25%
- 3 bed – 25-30%
- 4 bed – 5-10%

The HEDNA also assesses the need for different affordable housing products taking into account both what households can afford, and the existing supply. It identifies that in Charnwood, 23% of the affordable housing need is for intermediate affordable housing (such as shared ownership or equity homes, or low cost market housing) and 77% for social or affordable rented homes.

This housing mix evidence can be afforded significant weight as it reflects known demographic changes.

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council’s expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people’s quality of life. The document is a material consideration in the determination of planning applications.

Relevant Planning History

Reference	Description	Decision & Date
P/19/0574/2	Two storey extensions and alterations to dwelling and conversion into 5 studio flats	Refused 24/06/2019 and appeal dismissed
P/20/0200/2	Two storey extensions to side and rear and change of use from detached dwelling (Use Class C3) to a house in multiple occupation (Use Class C4)	Refused

Responses of Statutory Consultees

The Council’s Housing Standards and Renewal Officer has no objection to the proposal.

The Nanpantan Ward Residents Group objects to the proposal stating that if the development is permitted there will be 60 students living within 100m of the site. All the proposed bedrooms could be double bedrooms and between 6 and 12 residents could be expected, requiring a similar amount of cars. There is no on-street car parking. The Group considers that there are already too many students living in the street and the proposal has the potential to damage the community, generate noise and anti-social behavior with incidents having been reported to the police and university security services. The group considers that the only suitable use for the site would be as a Class C3 family dwelling. The group considers that the mental well-being of permanent residents of the street has been adversely affected by the over-dominance of student accommodation.

Councillor Smidowicz considers that the proposal as rented accommodation would contribute to the cumulative effect on the imbalanced community and refers to the Inspectors report in dismissing an appeal at No. 39 Ashleigh Drive. This related to a proposed house in multiple occupation. Councillor Smidowicz also has concerned about the potential of the development to generate a demand for on street car parking which would prejudice the safe operation of the highway adjacent to barrier access/egress to the University Campus and considers that the submitted plans show potential for 8 occupants. There is also a worry that future internal modifications may be made to increase occupancy and this would be outside the remit of the Council to control. Councillor Smidowicz opines that the proposal does not support the well-being, character or amenity of the permanent residents who are sometimes sandwiched between HiMO’s and supports the comments of neighbours that there is no need for the proposal due to other dedicated student developments in the town. Anti-social behavior and noise is not often reported to the Borough Council as these often occur outside business hours.

Other Comments Received

Ashleigh Drive – 14, 23, 29, 42, 51

Mountfields Drive – 56, 58, 60

Concerns include:

- The street already exceeds the acceptable percentage of rental properties which leads to high vacancies outside term times.
- There is no need for the accommodation due to several purpose-built student accommodation developments in the town.
- Problems of refuse, noise and antisocial behavior would be exacerbated.
- Permanent loss of a Class C3 dwelling
- Demise in the appearance of the area through maintenance neglect.
- The proposed extensions would be overbearing in scale and mass and would dominate surrounding properties and gardens
- The proposal would be an overdevelopment of the site
- Potentially 8 persons living at the property
- Lack of adequate car parking where there are problems of street parking.
- Impact on garden wildlife
- Possible future reconfiguration of internal accommodation to increase occupancy
- The proposal is contrary to the existing and emerging local plan and the National Planning Policy Framework.
- The submitted plans lack dimensions and a room is unlabelled.
- The conversion of the property to flats is not in keeping with the area
- All comments about occupation by students are relevant to the proposal

Non-Material Considerations which have been raised.

Whether or not the proposed apartments would be occupied by students is not material to the determination of this planning application. A Class C3 or C4 dwelling can be let to anyone, regardless of their employment or academic status and the Council has no control over who the owner chooses to occupy properties or when they are advertised as being available. The Article 4 Direction in place in Loughborough does however limit occupancy of Class C3 dwellings by making it necessary for planning permission to be sought when they are to be occupied by 3 or more unrelated persons. Such a use would be deemed to be a 'house in multiple occupation' and this is not the proposal before the Council for consideration. The proposal is therefore limited by legislation to only permit 1 or 2 unrelated persons to occupy each unit and also legislation relating to minimum space standards. This contradicts comments by neighbours who consider the resulting development could be occupied by 8 people.

Several respondents also refer to a planning appeal decision at No. 39 Ashleigh Drive which related to a change of use of the property to a house in multiple occupation (Use Class C4) and which was dismissed on appeal. This decision is of limited relevance here as the proposal before members does not concern a proposed C4 dwelling.

Consideration of the Planning Issues

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

1. Principle of Development & Loss of a Class C3 dwelling
2. The design and impact of the proposal on the street scene
3. Amenity
4. Car Parking
5. Bin Storage

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. Policies in the local plan relate to achieving high quality design for all proposals, including house extensions.

Policy CS1 outlines the development strategy for the Borough. The majority of growth which is not taking place at the edge of Leicester is planned for Loughborough and Shepshed. Policy CS1 states that the Council will plan positively for sustainable development in Loughborough which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the policies of the Core Strategy.

The application site is located within the built-up limits of Loughborough and in a well-established residential area close to the university and town centre. It is in a sustainable location and would contribute towards the Borough's housing supply by providing an additional residential unit.

Notwithstanding this, the proposal would result in the loss of a 3 bedroom family sized house, a type of home which has reduced significantly in numbers in recent years in the local area as many have been converted to HiMO's. According to the HEDNA study, around half of all new homes should ideally be 3 bedroom dwellings with 2 bedroom dwellings accounting for 25-35% of new housing stock. This proposal would replace a three bedroom dwelling with two 2 bed flats which for which HEDNA also identifies a need. Whilst, the reduction in the number of Class C3 dwellings available has already reduced the mix and type of homes in the area and this is a factor which weighs against the proposal, the creation of two dwellings would modestly contribute to the overall housing land supply within the Borough which is currently calculated to be 6.41 years. The resulting development of two 2 bedroom units at the site is, on balance considered to be acceptable and in accordance with Policy CS3, subject to further design and other considerations as set out above.

The design and impact of the proposal on the street scene

The property occupies a position at the end of the road which features predominantly semi-detached hipped roof dwellings on the southern side of the street. Opposite there is a mix of dwellings including detached, extended semi-detached two storey dwellings and a bungalow and the current dwelling on the site is at odds with the predominant house type. The proposed extension to the western side of the dwelling is recessed from the front elevation by 0.6m and the rear elevation is stepped in from the eastern side elevation by the same amount. The resultant building would therefore retain a relatively deep

frontage and have a front elevation sitting significantly behind that of the neighbouring dwelling at No. 57. It is therefore considered that because of the design of the front elevation, the use of brick and render to match the existing dwelling and matching roof pitches, eaves heights and materials, the resultant building would not appear out of scale or character in the street scene. In this respect, the proposal would accord with Policies CS2 and EV/1 and the adopted SPD 'Design'.

Amenity

Policies CS2 and EV/1 seek to achieve high quality design and development which protects the amenities of adjoining properties, and particularly their light and privacy. In terms of amenity impact to neighbours, the proposed building would be no closer to neighbouring properties to the side and rear than existing, although would contain additional first floor rear facing windows 3.6m closer to Mountfields Drive properties to the rear. A distance of 34m would be retained between the rear elevation and the closest point of No. 60 Mountfields Drive to the rear and this distance exceeds the recommended minimum 27.5m separation distance as set out in adopted Supplementary Planning Document 'Design' in terms of the proposed first floor rear facing principal windows. In addition, there is some intervening landscaping and outbuildings within the garden of No. 60 Mountfields Drive which would obscure direct views further and it is therefore concluded that the degree of additional overlooking and loss of privacy would be limited, given that there are already first floor windows in the rear of the existing dwelling and the distances retained.

In terms of the impact on No. 57 Ashleigh Drive, this dwelling has a glazed kitchen door and lounge window in its rear elevation and a secondary kitchen window in its side elevation and stands some 8m further forward of the existing dwelling at No. 59. There is a secondary kitchen window proposed to the ground floor eastern elevation and it is recommended that a condition be imposed to require this to be obscure-glazed as, although the principal window to this room is in the rear elevation, this treatment would add further privacy protection for the occupiers of No. 57 and their garden. In summary, it is considered that the orientation of the properties, the location of principal windows and the design of the proposed extensions are such that no significant losses of light or privacy are likely to be experienced from occupiers of that or other dwellings.

In terms of the amenities of future occupiers of the apartments, the proposals meet the requirements of the National Technical Standard and the building would occupy a large plot with a good sized outside amenity space to the rear. Both units would have good access to natural daylight and would provide a good standard of accommodation.

It is acknowledged that noise can often be a concern for objectors because of the number of people who are living independently within any property which can be considered to adversely affect the amenity of neighbouring properties. Whilst it is acknowledged that there will sometimes be a clash of lifestyles between neighbours, it is considered unreasonable to assume this will happen to an extent greater than might be the case for any other residential use. The proposed C3 units maybe occupied by a wide range of households . The configuration of accommodation and the gross internal floor areas dictate potential occupancy levels as measured against the National Technical Standard published by the Department for Communities and Local Government 2015 as set out above. These are also to be read in conjunction with the requirements of the Article 4 Direction which would limit occupation of the Class C3 dwellings to either a family in each

or by no more than 2 unrelated persons in each. Therefore, if rented to individuals, the total number of occupants across the development would be restricted to 4 persons. If the property were to be used, as a House of Multiple occupation with between 8-12 occupants, as suggested, this would be a material change of use and would require full planning permission.

The proposal represents an increase of one dwelling (Use Class C3) on the site which could potentially result in additional noise arising by way of intensification. However, it is considered that the occupancy of the whole building by either 2 families or up to 4 individuals distributed over an increased footprint would be akin to or only marginally greater than the intensity of occupation of the 3 bedroom house. Consequently, it is concluded that concerns that the noise would be significantly greater than a single C3 dwelling cannot be sustained. It is considered that the development would not therefore result in significant increases in noise or disturbance.

Given the above context, it is considered that the development proposes an appropriate standard of design and will have no significant impact on neighbouring residential amenity. The scheme therefore accords with Policies CS2, EV/1 and H/17.

Car Parking

Concern has been expressed by residents about the impact of the proposal on on-street parking in the area, claiming that the proposal would exacerbate the shortage of street availability of spaces, to the detriment of highway safety and amenity. The Highway Authority has not commented on the application but standing advice would relate to the proposal.

The submitted plan indicates the provision of 4 car parking spaces – 2 for each unit and this would accord with and slightly exceed the adopted standards as set out in Policy TR18 of the Borough of Charnwood Local Plan which recommends the provision of 1.5 spaces per unit where dwellings have 2 or less bedrooms. In addition, it is clear from the supporting text to Policy TR/18 that these standards represent the appropriate maximum provision, indicating there will be circumstances where fewer spaces may be acceptable. The aim of the policy is to secure a level of car parking which discourages reliance on the private car but provides sufficient off-street parking to allow developments to proceed without creating traffic problems. It is therefore considered that the indicated provision of 4 spaces, with 2 of these in a tandem arrangement is appropriate in this location which is within walking or cycling distance of the town centre and already served by effective public transport connections on Forest Road.

The street is subject to some Traffic Regulation Order parking restrictions and is not within a resident parking scheme operated by the County Council. In addition, the quantum of unrestricted car parking within the street is somewhat limited by the width and number of existing vehicle crossings serving dwellings on both sides of the street.

To refuse a planning application on highway safety grounds it must be demonstrated that there is severe harm caused by the proposal. Although respondents consider the proposed quantum of car parking is insufficient, it meets adopted standards as set out above. It is therefore unlikely that the proposal would increase demand for on street parking to the extent that highway safety or the free flow of traffic would be result in such

harm. The property is located at the end of the street where there is a controlled barrier access to the campus and where traffic speeds are likely to be low and where additional vigilance for pedestrians and other highway users is practiced. It is therefore unlikely that the proposal would lead to unsafe operation of the local highway network or result in severe cumulative residual highway harms as set out in Paragraph 109 of the National Planning Policy Framework. It is concluded that the proposal accords with national policy, and the tenet of local policy as enshrined in Policy TR/18 of the Borough of Charnwood Local Plan.

Bin Storage

Bin storage is sometimes a visual issue when residential properties are subdivided into flats. In this case, there is ample space for the storage of bins or a communal larger receptacle to the rear of the building and this should enable occupants to participate in the usual weekly collection service. There would therefore be no need for bins to be stored on the property frontage or pavement although it is acknowledged that this appears to be an issue within the street and is a problem which is currently beyond the scope of the planning function to improve. Policy CS16 sets out the ways that the Council will encourage sustainable design and construction and one of these is supporting developments that reduce waste, provide for the suitable storage of waste and allow convenient waste collections. It is considered that the development accords with Policy CS16.

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 Design

The proposal would provide an additional 2 bedroom unit within Loughborough in a sustainable location close to the town centre. The extended dwelling to accommodate this is considered to relate well to the character and appearance of the area and the extensions themselves do not overwhelm the existing house. There would be no harm to the amenity of adjacent occupiers and good standards of amenity for new residents would be provided. Ample parking and bin storage could be provided within the curtilage thereby ensuring no compromise to highway safety or visual amenity. Accordingly the proposal complies with policies CS1, CS2, CS3, CS16, EV/1, H/17 and TR/18 of the development and the supporting Design SPD. There are no material considerations which override this including within the Framework and it is recommended that planning permission be granted conditionally.

RECOMMENDATION:

Grant Conditionally

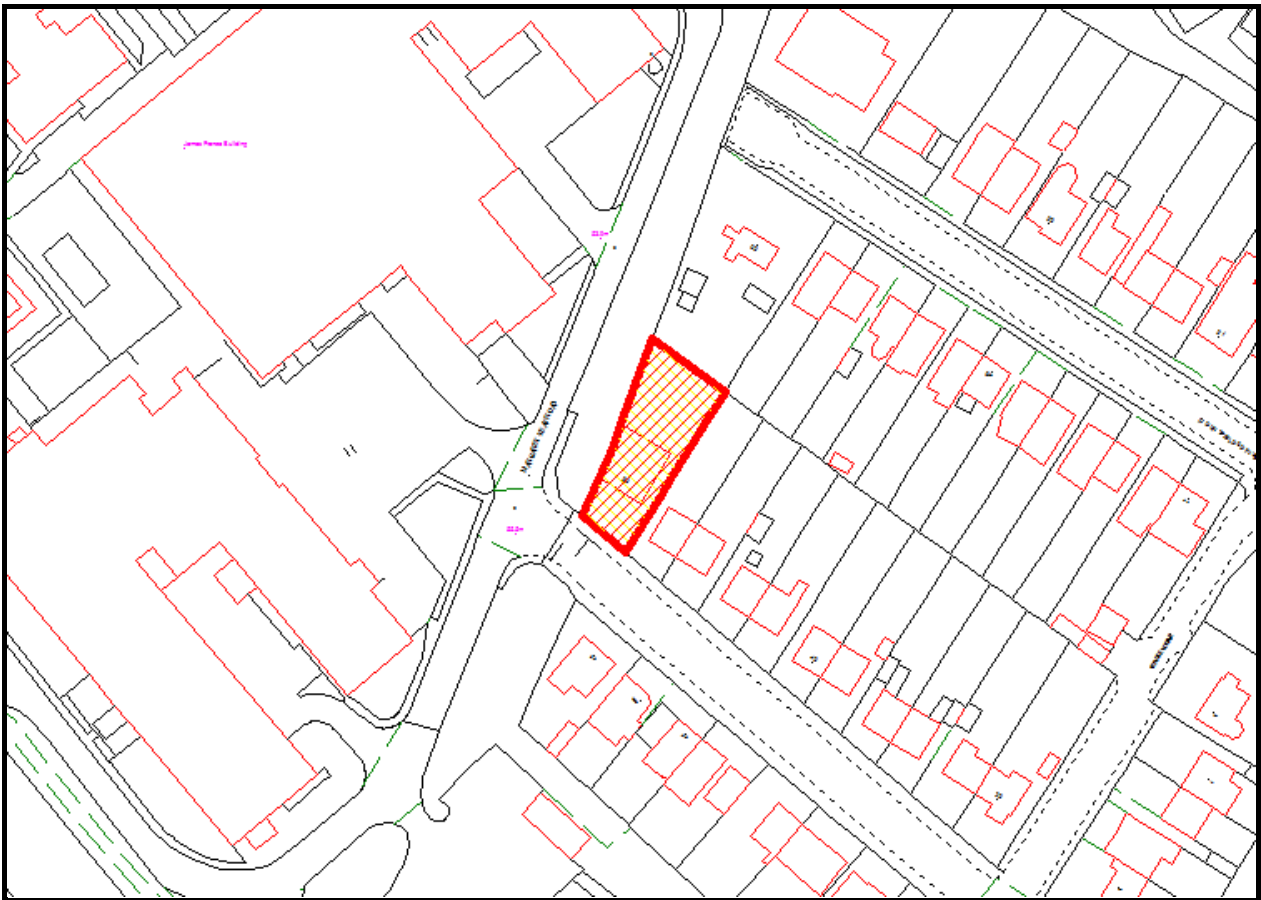
- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1901-01 Rev D - Block and site location plans
1901-03 Rev E - Proposed elevations and floor plans
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.
- 4 No occupation of either of the apartments shall take place until such time as the parking facilities shown on the approved drawing No. 1901-01 Rev D have been provided, hard-surfaced and made available for use. Thereafter, the parking facilities shall not be obstructed in any way that would prevent such use.
REASON: To make sure that adequate off-street car parking is provided in the interests of road safety.
- 5 The ground floor kitchen windows in the eastern elevations shall be glazed with obscure glass to Pilkington (or equivalent) Privacy Level 4 or above, which shall thereafter be retained at all times. No changes shall be made to this window nor shall any additional windows be inserted in this elevation thereafter.
REASON: To minimise the effect of the development on the privacy and amenities of nearby residents.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3, CS16 and CS25 of the Charnwood Local Plan (2022-1018) Core Strategy and Policies EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies.
- 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 Document 'Design' (adopted 2020).and, therefore, no harm would arise such as to warrant 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 (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 In order to arrange for the delivery of the necessary equipment for participation in the refuse and recycling service and to ensure that the properties receive a collection service as appropriate, please contact Environmental Services on 01509 634538 or recycle@charnwood.gov.uk, before the first property is completed.



Item No. 4

Enforcement Report for Delegated Authority to take formal enforcement action.

Enforcement Case Reference No: E/18/0050

Developer: Mrs Claire Watts

Breach: Unauthorised development - Erection of Summerhouse together with associated fencing and installation of gate.

Location: Land At Syston Road, Cossington, Leicestershire, LE7 4UZ

Parish: Cossington **Ward:** Wreake Villages

Case Officer: Neema Somani **Tel No:** 01509 634773

This application is before the Plans Committee at the request of Councillor Poland in accordance with the provisions of the Constitution. Councillor Poland asks Plans Committee to consider whether enforcement action should be taken against the unauthorised development.

Description of the Unauthorised Development

The land in question is located on land in an area of open Countryside by Cossington Lakes off Syston Road.

A summerhouse has been erected on the land together with the installation of associated fencing and high metal gates. The summerhouse was erected in 2017. The summerhouse is currently being used for the storage of items belonging to a person who is residing with the owner. As well as storage within the summerhouse the land is also being used to store two vehicles. The development of the land including the erection of a summerhouse and associated fencing, landscaping and large metal gates is unauthorised.

Landscaping works have been carried out and the land has been cleared of foliage and vegetation. Large metal gates have been erected at the access to the land and security fencing has been erected at a height of approximately 2.43 metres and 4.3 metres in length spanning the frontage. The erection of the summerhouse on the land creates a residential appearance to the land and together with the inappropriate security fencing is considered an incongruous feature in the landscape, out of character with the rural and natural landscape of the open countryside in this location.

Councillor Poland has inspected the site and spoken to the developer. Councillor Poland considered enforcement action is inappropriate as he does not consider the harm warrants the removal of the summerhouse and fencing; however, he is aware that if no action is taken this could set a precedent and therefore requested that the item be taken to Plans Committee.

Development Plan Policies

Charnwood Local Plan 2011 – 2028 Core Strategy (adopted 9th November 2015)

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood by respecting and enhancing the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements.

Policy CS11 - Support the protection of the landscape and countryside by requiring new developments to protect landscape character and to reinforce a sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments. Support the protection of the character of the landscape requiring new development to take into account and mitigate its impact on tranquillity.

Borough of Charnwood Local Plan (adopted 12th January 2004) saved policies:-

Where they have not been superseded by Core Strategy Policies previous Local Plan policies remain part of the development plan. In relation to the unauthorised development that has taken place the relevant policies are:

Policy ST/2: The Limits to Development, identified on the Proposals Map provide clear boundaries to the various settlements and other areas of development in the Borough. They distinguish between areas of development and development potential and areas of restraint. They allow for any new development to be sensibly related to the existing pattern of settlement to ensure that development needs can be met without unwarranted harm to the countryside and other rural interests.

Policy CT/1: Development within areas of generally open land will be strictly controlled. Planning Permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature and small-scale new built development, where there would not be a significant adverse environmental impact and the proposal would:-

- i) Be essential for the efficient long-term operation of agriculture, horticulture or forestry; or
- ii) Facilitate the diversification of the rural economy;
- iii) Improve facilities for recreation, or leisure uses; or
- iv) Implement strategically important schemes for mineral related uses, transport infrastructure, and for public services or utilities.

In all cases it should be demonstrated that the proposed development could not reasonably be located within or adjacent to an existing settlement.

Policy CT/2 relates to development in principle will be permitted where it would not harm the character and appearance of the countryside and provided it could safeguard its historic, nature conservation, amenity and other local interest.

Policy EV/1: Design - The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

i) respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;

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 unauthorised development:

- Paragraph 58 states enforcement is important to maintain public confidence in the planning system. Enforcement is discretionary, and local planning authorities should act proportionality in responding to suspected breaches of planning control and take action where appropriate.
- Paragraph 118 (b) states that planning policies and decisions should recognise that some undeveloped land can perform many functions such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.
- Paragraph 170 (inter alia) states in part that Planning Policies and decisions should contribute to and enhance the natural and local environment by:
 - a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
 - b) Recognise the intrinsic character and beauty of the countryside; and the wide benefits from natural capital and ecosystems services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;....

Draft Charnwood Local Plan 2019-2036

The Draft Local Plan sets out the Council's preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight

at the current time. These include policies which would seek to between 2019 and 2036

The Crime and Disorder Act 1998

This Act places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the authorisation of enforcement proceedings.

The issue of **human rights** is also a material consideration in the determination of planning applications and enforcement issues. Article 8 of the Human Rights Act 1998 requires respect for private and family life and the home while Article 1 of the First Protocol provides an entitlement to peaceful enjoyment of possessions. However, these rights are “qualified” and it is necessary to consider whether refusing planning permission and/or issuing an enforcement notice would interfere with the developer’s human rights. If it would, the Committee must decide whether any interference is in accordance with the law, has a legitimate aim and is proportionate.

The impact on the human rights of the developer must be balanced against the public interest in terms of protecting the environment and the rights of other people living in the area. In this case, the balance points to the rights of the local community and the protection of rural open countryside.

Relevant Planning History

There is no relevant planning history for this site. A Planning application has not been submitted for the development carried out on the site.

Responses of Statutory Consultees

None

Other Comments Received

None

Consideration of the Planning Issues

The key issues in assessing this unauthorised development are considered to be:

- Principle of development in the countryside
- Design, Scale and Impact on the Character of the Area and Open Countryside

Principle of Development in the countryside

As stated in the Core Strategy the Borough’s countryside is largely the product of interaction between the underlying geology and centuries of farming which have shaped the pattern of fields, lanes, farmsteads, hedgerows and woodlands. Extensive water features have been added with the creation of reservoirs in the upland areas during the 19th Century, and more latterly through reclaimed sand and gravel workings in the broad

river valleys. As a result Charnwood enjoys the benefit of substantial areas of attractive countryside which is worthy of protection for its own sake. The strategy aims to reconcile the protection of the countryside with the needs for new development and increasing leisure demands. The erection of the summerhouse and fencing in this location is considered contrary to the aims of the policies ST2 and CT/1, CT/2 and EV/1 of the Charnwood Borough Local Plan (Adopted 2004) Policies CS2 and CS11 of the Charnwood Local Plan Core Adopted 2015. Whilst Paragraph 118 (b) of the NPPF states that planning policies and decisions should recognise that some undeveloped land can perform many functions such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production development should take into account the setting character and appearance of the land. In this case whilst the use is claimed to be recreational this does not outweigh the harm caused by the development in the countryside which is considered inappropriate.

Design, Scale and Impact on the Character of the Area and Open Countryside

The starting point for decision making on all planning applications and planning enforcement issues 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. Policies in the local plan relate to achieving high quality design for all proposals and to protect the countryside for its own intrinsic value.

The addition of a summerhouse together with associated fencing and large metal access gates are not in keeping with the rural character of the area. The owner of the site claims her grandfather previously had a building on the site which he used as a workshop for many years. The building was unused for many years and fell into disrepair. The building was set on fire and the owner claims the building was still standing until the summerhouse was erected. The re-using or adaptation of rural buildings would in principle be acceptable subject to considerations regarding appropriate use and visual aspects and character of uses, however since the original building was removed, any new build development on the land would require planning permission.

The Charnwood Local Plan and Core Strategy require new development not to harm the character and appearance of the countryside. It is considered the use of the land for the siting of the summerhouse encourages a change in the appearance of the land to a garden/residential like character including the siting of domestic paraphernalia around the land.

The owner of the site has stated the summerhouse was for a leisure/recreational use solely for her children and herself however when this development was brought to the attention of the planning authority it was confirmed following a site visit that vehicles were parked on the land and one of the vehicles was occupied by a friend of the owner of the land who was homeless at the time. This person was storing his belongings in the vehicles and in the summerhouse and was also sleeping in one of the vehicles. The developer claimed the friend was staying there for security purposes in order to protect the land from vandalism. The friend is no longer occupying the land but is still storing possessions in the summerhouse.

The summerhouse and access are visible from the main highway and it is considered their presence and appearance is out of keeping and harmful to the character and appearance of the countryside and the visual amenity of the area contrary to the aims of Policies.

The area was originally heavily landscaped with trees and this has now been removed to create a clearing for the siting of the summerhouse on the banks of the lake. As a result of the clearance of the land and imposition of the summerhouse and fencing the openness and character of the countryside is considered to have been detrimentally affected contrary to the intentions of policies ST/2 and CT/1, CT2 and EV1 of the Charnwood Local Plan and Policies CS/2 and CS11 of the Core Strategy respectively and the advice contained within the National Planning Policy Framework.

Paragraph 58 of the National Planning Policy Framework states enforcement is important to maintain public confidence in the planning system. Enforcement is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control and take action where appropriate. In this case, it is considered appropriate to take formal action in relation to the breach of planning control for the reasons stated above.

Conclusion

This development and use of land is unauthorised and requires planning permission. The owner has been advised and has been requested to remove the development and cease the occupation of the land. Following intervention by Cllr Poland, the matter has been brought to Plans Committee for a decision to be made.

The summerhouse, associated fencing and metal gates are new structures and are considered to be out of character with the natural environment and to have a detrimental impact on the surrounding area and the development is contrary to Policies ST2 and CT/1, CT/2 and EV/1 of the Charnwood Borough Local Plan (Adopted 2004) Policies CS2 and CS11 of the Charnwood Local Plan Core Adopted 2015.

In conclusion it is considered that the development has a detrimental impact on the visual amenity and character of the area and countryside. The metal gates that front the highway are incongruous and visually intrusive and are considered to be out character with the area and detrimental to the appearance of this countryside location. It is therefore considered that had a planning application been submitted for the development and use of the land for the unauthorised purposes prior to it taking place it would have been unlikely to have secured planning permission for the reasons set out above.

Recommendation

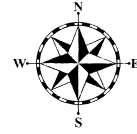
It is recommended formal enforcement action be authorised and an enforcement notice served to secure the removal of the development within a period of six months.



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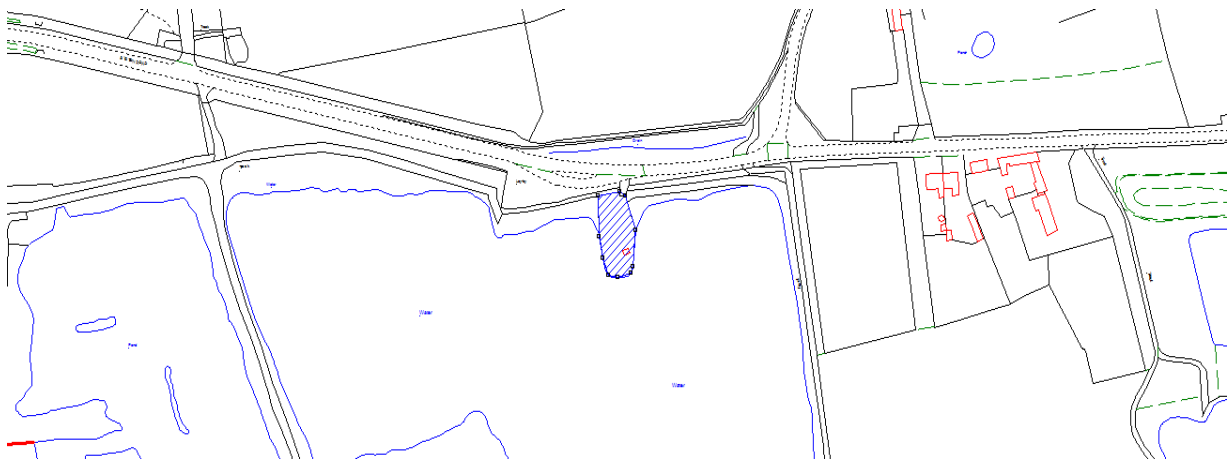
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Reference No: E/18/0050

Location: Land at Syston Road Cossington



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/19/2513/2	Householder	291 Link Road Anstey LE7 7ED	Two storey rear extension to detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Feb-2020	Anstey
P/20/0146/2	Full	337 Link Road Anstey LE7 7ED	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2020	Anstey
P/20/0224/2	Householder	13 Leicester Road Anstey Leicestershire LE7 7AT	Erection of single storey extension and replacement detached garage to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2020	Anstey
P/20/0336/2	Full	Land rear of 188 and 190 Cropston Road Anstey Leicestershire LE7 7BN	Variation of Condition 2 of planning permission P/18/0634/2 to alter the design of the garage and add a porch to the proposed dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2020	Anstey
P/20/0284/2	Householder	77 Church Lane Anstey Leicestershire LE7 7AF	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2020	Anstey
P/20/0002/2	Full	237 Bradgate Road Anstey LE7 7FX	Erection of single storey detached dwelling, stables, and associated vehicular access and landscaping, following demolition of existing dwelling. (revised scheme P/18/2410/2 refers)	REF, Permission be refused for the following reasons:	09-Apr-2020	Anstey
P/20/0446/2	Householder Prior Notification	225A Bradgate Road Anstey Leicestershire LE7 7FX	The erection of a single storey rear extension extending beyond the rear wall of the original house by 7.5m, with a maximum height of 3.45m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	09-Apr-2020	Anstey

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2590/2	Full	Gracelands 380 Bradgate Road Anstey LE6 0HA	Erection of two dwellings (one replacement dwelling and one new dwelling)	REF, Permission be refused for the following reasons:	03-Mar-2020	Anstey Forest Bradgate
P/19/2343/2	Householder	34 Branston Avenue Barrow Upon Soar Leicestershire LE12 8XL	Proposed single storey extension to front and side of existing dwelling and conversion of garage to living accommodation	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Barrow & Sileby West
P/20/0163/2	Householder	48 Melton Road Barrow Upon Soar Leicestershire LE12 8NU	Erection of single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	27-Mar-2020	Barrow & Sileby West
P/20/0204/2	Householder	111 Cotes Road Barrow Upon Soar Leicestershire LE12 8JP	Alterations to dwelling including erection of two storey extension to front, side and rear of dwelling, single storey extension to rear, and cladding of exterior of dwelling.	GTDCON, Permission be granted subject to the following conditions:	03-Apr-2020	Barrow & Sileby West
P/19/0916/2	Full	20 Tempest Road Birstall LE4 3BE	Erection of replacement dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Birstall Wanlip
P/20/0269/2	Householder Prior Notification	51 Copeland Road Birstall Leicestershire LE4 3AB	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4m, with a maximum height of 4m, and height to the eaves of 3m (Prior notification).	PRINOT, Prior approval from the Council is not required	23-Mar-2020	Birstall Wanlip
P/20/0237/2	Full	24 Walker Road Birstall LE4 3BN	Erection of two storey detached dwelling	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2020	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0226/2	Householder	4 Barngate Close Birstall Leicestershire LE4 3GF	Removal of condition 3 of P/98/2073/2 to allow conversion of garage to living accommodation.	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2020	Birstall Wanlip
P/19/2325/2	Full	The White Horse White Horse Lane Birstall LE4 4EF	Single storey extension to rear for function room.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2020	Birstall Watermead
P/20/0119/2	Householder Prior Notification	74 Stonehill Avenue Birstall Leicestershire LE4 4JB	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.5 metres with a maximum height of 3.65 metres and height to the eaves of 3 metres.	PRIREF, The prior approval of the Council is refused	03-Mar-2020	Birstall Watermead
P/20/0311/2	CL (Proposed)	24 The Crossways Birstall LE4 4EB	Certificate of lawful development (proposed) for a single storey rear extension with 3 roof lights	CLDPGRANT, Certificate of Lawful Proposed Development	03-Mar-2020	Birstall Watermead
P/20/1225/2	Full	1B Wanlip Avenue Birstall Leicestershire LE4 4LQ	Formation of dropped kerb to front of property.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Birstall Watermead
P/20/0043/2	Advert Consent	661 Loughborough Road Birstall Leicestershire LE4 4NL	Display of 1x internally illuminated fascia sign.	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2020	Birstall Watermead
P/20/0484/2	CL (Proposed)	95 Allington Drive Birstall Leicester LE4 4FE	Certificate of lawful development (proposed) for a single storey rear extension with 4 roof lights.	CLDPGRANT, Certificate of Lawful Proposed Development	17-Mar-2020	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0208/2	Householder Prior Notification	72 Blenheim Road Birstall Leicestershire LE4 4FL	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 4m, and height to the eaves of 3m.	PRIREF, The prior approval of the Council is refused	17-Mar-2020	Birstall Watermead
P/20/0176/2	Householder	119 Stonehill Avenue Birstall LE4 4JG	Proposed single storey extension to side and rear, dormer extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2020	Birstall Watermead
P/19/2237/2	Full	117 Wanlip Lane Birstall LE4 4GL	Two-storey side and single-storey rear extension and conversion of first floor into a self-contained flat, siting of air conditioning units to rear and formation of car parking area to rear.	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2020	Birstall Watermead
P/20/0076/2	Householder	8 Long Furrow East Goscote LE7 3ZL	Erection of two storey extensions to both sides of dwelling with single storey extensions to front and rear.	REF, Permission be refused for the following reasons:	13-Mar-2020	East Goscote Ward
P/20/0506/2	Householder Prior Notification	27 Broome Avenue East Goscote Leicestershire LE7 3SA	The erection of a single storey rear extension extending beyond the rear wall of the original house by 8.0m, with a maximum height of 4.0m, and height to the eaves of 3.0m.	PRIREF, The prior approval of the Council is refused	02-Apr-2020	East Goscote Ward
P/19/2377/2	Householder	1 The Drive Woodhouse Eaves LE12 8RE	Two storey extension to front of dwelling and construction of retaining walls.	GTDCON, Permission be granted subject to the following conditions:	18-Feb-2020	Forest Bradgate
P/19/2119/2	Full	Lady Jane Mobile Home Park Bradgate Road Newtown Linford Leicestershire LE6 0HD	Erection of 5no. two bed bungalows, 2no. three bed bungalows and 1no. replacement dwelling at 532 Bradgate Road	GTDCON, Permission be granted subject to the following conditions:	26-Feb-2020	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2229/2	Conservation Area Consent	532 Bradgate Road Newtown Linford Leicestershire LE6 0HD	Demolition of 532 Bradgate Road	GTDCON, Permission be granted subject to the following conditions:	26-Feb-2020	Forest Bradgate
P/19/2534/2	Householder	Walnut Tree Barn Rushey Lane Woodhouse LE12 8UW	Erection of single storey extension to side/rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	28-Feb-2020	Forest Bradgate
P/20/0191/2	Full	Sandhills Lodge Farm Markfield Lane Markfield Leicestershire LE67 9PS	Creation of 2 wildlife/amenity ponds	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2020	Forest Bradgate
P/20/0101/2	Householder	121 Bird Hill Road Woodhouse Eaves Leicestershire LE12 8RP	Proposed 2-storey extension to side of dwelling with single-storey porch to front of dwelling	GTDCON, Permission be granted subject to the following conditions:	24-Mar-2020	Forest Bradgate
P/20/2510/2	Full	107 Beacon Road Woodhouse Eaves LE12 8RW	Variation of condition 2 to application P/19/1914/2 - Revisions to original plans including details of facing materials, replacing garage door with windows and inserting window to SW elevation.	GTDCON, Permission be granted subject to the following conditions:	25-Mar-2020	Forest Bradgate
P/20/0254/2	Full	438 Bradgate Road Newtown Linford LE6 0HA	Erection of single storey extension to side/rear of dwelling and roof extension to front.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Forest Bradgate
P/20/0160/2	Householder	23 Main Street Woodhouse Eaves LE12 8RY	Proposed detached garage and workshop to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	03-Apr-2020	Forest Bradgate
P/19/2285/2	Full	417 New Ashby Road Loughborough LE11 4EU	Change of use from dwelling (Class C3) to House in Multiple Occupation (Class C4)	REF, Permission be refused for the following reasons:	19-Feb-2020	Loughborough Ashby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2506/2	Full	45 Howard Close Loughborough LE11 4TL	Erection of single storey extension to the front and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2020	Loughborough Garendon
P/19/1484/2	Full	26 School Street Loughborough LE11 1BP	Erection of 2.5 storey block of 5no flats to side and single storey block of 4no flats and erection of cycle storage enclosure to rear of flats.	REF, Permission be refused for the following reasons:	18-Feb-2020	Loughborough Hastings
P/19/2598/2	Full	28 Whitehouse Avenue Loughborough Leicestershire LE11 2PW	Two storey rear extension to dwelling and alterations to existing doors and fenestration. (Revised scheme P/18/0870/2 refers)	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2020	Loughborough Hastings
P/20/0023/2	Householder	4 King George Road Loughborough Leicestershire LE11 2PA	Retention of front porch & single storey rear extension and erection of first floor rear extension to dwelling (revised scheme P/19/1970/2 refers)	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Loughborough Hastings
P/20/0331/2	Equipment PD Notification	Loughborough ATE Sparrow Hill Loughborough Leicestershire LE11 1BT	Replacement of 3 antennas and 1 GPS unit with ancillary development.	MNAAU, The application be agreed without conditions.	13-Mar-2020	Loughborough Hastings
P/19/2565/2	Full	92 Leicester Road Loughborough LE11 2AQ	Retention of change of use from hotel/guest house (Use Class C1) to large house in multiple occupation (Use Class Sui Generis). (retrospective application)	GTDCON, Permission be granted subject to the following conditions:	24-Mar-2020	Loughborough Hastings
P/19/2493/2	Advert Consent	Between 3 & 9 Great Central Road Loughborough LE11 1RW	Installation of 6m wide x 3m tall (overall height 4.35m) free standing digital advertisement board.	GTDCON, Permission be granted subject to the following conditions:	25-Mar-2020	Loughborough Hastings

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0334/2	Householder Prior Notification	181 Tuckers Road Loughborough Leicestershire LE11 2PH	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.4m, with a maximum height of 3.5m, and height to the eaves of 2.5m.	PRINOT, Prior approval from the Council is not required	31-Mar-2020	Loughborough Hastings
P/19/2529/2	Full	Land off Nottingham Road Loughborough LE11 1ET	Installation of peak power generation plant and associated infrastructure.	GTDCON, Permission be granted subject to the following conditions:	03-Apr-2020	Loughborough Hastings
P/19/1987/2	Householder	3 Greenhill Rise Hathern Leicestershire LE12 5LG	Single and two storey extension to side and two storey extension to rear of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	18-Feb-2020	Loughborough Hathern & Dishley
P/20/0205/2	Full	74 Loughborough Road Hathern LE12 5JB	Erection of single storey extension to rear of public house.	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2020	Loughborough Hathern & Dishley
P/19/1685/2	Full	Unit 36 Jubilee Drive Loughborough LE11 5XS	Retention of 4no storage containers and skips	REF, Permission be refused for the following reasons:	19-Feb-2020	Loughborough Lemyngton
P/19/2303/2	Householder	20 Cotes Drive Loughborough LE11 1JD	Proposed two storey extension to side of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	27-Feb-2020	Loughborough Lemyngton
P/20/0122/2	CL (Proposed)	31 Edward Street Loughborough LE11 1QF	Certificate of lawful development (proposed) for a loft conversion with rooflight to the rear roof slope.	CLDPGRANT, Certificate of Lawful Proposed Development	27-Feb-2020	Loughborough Lemyngton
P/20/0004/2	Full	107 Toothill Road Loughborough LE11 1PN	Roof extension to rear and insertion of roof lights to the front to facilitate second floor accommodation.	REF, Permission be refused for the following reasons:	03-Mar-2020	Loughborough Lemyngton
P/19/1078/2	Full	First Floor 16 Baxter Gate Loughborough LE11 1TG	Change of use from first and second floor offices to 3 no self-contained flats.	REF, Permission be refused for the following reasons:	06-Mar-2020	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0376/2	Full	Clarence Street Loughborough Leicestershire	Removal of condition 18 of P/17/1256/2 (provision of right turn lane) - to remove requirement to complete highway works before occupation.	GTDCON, Permission be granted subject to the following conditions:	06-Mar-2020	Loughborough Lemyngton
P/20/0054/2	Full	14 Grange Street Loughborough LE11 1QG	Erection of single storey extension to rear of Class C4 House in Multiple Occupation	REF, Permission be refused for the following reasons:	11-Mar-2020	Loughborough Lemyngton
P/19/2212/2	Full	151 Derby Road Loughborough LE11 5HJ	Change of use of shop (Class A1) to hot food takeaway (Class A5), alterations to shop front and erection of covered bin store and installation of flue to rear of end-terraced property.	REF, Permission be refused for the following reasons:	12-Mar-2020	Loughborough Lemyngton
P/19/2217/2	Advert Consent	151 Derby Road Loughborough LE11 5HJ	Display of an externally illuminated fascia sign and an internally illuminated projecting sign.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Loughborough Lemyngton
P/20/0081/2	Advert Consent	The Rushes Shopping Centre Unit 8a The Rushes Loughborough LE11 5BE	Proposed internally illuminated sign over front entrance	GTDCON, Permission be granted subject to the following conditions:	20-Mar-2020	Loughborough Lemyngton
P/20/0165/2	Advert Consent	151 Derby Road Loughborough Leicestershire LE11 5HJ	Display of internally illuminated poster advertisement to replace a non-illuminated poster advertisement to side of building.	REF, Permission be refused for the following reasons:	25-Mar-2020	Loughborough Lemyngton
P/20/0110/2	Full	Fisher Scientific UK Ltd Bishop Meadow Road Loughborough LE11 5RG	Replacement cladding to Reception area of host building	GTDCON, Permission be granted subject to the following conditions:	27-Mar-2020	Loughborough Lemyngton

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0114/2	Full	3M UK PLC Derby Road Loughborough LE11 5SF	Extension to hazardous waste compound	GTDCON, Permission be granted subject to the following conditions:	27-Mar-2020	Loughborough Lemyngton
P/20/0030/2	Full	Land Between Synergy House And 23 Lisle Street Loughborough LE11 1AW	Erection of first floor commercial offices and ground floor car parking area	GTDCON, Permission be granted subject to the following conditions:	27-Mar-2020	Loughborough Lemyngton
P/19/1031/2	Full	Clarence Street Loughborough Leicestershire LE11 1DX	Removal of conditions 17 and 18 of P/18/1971/2 - relating to HGV access .	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Loughborough Lemyngton
P/20/0257/2	Full	1 Guidance Court Navigation Way Loughborough Leicestershire LE11 1QD	Installation of doors and windows on front, side and rear elevations and provision of external staircase to side.	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2020	Loughborough Lemyngton
P/20/2226/2	Householder	15 Highfields Drive Loughborough LE11 3JS	Proposed first floor extension to rear and side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	21-Feb-2020	Loughborough Nanpantan
P/19/2537/2	Householder	46 Holywell Drive Loughborough LE11 3JY	Erection of two storey extensions to side and rear with single storey extensions to front and rear of dwelling. (revised scheme P/18/2094/2 refers)	GTDCON, Permission be granted subject to the following conditions:	28-Feb-2020	Loughborough Nanpantan
P/20/0005/2	Householder	1 Fairmount Drive Loughborough LE11 3JR	Proposed 2-storey extension to side and single storey extension to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2020	Loughborough Nanpantan
P/20/0001/2	CL (existing)	9 Coniston Crescent Loughborough LE11 3RQ	Certificate of Lawfulness (Existing) for use of property as a house of multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	03-Mar-2020	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2607/2	Householder	75 Spinney Hill Drive Loughborough Leicestershire LE11 3LB	Erection of first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Loughborough Nanpantan
P/20/0088/2	Householder	179 Nanpantan Road Loughborough Leicestershire LE11 3YB	Single and two storey extensions to rear of detached dwelling for lounge/dining room extensions and additional bedroom above, including balcony. Single storey and first floor and dormer window extensions to front. Erection of detached double garage to very rear of property and formation of driveway.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Loughborough Nanpantan
P/20/0244/2	Householder	33 Spinney Hill Drive Loughborough LE11 3LB	Proposed first floor extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Apr-2020	Loughborough Nanpantan
P/20/0415/2	Advert Consent	Land at Oakwood Drive Loughborough University Science and Enterprise Park	Erection of 2m high totem sign.	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2020	Loughborough Nanpantan
P/19/2363/2	CL (existing)	Buck Hill Farm Woodhouse Lane Loughborough Leicestershire LE11 3YG	Certificate of Lawfulness (existing) for residential use of the land.	GTD, Permission be granted unconditionally	02-Mar-2020	Loughborough Outwoods
P/19/2573/2	Householder	30 Beaufort Avenue Loughborough LE11 2RE	Erection of a two storey side/rear extension and single storey front/side/rear extensions to host dwellinghouse.	GTDCON, Permission be granted subject to the following conditions:	03-Mar-2020	Loughborough Outwoods

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1873/2	Full	Nanpantan Hall, The Stables Nanpantan Road Loughborough LE11 3YF	Change of use from Class C2 (residential institution) to Class D1 (non-residential institution), alterations to access and provision of car park.	GTDCON, Permission be granted subject to the following conditions:	06-Mar-2020	Loughborough Outwoods
P/19/2601/2	Full	1 Moat Road Loughborough LE11 3PL	Erection of single storey extension and raised patio to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Loughborough Outwoods
P/20/0136/2	Householder	100 Holt Drive Loughborough Leicestershire LE11 3JA	Single storey extension to side of semi-detached dwelling and roof extensions to side and rear for dormer windows.	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2020	Loughborough Outwoods
P/20/0117/2	Householder	16 Outwoods Drive Loughborough LE11 3LT	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Loughborough Outwoods
P/19/1755/2	Householder	273 Beacon Road Loughborough LE11 2RA	Proposed two storey extension to side and single storey extension to rear of existing dwelling including raising of ground level to the rear by 0.5m.	GTDCON, Permission be granted subject to the following conditions:	03-Apr-2020	Loughborough Outwoods
P/19/2322/2	Householder	301 Park Road Loughborough LE11 2HF	Proposed two storey side extension, single storey rear extension and porch to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2020	Loughborough Shelthorpe
P/20/0032/2	Full	13 Willow Road Loughborough LE11 2JX	Erection of single storey extension and raised patio area to rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2020	Loughborough Shelthorpe
P/20/0075/2	Full	23A Ling Road Loughborough LE11 2LW	Installation of new shopfront.	GTDCON, Permission be granted subject to the following conditions:	19-Mar-2020	Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/2556/2	Discharge of Conditions	Loughborough Endowed Schools Burton Walks LOUGHBOROUGH LE11 2DU	P/18/0545/2 - Discharge of conditions 6 and 8 regarding new cricket wicket creation at Quorn and a lighting plan; and part discharge of condition 5 regarding community use agreement of artificial sports pitch	NOTDIS, Conditions NOT discharged	18-Feb-2020	Loughborough Southfields
P/20/0297/2	CL (existing)	7 Granville Street Loughborough LE11 3BL	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	27-Feb-2020	Loughborough Southfields
P/20/0025/2	CL (existing)	92A Ashby Road Loughborough Leicestershire LE11 3AE	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	27-Feb-2020	Loughborough Southfields
P/20/0299/2	CL (existing)	142 Forest Road Loughborough LE11 3NR	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	27-Feb-2020	Loughborough Southfields
P/20/2548/2	Full	Multi Storey Car Park Beehive Lane Loughborough Leicestershire	Installation of 2m steel fence upon top floor of car park.	GTDCON, Permission be granted subject to the following conditions:	28-Feb-2020	Loughborough Southfields
P/20/0152/2	CL (existing)	138 Forest Road Loughborough Leicestershire LE11 3NR	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	28-Feb-2020	Loughborough Southfields
P/20/0017/2	Householder	9 Garton Road Loughborough Leicestershire LE11 2DY	Erection of single storey rear extension to house in multiple occupation.	GTDCON, Permission be granted subject to the following conditions:	04-Mar-2020	Loughborough Southfields
P/19/2335/2	Householder	15 Burfield Avenue Loughborough Leicestershire LE11 3AZ	Formation of vehicular access and dropped kerb to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2294/2	Full	202 - 204 Ashby Road Loughborough Leics. LE11 3AG	Change of use of House in Multiple Occupation to Offices (Class B1(a)), alterations including the installation of rooflights and demolition of garage at No 204. Erection of 1.2m high front boundary wall and cycle store at rear of No 202, formation of car parking spaces and associated access alterations.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Loughborough Southfields
P/20/0058/2	Full	Thackerays 106 Beacon Road Loughborough LE11 2BH	Erection of single storey extension to front of dwelling.	REF, Permission be refused for the following reasons:	12-Mar-2020	Loughborough Southfields
P/19/2550/2	Full	77 Westfield Drive Loughborough LE11 3QJ	Retention of first floor extension to rear of dwelling. (revised scheme P/18/1402/2 refers)	REF, Permission be refused for the following reasons:	13-Mar-2020	Loughborough Southfields
P/20/0203/2	Full	34 Beacon Road Loughborough LE11 2BQ	Erection of single storey extension to rear of existing house in multiple occupation (HMO)	REF, Permission be refused for the following reasons:	27-Mar-2020	Loughborough Southfields
P/20/0137/2	Householder	64 Granville Street Loughborough LE11 3BN	Retention of single storey extension to rear of dwelling (Class C4).	GTD, Permission be granted unconditionally	03-Apr-2020	Loughborough Southfields
P/19/2531/2	Advert Consent	41 Market Place Loughborough Leicestershire LE11 3EJ	Display of replacement ATM sign.	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2020	Loughborough Southfields
P/19/2612/2	Full	31 Paget Street Loughborough LE11 5DS	Single storey side & rear extensions and loft conversion including rear dormer to existing house in multiple occupation.	REF, Permission be refused for the following reasons:	09-Mar-2020	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0067/2	Householder	120 Byron Street Loughborough LE11 5JW	Erection of two storey extensions to side and rear of dwelling	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2020	Loughborough Storer
P/20/0038/2	CL (existing)	16 Paget Street Loughborough LE11 5DS	Certificate of Lawfulness (Existing) for use of property as a house in multiple occupation (Use Class C4).	GTD, Permission be granted unconditionally	10-Mar-2020	Loughborough Storer
P/20/0064/2	Full	49 Fearon Street Loughborough LE11 5DG	Change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4)	REF, Permission be refused for the following reasons:	10-Mar-2020	Loughborough Storer
P/20/0396/2	CL (existing)	91 Storer Road Loughborough Leicestershire LE11 5EH	Certificate of Lawfulness (Existing) for use of the property as a House in Multiple Occupation (Use Class C4)	GTD, Permission be granted unconditionally	03-Apr-2020	Loughborough Storer
P/20/0263/2	Full	17 Station Street Loughborough LE11 5ED	Single storey extensions to rear (Revised scheme - P/19/2408/2 refers)	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2020	Loughborough Storer
P/20/2466/2	Full	103 Halstead Road Mountsorrel LE12 7HE	Proposed single storey side extension, single and two storey rear extension and front porch extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2020	Mountsorrel
P/20/0070/2	Householder	57 Danvers Road Mountsorrel LE12 7JG	Proposed single storey extension to side and rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Mountsorrel
P/19/2570/2	Householder	52 Kingfisher Road Mountsorrel LE12 7FG	Erection of single storey extensions to front and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Mar-2020	Mountsorrel
P/20/0147/2	Householder	25 West Cross Lane Mountsorrel LE12 7BS	Proposed summer house to rear of the dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2020	Mountsorrel

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0457/2	Householder Prior Notification	63 Rockhill Drive Mountsorrel Leicestershire LE12 7DS	The erection of a single storey rear extension extending beyond the rear wall of the original house by 1.8 m, with a maximum height of 3.4m, and height to the eaves of 2.55m.	PRIREF, The prior approval of the Council is refused	08-Apr-2020	Mountsorrel
P/19/2261/2	Full	Unit B Mountsorrel Memorial Hall 105 Leicester Road Mountsorrel Leicestershire LE12 7AJ	Change of use to Unit B from A1 (retail) to B1 (offices)	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Mountsorrel Quorn & Mountsorrel Castle
P/19/2605/2	Householder	6 Manor Farm Mews Main Street Queniborough LE7 3EA	Single storey extension to rear of dwelling	REF, Permission be refused for the following reasons:	24-Feb-2020	Queniborough
P/20/0134/2	Householder	10 Watchcrete Avenue Queniborough Leicestershire LE7 3FY	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Mar-2020	Queniborough
P/19/2491/2	Full	2 Dobney Avenue Queniborough LE7 3FF	Single storey extensions to front, side and rear of dwelling and erected of detached garage to rear and formation of vehicular access.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2020	Queniborough
P/19/2415/2	Householder	39 Chaveney Road Quorn LE12 8AB	Erection of new garage/ outbuilding with annexe to rear of existing property following demolition of existing	GTDCON, Permission be granted subject to the following conditions:	17-Feb-2020	Quorn & Mountsorrel Castle
P/19/2615/2	Full	10 Alexander Road Quorn LE12 8EQ	Erection of single storey extension to rear of dwelling and conversion of garage to habitable space.	GTDCON, Permission be granted subject to the following conditions:	28-Feb-2020	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0003/2	Advert Consent	Quorn Football Club Farley Way Quorn LE12 8XG	Display of 1x externally illuminated free standing sign, 4 x non-illuminated wayfinding totem signs and 3 x non-illuminated signs.	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Quorn & Mountsorrel Castle
P/20/0063/2	Householder	18 Allen Avenue Quorn LE12 8TR	Proposed 2-storey extensions to sides of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	Quorn & Mountsorrel Castle
P/19/2453/2	Householder	4 Hall Leys Quorn LE12 8HF	Erection of single storey extensions to front and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Mar-2020	Quorn & Mountsorrel Castle
P/20/0092/2	Householder	1 Quorndon Waters Court Quorn Leicestershire LE12 8FN	Erection of single storey extension to rear and covered porch to front of dwelling, and pergola and raised patio to rear garden.	GTDCON, Permission be granted subject to the following conditions:	25-Mar-2020	Quorn & Mountsorrel Castle
P/20/0258/2	Householder	21 Paddock Close Quorn Leicestershire LE12 8BJ	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Quorn & Mountsorrel Castle
P/20/0252/2	Householder	23 Poulteney Drive Quorn Leicestershire LE12 8EY	Proposed two storey side extension and single storey rear extension on footprint of existing conservatory.	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2020	Quorn & Mountsorrel Castle
P/19/2581/2	Full	137 The Ridings Rothley LE7 7SL	Creation of first floor extension and front extension to form two storey dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Feb-2020	Rothley & Thurcaston
P/19/2572/2	Householder	5 Marl Fields Rothley Leicestershire LE7 7LU	Erection of two/single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	17-Feb-2020	Rothley & Thurcaston
P/19/2594/2	Householder	35 Grangefields Drive Rothley LE7 7ND	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	24-Feb-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/2538/2	Householder	Mill Lodge 33 Mill Road Thurcaston Leicestershire LE7 7JP	Extension to side of dwelling to provide garage and first floor habitable space.	GTDCON, Permission be granted subject to the following conditions:	25-Feb-2020	Rothley & Thurcaston
P/19/2557/2	Full	73 Station Road Cropston LE7 7HG	Erection of detached two storey dwelling following demolition of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Mar-2020	Rothley & Thurcaston
P/19/2464/2	Householder	22 Latimer Road Cropston LE7 7GN	Proposed single storey extension to side, canopy to front, alterations, render and timber finish to front of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Mar-2020	Rothley & Thurcaston
P/19/2443/2	Full	11 Fowke Street Rothley LE7 7PJ	Proposed two-storey side and single-storey rear extensions, and alterations to existing vehicular access.	REF, Permission be refused for the following reasons:	09-Mar-2020	Rothley & Thurcaston
P/20/0201/2	CL (Proposed)	9 Brownhill Crescent Rothley LE7 7LA	Certificate of lawful development (proposed) for the erection of a single storey home office to rear of dwelling.	CLDPGRANT, Certificate of Lawful Proposed Development	17-Mar-2020	Rothley & Thurcaston
P/20/0118/2	Full	Wyevale Garden Centre Loughborough Road Rothley LE7 7NL	Retention of siting of timber cabin for use as arts and crafts activity centre and siting of new cabin adjacent for dog grooming business.	REF, Permission be refused for the following reasons:	19-Mar-2020	Rothley & Thurcaston
P/20/0120/2	Full	19 Westfield Lane Rothley LE7 7LH	Two storey extension to side and single storey extension to rear with first floor balcony above.	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2020	Rothley & Thurcaston
P/20/0214/2	Full	933 Loughborough Road Rothley LE7 7NJ	Change of use from play barn to day nursery (Use Class D1) and external alterations to building.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2561/2	Householder	19 Causeway Lane Cropston LE7 7GD	Erection of single and two storey extension and dormer and rooflights to rear, erection of porch and pitched roof gable to front and rendering to external walls.	GTDCON, Permission be granted subject to the following conditions:	03-Apr-2020	Rothley & Thurcaston
P/20/0161/2	Advert Consent	Rothley Lodge, Unit 3 Loughborough Road Rothley LE7 7NL	Display of two internally illuminated fascia signs.	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2020	Rothley & Thurcaston
P/20/0209/2	Householder Prior Notification	40C Sullington Road Shepshed Leicestershire LE12 9JG	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.5m, with a maximum height of 3.5m, and height to the eaves of 3m (Prior notification)	PRINOT, Prior approval from the Council is not required	12-Mar-2020	Shepshed East
P/17/1935/2	Full	Land at and r/o 62 Iveshead Road Shepshed Leicestershire LE12 9ER	Demolition of no.62 Iveshead Road and erection of 67 dwellings with associated vehicular access, open space, landscaping and drainage infrastructure.	REF, Permission be refused for the following reasons:	20-Mar-2020	Shepshed East
P/20/0193/2	Full	5 Brook Street Shepshed Leicestershire LE12 9RE	Formation of skittle alley from and fenestration alterations to existing stores buildings to rear and erection of timber canopy to part of rear courtyard.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2020	Shepshed East
P/19/2533/2	Householder	28 Bridge Street Shepshed LE12 9AD	Proposed single storey extension to the rear and cladding to the front porch of dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Feb-2020	Shepshed West
P/19/2296/2	Householder	183 Conway Drive Shepshed Leicestershire LE12 9PN	Erection of detached garage and installation of dropped kerb.	GTDCON, Permission be granted subject to the following conditions:	09-Mar-2020	Shepshed West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0195/2	Householder	77 Belton Street Shepshed Leicestershire LE12 9AA	Erection of single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2020	Shepshed West
P/18/2195/2	Reserved Matters	Land off Tickow Lane Shepshed Leicestershire	Approval of Reserved Matters - Landscaping of open space (P/18/0586/2 refers)	GTDCON, Permission be granted subject to the following conditions:	09-Apr-2020	Shepshed West
P/19/2366/2	Full	4B High Street Sileby Leicestershire LE12 7RX	Installation of first floor door and provision of external staircase and landing to rear of mid-terraced property to serve first floor flat (revised scheme P/19/0288/2).	GTDCON, Permission be granted subject to the following conditions:	18-Feb-2020	Sileby
P/19/1889/2	Full	2 Greedon Rise Sileby Leicestershire LE12 7TF	Retention of air conditioning units on roof of building	REF, Permission be refused for the following reasons:	11-Mar-2020	Sileby
P/19/2563/2	Householder	100 Cossington Road Sileby Leicestershire LE12 7RT	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Sileby
P/20/0111/2	Householder	106 Cossington Road Sileby Leicestershire LE12 7RT	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Mar-2020	Sileby
P/20/0303/2	Householder	143 Seagrave Road Sileby LE12 7TW	Single storey extension to rear of detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2020	Sileby
P/19/2486/2	Full	183 Ratcliffe Road Sileby Leicestershire LE12 7PX	Demolition of existing dwelling and erection of a replacement dwelling	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2020	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0439/2	Householder Prior Notification	18 Highgate Road Sileby Leicestershire LE12 7PP	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6m, with a maximum height of 2.5m, and height to the eaves of 2.35m.	PRIGRA, The prior approval of the Council is granted	08-Apr-2020	Sileby
P/20/0006/2	Full	171 Cossington Road Sileby Leicestershire LE12 7RP	Retention of security roller shutter to shop premises. (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2020	Sileby Unknown
P/19/1357/2	Discharge of Conditions	Park Hill Golf Club Park Hill Lane Seagrave Leicestershire LE12 7NG	Discharge of condition 5 and 27 of P/18/1269/2 regarding boundary treatment & landscape scheme	NOTDIS, Conditions NOT discharged	24-Feb-2020	Sileby Wreake Villages
P/19/1625/2	Full	Former Park Hill Golf and Fishing Centre Park Hill Lane Seagrave Leicestershire LE12 7NG	Variation of condition 2 (Approved Drawings), condition 9 (Access Arrangements) and condition 12 (Visibility Splays) of planning permission ref. P/18/1269/2 for changes to site access, bridleway and path through the eastern part of the site, security lodge, intake room, show pitches and toilets, floodlighting masts, and associated works	GTDCON, Permission be granted subject to the following conditions:	10-Mar-2020	Sileby Wreake Villages
P/20/0172/2	Full	3 Oak Drive Syston LE7 2PX	Erection of single storey extension to side, two storey extension to rear, porch and single storey front extension and dropped kerb. (revised scheme P/19/2348/2 refers)	GTDCON, Permission be granted subject to the following conditions:	23-Mar-2020	Syston East
P/19/2474/2	Full	26 Montague Avenue Syston LE7 2LJ	Proposed single storey side and rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	25-Mar-2020	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0105/2	Householder	29 St Johns Avenue Syston LE7 2AW	Construction of detached summerhouse building at rear of garden (retrospective)	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2020	Syston East
P/20/0011/2	Householder	8 Beeby Close Syston Leicestershire LE7 2BU	Proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Syston East
P/20/0113/2	Householder	44 Brookfield Street Syston Leicestershire LE7 2AD	First floor extension to detached bungalow to create two storey dwelling.	REF, Permission be refused for the following reasons:	01-Apr-2020	Syston East
P/20/0225/2	Householder	14 Coplow Crescent Syston Leicestershire LE7 2JE	Erection of single storey extension to side and rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	01-Apr-2020	Syston East
P/20/0304/2	Full	1337 Melton Road Syston LE7 2EP	Erection of single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	08-Apr-2020	Syston East
P/20/0127/2	Full	New Barkby Womens Institute Maiden Street Syston LE7 1NQ	Proposed change of use to B1(a) use - Office	GTDCON, Permission be granted subject to the following conditions:	24-Mar-2020	Syston West
P/20/0185/2	Householder	23 Blackthorn Drive Syston LE7 1YT	Proposed first floor extensions to side and rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	26-Mar-2020	Syston West
P/19/2600/2	Householder	31 Fosse Way Syston LE7 1NF	Construction of 2-storey extension to side, new lean-to roof above front door of existing dwelling and extension of hardstanding to front.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2020	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/20/0239/2	Householder	13 Bruxby Street Syston Leicestershire LE7 1NB	Proposed extension to roof including addition of dormer windows and single storey extension to rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	02-Apr-2020	Syston West
P/20/0199/2	Householder	32 The Firs Syston Leicestershire LE7 2FT	Erection of two storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Apr-2020	Syston West
P/19/1757/2	Discharge of Conditions	Land adjacent 40 Loughborough Road Hoton Leicestershire LE12 5SF	Discharge of conditions 5, 7, 8, 12, 13, 14 and 17 of P/18/2144/2	CONDIS, Conditions discharged - Confirmed	05-Mar-2020	The Wolds
P/19/2450/2	Full	Clay House Farm 22 Clay Street Wymeswold LE12 6TY	Change of use from dwelling with living annexes (Class C3) to dwelling with bed and breakfast accommodation (Classes C3/C1).	GTDCON, Permission be granted subject to the following conditions:	06-Mar-2020	The Wolds
P/20/0019/2	Full	The Old Stables 3 London Lane Wymeswold LE12 6UB	Ground and first floor extensions to create two storey dwelling	GTDCON, Permission be granted subject to the following conditions:	12-Mar-2020	The Wolds
P/19/1821/2	Outline Planning Permission	Walton Free Range Farms Ltd 31 Black Lane Walton on the Wolds Leicestershire LE12 8HN	Erection of an agricultural workers dwelling (Outline - access only).	REF, Permission be refused for the following reasons:	19-Mar-2020	The Wolds
P/20/0094/2	CL (Proposed)	11 Alexandra Street Thurmaston Leicestershire LE4 8FD	Certificate of lawful development (proposed) for a loft conversion with roof light to the rear roof slope.	CLDPGRANT, Certificate of Lawful Proposed Development	19-Feb-2020	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2406/2	Householder	44 Price Way Thurmaston LE4 8BG	Loft conversion with erection of dormer extensions to both side elevations.	REF, Permission be refused for the following reasons:	21-Feb-2020	Thurmaston
P/19/2611/2	Full	59 Church Street Thurmaston LE4 8DQ	Erection of detached bungalow and formation of parking areas to front of new and existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	05-Mar-2020	Thurmaston
P/19/2593/2	Full	12 Colby Drive Thurmaston LE4 8LA	Erection of rear extension and installation of two bay windows to front. Alterations to the roof including increased roof height, insertion of roof lights and the creation of gables to the front and rear, to allow first floor accommodation within the roof.	GTDCON, Permission be granted subject to the following conditions:	09-Mar-2020	Thurmaston
P/20/0071/2	Advert Consent	Thurmaston Shopping Centre, Unit 12b Barkby Thorpe Lane Thurmaston LE4 8GP	Display of internally illuminated logo sign to front of building.	GTDCON, Permission be granted subject to the following conditions:	11-Mar-2020	Thurmaston
P/20/0097/2	Householder	86 Humberstone Lane Thurmaston Leicestershire LE4 8HF	Proposed lean to roof over existing single storey extension and link proposed single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2020	Thurmaston
P/20/0223/2	Householder Prior Notification	68 Colby Drive Thurmaston Leicestershire LE4 8LA	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.0m, with a maximum height of 3.65m, and height to the eaves of 2.4m.	PRIGRA, The prior approval of the Council is granted	19-Mar-2020	Thurmaston
P/20/0206/2	Householder	39 Dovedale Road, Thurmaston Leicestershire LE4 8NA	Proposed single-storey extension to front and 2-storey extension to side and rear of existing dwelling	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2633/2	Householder	13 Rutland Drive Thurmaston LE4 8JT	Proposed single storey extensions to side & rear of dwelling and loft conversion including rear dormer.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2020	Thurmaston
P/20/0131/2	Full	26 Highway Road Thurmaston LE4 8FQ	First floor one and a half storey extensions and single storey extensions to rear to create a one and half storey dwelling	REF, Permission be refused for the following reasons:	31-Mar-2020	Thurmaston
P/20/0222/2	Full	11 Sandiacre Drive Thurmaston LE4 8GD	Erection of two storey side extension and single storey rear extensions.	GTDCON, Permission be granted subject to the following conditions:	31-Mar-2020	Thurmaston
P/20/0144/2	Full	19 Church Hill Road Thurmaston LE4 8DF	Erection of single storey extension to rear of dwelling	REF, Permission be refused for the following reasons:	03-Apr-2020	Thurmaston
P/20/0373/2	Householder Prior Notification	60 Parkdale Road Thurmaston Leicestershire LE4 8JP	The erection of a single storey rear extension extending beyond the rear wall of the original house by 3.5m, with a maximum height of 4m and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	07-Apr-2020	Thurmaston
P/20/0188/2	Agricultural for Prior Approval	Elms Farm Ratcliffe Road Cossington Leicestershire LE7 4ST	Construction of agricultural building for storage of crops (Agricultural Prior Notification)	NRQ, The submission of details are not required for consideration.	24-Feb-2020	Wreake Villages
P/19/2211/2	Householder	42 Main Street Cossington LE7 4UU	Demolition of part of existing dwelling and single storey extensions to front, sides and rear of detached bungalow and erection of detached triple garage	GTDCON, Permission be granted subject to the following conditions:	26-Feb-2020	Wreake Villages
P/19/2250/2	Full	Site Of Former 13 Gaddesby Lane Rearsby Leicestershire	Erection of two detached dwellings and alterations to vehicular access.	GTDCON, Permission be granted subject to the following conditions:	02-Mar-2020	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2422/2	Full	61 Station Road Rearsby Leicestershire LE7 4YY	Erection of single dwelling and detached double garage - revised housetype to plot 3 approved under application P/16/0987/2	GTDCON, Permission be granted subject to the following conditions:	16-Mar-2020	Wreake Villages
P/20/0106/2	Householder	11 Ratcliffe Road Thrussington LE7 4UF	First floor extension to rear of dwelling and erection of porch to front and roof extension to rear for dormer.	GTDCON, Permission be granted subject to the following conditions:	17-Mar-2020	Wreake Villages
P/19/2623/2	Full	44 King Street Seagrave LE12 7LY	Proposed conversion of garage to habitable accommodation, first-floor dormer window extension, internal and external alterations to host dwelling including new exterior cladding and fenestrations, installation of new ballustrade to an existing porch extension; alterations to existing garage outbuilding.	GTDCON, Permission be granted subject to the following conditions:	24-Mar-2020	Wreake Villages
P/20/0229/2	Full	Barn Lodge Farm Blackberry Lane Cossington Leicestershire LE7 4SE	Variation of condition 1 of planning permission reference P/13/2452/2 to allow use of premises by others.	REF, Permission be refused for the following reasons:	30-Mar-2020	Wreake Villages
P/19/2445/2	Full	Rosmini Centre 433 Fosse Way Cossington LE7 4SJ	Conversion of agricultural building to form living accommodation and library/study area (use class C2) for use in association with the Rosmini Centre	GTDCON, Permission be granted subject to the following conditions:	30-Mar-2020	Wreake Villages
P/20/0245/2	Full	The Royal Oak P.H. 105 Main Street Cossington LE7 4UW	Fenestration alterations to existing skittle alley and erection of timber canopy to rear.	GTDCON, Permission be granted subject to the following conditions:	03-Apr-2020	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/2634/2	Full	The Yard Seagrave Road Thrussington LE7 4TR	Variation of Condition 3 of application P/17/1799/2	GTDCON, Permission be granted subject to the following conditions:	07-Apr-2020	Wreake Villages