



PLANS COMMITTEE

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To: Councillors Bentley (Vice-Chair), Campsall, Capleton, Charles, Forrest, Fryer (Chair), Gerrard, A. Gray, Grimley, Hamilton, Lowe, Ranson and Savage
(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 the Preston Room, Woodgate Chambers, Woodgate, Loughborough on Thursday, 19th January 2023 at 5.00 pm for the following business.

Chief Executive

Southfields
Loughborough

11th January 2023

AGENDA

1. APOLOGIES
2. MINUTES OF PREVIOUS MEETING 3 - 6

The Committee is asked to confirm as a correct record the minutes of the meeting held on 22nd December 2022.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

For information, disclosable pecuniary interests and registrable interests relate to entries that are included, or should be included, on a councillor's register of interests. Non-registrable interests relate to any other matters.

5. PLANNING APPLICATIONS 7 - 14

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

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS 15 - 29

A list of applications determined under powers delegated to officers for the period from 13th December 2022 to 9th January 2023 is attached.

WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers
70 Woodgate
Loughborough
Leicestershire
LE11 2TZ

PLANS COMMITTEE 22ND DECEMBER 2022

PRESENT: The Chair (Councillor Fryer)
The Vice Chair (Councillor Bentley)
Councillors Campsall, Capleton, Charles, Forrest,
Gerrard, A. Gray, Hamilton, Lowe, Ranson, Howe
and Seaton

Principal Solicitor
Group Leader (interim) Strategic Development
Development Management Team Leader
Principal Planning Officer (MA)
Principal Planning Officer (LW)
Democratic Services Officer (EB)

APOLOGIES: Councillor Grimley and Savage

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.

15. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 24th November 2022 were confirmed as a correct record and signed.

16. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

17. DISCLOSURES OF PECUNIARY INTERESTS, AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS

The following disclosures were made:

- (i) by Councillor Fryer – in respect of applications P/21/0759/2 and P/21/0760/2 – She would be speaking in her capacity as Ward Councillor and would leave the room following speaking for the duration of these applications.
- (ii) by Councillor Ranson – in respect of applications P/21/0759/2 and P/21/0760/2 – She would be speaking in her capacity as Ward Councillor and would leave the room following speaking for the duration of these applications.
- (iii) by Councillor Forrest – in respect of applications P/21/0759/2 and P/21/0760/2 – She would be speaking in her capacity as Parish Councillor and would leave the room following speaking for the duration of these applications.

18. PLANNING APPLICATIONS

Reports of the Head of Planning and Growth, setting out applications for planning permission, were submitted (items 1 to 4 in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/21/0760/2, P/21/0869/2, and P/21/2626/2 and an appendix pertaining to applications P/21/0759/2 and P/21/0760 were also submitted (also filed with these minutes).

Vice-Chair Councillor Bentley chaired the consideration of applications P/21/0759/2 and P/21/0760.

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) Peter Dutton (applicant) and Councillor Forrest (on behalf of Barrow-upon-Soar Parish Council) in respect of application P/21/0759/2;
- (ii) Peter Dutton (applicant) and Councillor Forrest (on behalf of Barrow-upon-Soar Parish Council) in respect of application P/21/0760/2;
- (iii) Jonathan Weeks (agent) in respect of application P/21/0869/2;
- (iv) Richard Thompson (applicant) in respect of application P/21/2626/2.

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

- (i) Councillor Ranson and Councillor Fryer in respect of applications P/21/0759/2 and P/21/0760/2;
- (ii) Councillor Taylor in respect of application P/21/0869/2;
- (iii) Councillor Popley in respect of application P/21/2626/2.

RESOLVED

1. that, in respect of application P/21/0759/2 (Gladman Developments Ltd. Land off Melton Road, Barrow Upon Soar, Leicestershire), planning permission be granted in accordance with recommendations A and B subject to the completion of a s106 agreement and conditions and reasons set out in the report of the Head of Planning and Growth;
2. that, in respect of application P/21/0760/2 (Gladman Developments Ltd. Land South of Melton Road, Barrow Upon Soar, Leicestershire), planning permission be granted subject to the completion of a s106 agreement and conditions and reasons set out in Recommendations A and B of the report of the Head of Planning and Growth and the revisions to the recommendations as set out in the extras report;

3. that, in respect of application P/21/0869/2 (Swithland Homes, 97 Gynshill Lane, Anstey, Leicestershire), planning permission be granted subject to completion of a s106 agreement, the conditions and reasons set out in Recommendations A and B of the report of the Head of Planning and Growth and the revisions to the recommendations as set out in the extras report, and a note to the applicant asking that consideration be given to installing a traffic light controlled pedestrian crossing to serve the site;
4. that, in respect of application P/21/2626/2 (Aldi Stores Ltd. Land at Fairway Road South, Shepshed, Leicestershire), planning permission be granted subject to completion of a s106 agreement and the conditions and reasons set out in Recommendations A and B of the report of the Head of Planning and Growth and the revisions to the recommendations as set out in the extras report;

19. IMPACT OF THE SILEBY NEIGHBOURHOOD PLAN REVIEW ON CURRENT APPLICATIONS

A report to the Plans Committee following the resolution to grant permission, subject to the completion of s106 agreements, for planning applications and P/21/0738/2 and P/21/2131/2 that was made at the meetings of Plans Committee on 1 December 2021 and 20 October 2022 respectively was submitted (item 6 on the agenda filed with these minutes).

RESOLVED as set out in the recommendation in the report of the Head of Planning and Growth that the original resolutions on the applications should be confirmed without amendment, which were as follows:

P/21/0491/2 Land off Barnards Drive, Sileby - resolution of 1.12.2021 that, in respect of application P/21/0738/2 (Gladman Developments Ltd, Land off Barnards Drive, Sileby, Leicestershire), planning permission be granted subject to recommendation A and B set out in the report of the Head of Planning and Regeneration.

P/21/1446/2 Peashill Farm, Ratcliffe Road, Sileby, LE12 7QB – resolution of 20.10.2022 that, in respect of application P/21/2131/2 (Barwood Development Securities Ltd, Peashill Farm, Ratcliffe Road, Sileby LE12 7QB) planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Growth and the completion of a Section 106 Agreement, and the amendments to both the content of the Section 106 agreement and conditions set out in the Extras Report.

20. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 15th November 2022 to 12th December 2022 was submitted (item 7 on the agenda filed with these minutes).

NOTES:

1. No reference may be made to these minutes at the next meeting of full council 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 – Thursday 19 January 2023

Index of Committee Items

Item	Application No	Applicant and Location, Description	Recommendation	Page
1	P/22/0508/2	HSSP Architects Limited 35 Kingfisher Way Loughborough Leicestershire LE11 3NF Proposed two storey side extension to side of dwelling to replace existing garage and proposed single storey link to existing dwelling.	Grant Conditionally	8

Plans Committee Date:	19th January 2023
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Item No: 1

Application Reference Number: P/22/0508/2

Application Type:	Full (Householder)	Date Valid:	18/03/2022
Applicant:	HSSP Architects Limited		
Proposal:	Proposed two storey side extension to side of dwelling to replace existing garage, and proposed single storey link to existing dwelling.		
Location:	35 Kingfisher Way, Loughborough, Leicestershire, LE11 3NF		
Parish:	N/A	Ward:	Loughborough Southfields
Case Officer:	Mr J Worley	Tel No:	07513702966

1. Background

- 1.1 This application is referred to Plans Committee in accordance with the scheme of delegation, represents a departure from the development plan and the Officer recommendation is one of approval.

2. Description of the application site

- 2.1 The application site sits within a residential estate to the west of Loughborough centre and hosts a detached two and a half storey property with an off white rendered finished and symmetrical window arrangement with red brick features above each frame. The second floor of the property is kept within the roof space of the building with two front facing dormers.
- 2.2 The property is served by a detached double garage and the existing driveway serves as off street parking for two vehicle spaces. To the rear of the site is a public footpath which dissects through the housing estate.

3. Description of the proposal

- 3.1 The application proposes a two storey side extension comprising an 'undercroft' parking arrangement with living space contained within a gabled upper storey containing feature glazing addressing Kingfisher Way, and first floor terrace area linking to the rear elevation of the existing house.
- 3.2 The extension would sit angled approximately 30° to the existing house, reflecting the shape of the house plot adjacent to the footpath referred to above, which links to residential properties at Emmanuel Way.

3.3 The extension would result in the loss of two ornamental trees from the garden of the property but there would remain three parking spaces within the application site.

4. Development Plan Policies

4.1 The Development Plan comprises the Charnwood Local Plan Core Strategy (adopted 9 November 2015), the Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies), and the Minerals and Waste Local Plan (2019)

4.2 The policies applicable to this application are as follows;

4.2.1 Charnwood Local Plan Core Strategy

- Policy CS2 – High Quality Design
- Policy CS25 - Presumption in favour of sustainable development

4.2.2 Borough of Charnwood Local Plan (adopted 12 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 this proposal the relevant ones are:

- Policy EV/1 – Design
- Policy TR/18 - Parking in New Development

4.2.3 Minerals and Waste Local Plan (2019)

Policy M11 seeks to safeguard mineral resources including sand, gravel, limestone, igneous rock, surface coal, fireclay, brick clay and gypsum. The policy sets out that planning permission will be granted for development that is incompatible with safeguarding minerals within a Mineral Safeguarding Area provided certain criteria are met.

The site is not within a Mineral Safeguarding Area.

5. Other material considerations

5.1 The National Planning Policy Framework (NPPF 2021)

5.1.1 The NPPF policy guidance of particular relevance to this proposal includes:

- Section 12: Achieving well-designed places.

5.1.2 Proposed revisions to the NPPF were published for consultation in December 2022. They do not impact upon the consideration of this application and at this stage are considered to carry very minimal weight.

5.2 Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework. The guidance sets out relevant guidance on aspects of flooding, air quality, noise, design, the setting and significance of heritage assets, landscape, contaminated land, Community Infrastructure Levy, transport assessments and travel plans, supporting the policy framework as set out in the NPPF.

5.3 National Design Guide

This is a document created by government which seeks to inspire higher standards of design quality in all new development.

5.4 Design Supplementary Planning Document (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.

5.5 Leicestershire Highways Design Guide

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

5.6 The Draft Charnwood Local Plan 2019-37

This document was submitted for examination in December 2021. It sets out the Council's strategic and detailed policies for the plan period 2019-37. A number of hearing sessions have been held on some matters in June 2022. Further hearing sessions were held in October 2022 to address the specific matter of Leicester's unmet need. Following the further consideration of this issue by the Planning Inspectorate, hearing sessions will resume in February 2023.

In accordance with NPPF paragraph 48, the relevant emerging policies in the plan may be given weight in determining applications, according to;

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater weight it may be given),
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given),

(c) the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The following policies are considered applicable to this application, and the weight they can be assigned is addressed in the 'Planning Considerations' part of this report.

- Policy DS5: High Quality Design

6. Relevant Planning History

6.1 There is no relevant planning history for the site.

7. Responses of Consultees & Other Comments Received

7.1 No consultation responses or representations have been received regarding this application

8. Consideration of the Planning Issues

8.1 The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The most relevant policies for the determination of this application are listed above and are contained within the Development Plan for Charnwood which comprises the Core Strategy (2015) and those "saved" policies within the Borough of Charnwood Local Plan 1991-2026 (2004) which have not been superseded by the Core Strategy (2011-2028), Minerals and Waste Local Plan (2019).

8.2 The Core Strategy and Charnwood Local Plan are over 5 years old, and it is important to take account of changing circumstances affecting the area, or any relevant changes in national policy. Other than those policies which relate to the supply of housing, the relevant policies listed above are up to date and compliant with national guidance and as such that there is no reason for them to be given reduced weight.

8.3 The main planning considerations applicable to this application are considered to be:

- Design
- Impact on residential amenity

9. Key Issues

9.1 Design

9.1.1 Policy CS2 of the Core Strategy requires new developments to respect and enhance the character of the area and saved policy EV/1 supports development that is of a design, scale, layout and mass compatible with the locality and which uses materials appropriate to the locality. This is reinforced by the adopted Design Supplementary Planning Document that builds upon the policy in terms of how good design can be achieved.

- 9.1.2 Emerging Local Plan Policy DS5: 'High Quality Design' requires development to respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials, access arrangements, and heritage assets and their setting, and to protect the amenity of nearby residents. The Policy is well advanced through the Local Plan process and has a limited degree of contention, and is therefore considered to carry moderate weight.
- 9.1.3 The design proposed is overtly modern in character and is considered to contrast, rather than complement, the surrounding area. Its overall shape and use of pronounced 'framing' of the upper storey would result in the extension being a pronounced feature in the street scene.
- 9.1.4 However the finish incorporates a render which would serve to 'tie' the extension to the existing house, whose rendered finish is intended to provide accentuation from its immediate surroundings, and a condition can be included to match the existing dwelling. The roof slope of the extension has been pitched to match the main dwelling and whilst large in scale, a single storey link breaks up the overall mass.
- 9.1.5 The NPPF (Paragraph 134) provides significant weight to be given to innovative designs which promote high levels of sustainability, and emerging Local Plan Policy D5 promotes development which enhances the character of the area. The application site is considered to be in a prominent location within the street scene of this section of Kingfisher Way and the public realm of Emmanuel Way to the rear of the site. Whilst the overall design is considered to be somewhat at odds with the wider housing estate and as such considered to be contrary to a literal application of Core Strategy Policy CS/2, Local Plan Policy EV1 and the Design SPD, the immediate locality does not present a strong sense of character and it is considered that the extension would create a feature of interest within an area which is otherwise limited in variety and character, and would serve to enhance it.
- 9.1.6 The trees within the site are considered to make a limited contribution to the amenities of the area and are not protected by Tree Preservation Order or other means. Parking would remain sufficient for the size of the house, with 3 spaces contained within the new structure.

9.2 Impact on Residential Amenity

- 9.2.1 Policies CS2 of the Core Strategy, EV/1 of the Local Plan and DS5 of the emerging Local Plan seek to protect the amenity of existing and future residents. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity. Saved Policy EV/1 of Local Plan and policy CS2 of Core Strategy require high quality design that does not impact on the amenity of adjacent properties or create poor standards of amenity for future occupiers. The Charnwood Design SPD (2020) also provides spacing standards and guidance to ensure an adequate level of amenity is
- 9.2.2 The application is supported by a solar analysis which sufficiently demonstrates that the proposal would not result in overshadowing or dominate neighbouring properties on Kingfisher Way, mostly due to the location and existing distances with neighbours.

There is no risk of overlooking due to the unique corner plot and distance from neighbouring properties.

- 9.2.3 There is potential for noise disturbance from the first floor terrace area but it is considered this would be no greater than, for example, patio or decking provision found in many residential environments. Environmental Pollution legislation would be applicable if its use gave rise to a statutory nuisance.

10. Conclusion

- 10.1 The proposed extension adopt an design approach which is unusually innovative and modern. It is not considered that it satisfies the design policies of the development plan, Saved Policy EV/1 of Local Plan and policy CS2 of Core Strategy, in terms of being harmonious with its surroundings. However, the character of the surrounding area is not considered to provide a high standard environment or any special qualities and within this context it is considered the extension could be accommodated without undue harm arising. The NPPF (Paragraph 134) provides significant weight to be given to innovative designs. As such, the design rationale is not considered to be wholly inappropriate and on balance is considered beneficial to the area and therefore acceptable.

11.1 RECOMMENDATION :

That permission is granted conditionally subject to the imposition of the following conditions.

11.2 Recommended conditions:

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

REASON: In order to comply with the requirements of Section 92 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 and details:
 - Proposed Block Plan reference 7713 03 01 dated January 2022
 - Proposed Ground Floor Plan reference 7713 03 02 dated December 2021
 - Proposed First Floor Plan reference 7713 03 03 dated December 2021
 - Proposed Elevations reference 7713 03 04 dated December 2021

REASON: To provide certainty and define the terms of the permission in accordance with Development Plan policy CS2 of Charnwood Development Plan (2011-2028), Saved Policies EV/1 of Charnwood Local Plan (2004), Design SPD and the NPPF.

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/22/1865/2	Householder	108 Cropston Road Anstey Leicestershire LE7 7BL	Erection of single storey extension to side and rear of house	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Anstey
P/22/1307/2	Householder	2 Old School Court Sileby Leicestershire LE12 7LQ	Proposed replacement boundary fence with access gate.	GTDCON, Permission be granted subject to the following conditions:	13-Dec-2022	Barrow & Sileby West
P/22/1618/2	Householder	23 Wilford Close Barrow Upon Soar Leicestershire LE12 8QE	Erection of single storey extension to side of dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Barrow & Sileby West
P/22/1236/2	Full	Horseshoe Grove Melton Road Barrow Upon Soar Loughborough LE12 8HX	Retention of extension to former brick barn and retention of the change of use of the resultant building from agricultural storage to domestic residential storage. Change of use of former agricultural land to extended residential curtilage.. (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Barrow & Sileby West
P/22/1961/2	CL (Proposed)	39 Mill Lane Barrow Upon Soar Leicestershire LE12 8LQ	Certificate of lawful development (proposed) for hip to gable roof alteration, rear dormer window and 2no.skylights to front of house	CLDPGRANT, Certificate of Lawful Proposed Development	20-Dec-2022	Barrow & Sileby West
P/22/2074/2	Householder	21 Highfields Barrow Upon Soar Leicestershire LE12 8HS	Demolition of detached garage and construction of single storey side and rear extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Barrow & Sileby West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1388/2	Full	Leicester North Services Loughborough Road Birstall Leicestershire LE4 3BT	Creation of new drive thru facility with associated works including reconfiguration of existing car and lorry parks and surfacing works.	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Birstall Wanlip
P/22/2046/2	Householder	5 Pasture Drive Birstall Leicestershire LE4 3NQ	Two storey side extension and porch (resubmission of P/22/1104/2)	GTDCON, Permission be granted subject to the following conditions:	03-Jan-2023	Birstall Wanlip
P/22/1974/2	Householder Prior Notification	725 Loughborough Road Birstall Leicestershire LE4 4NN	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6.00m, with a maximum height of 3.75m, and height to the eaves of 3.00m	PRINOT, Prior approval from the Council is not required	12-Dec-2022	Birstall Watermead
P/22/2067/2	Householder	8 Monarch Close Birstall Leicestershire LE4 4GU	Erection of single storey extension and canopy to rear of dwelling (Revised scheme - P/21/2300/2 refers).	GTDCON, Permission be granted subject to the following conditions:	03-Jan-2023	Birstall Watermead
P/22/1525/2	Householder	3 Lady Martin Drive Woodhouse Eaves Leicestershire LE12 8WX	Erection of single storey extension and canopy to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	13-Dec-2022	Forest Bradgate
P/22/2075/2	Equipment PD Notification	SW off Groby Lane (Cell number 23464924) Newtown Linford Leicestershire LE6 0HH	Replacement of existing 17m monopole with 20m monopole, updating of existing cabinet and installation of 1 additional telecommunications cabinet and 1 metre cabinet and associated ancillary works.	MNAAU, The application be agreed without conditions.	13-Dec-2022	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1862/2	Full	53 - 55 Main Street Woodhouse Eaves Leicestershire LE12 8RY	Retention of installation of replacement shop front and retention of 2no. canopies to shop (Retrospective application)	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	Forest Bradgate
P/22/1622/2	Householder	Dell Cottage 92 Main Street Newtown Linford Leicestershire LE6 0AF	Alterations to roof to convert conservatory to kitchen at rear including new structural roof with velux windows and replacement windows at rear of house, internal alterations to chimney stack	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Forest Bradgate
P/22/1571/2	Householder	58 Maplewell Road Woodhouse Eaves Leicestershire LE12 8QZ	Demolition of garage, erection one-and-a-half -storey side, two storey rear, single storey rear and side extensions and provision of timber cladding to dwelling	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2022	Forest Bradgate
P/22/1262/2	Householder	4 May Tree Lane Woodhouse Leicestershire LE12 8UQ	Two storey side extension and single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	09-Jan-2023	Forest Bradgate
P/22/1433/2	Householder Prior Notification	13 Gracedieu Road Loughborough Leicestershire LE11 4QF	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.7m, with a maximum height of 3.2m, and height to the eaves of 2.8m.	PRINOT, Prior approval from the Council is not required	16-Dec-2022	Loughborough Ashby
P/22/0021/2	Full	50 Old Ashby Road Loughborough Leicestershire LE11 4PG	Erection of dwelling to side of semi-detached dwelling.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2022	Loughborough Ashby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/2131/2	Consultation from another authority	Between Bridge 35 and 39A Grand Union Canal Nottingham Road Loughborough Leicestershire	Consultation from Canal and River Trust for towpath improvements under Schedule 2 Part 8 Class B of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended).	RNO, No objections be raised to the proposal.	16-Dec-2022	Loughborough Hastings Loughborough Lemyngton
P/22/1773/2	Householder	2 Kings Avenue Loughborough Leicestershire LE11 5HY	Erection of single storey extension to side and rear of house	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Loughborough Lemyngton
P/22/2052/2	CL (existing)	129 Derby Road Loughborough Leicestershire LE11 5AE	Certificate of lawfulness (existing) for use of property as a multiple occupation (use class C4 HMO)	GTD, Permission be granted unconditionally	23-Dec-2022	Loughborough Lemyngton
P/22/0818/2	Householder	6 Holywell Drive Loughborough Leicestershire LE11 3JY	Proposed first-floor rear extension to existing first-floor terrace.	GTDCON, Permission be granted subject to the following conditions:	13-Dec-2022	Loughborough Nanpantan
P/22/2441/2	Full	Holywell Free Church Berkeley Road Loughborough Leicestershire LE11 3SJ	Proposed single storey front and side extension, with canopy and associated alterations.	GTDCON, Permission be granted subject to the following conditions:	20-Dec-2022	Loughborough Nanpantan
P/22/1562/2	Householder	3 Loweswater Drive Loughborough Leicestershire LE11 3RR	Proposed single storey side and rear extension	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Loughborough Nanpantan
P/22/1891/2	Householder	2 Langdale Avenue Loughborough Leicestershire LE11 3RP	Proposed single storey side extension to form annexe (following demolition of existing outbuilding)	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2022	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1843/2	Householder	40 Tiverton Road Loughborough Leicestershire LE11 2RY	Erection of single storey rear extension, two storey rear extension and single storey side and rear extension.	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	Loughborough Outwoods
P/22/1926/2	Householder	267 Beacon Road Loughborough Leicestershire LE11 2RA	Erection of a detached outbuilding comprising garage, garden room and games room to rear of existing dwelling.	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Loughborough Outwoods
P/22/2032/2	Householder	333 Beacon Road Loughborough Leicestershire LE11 2RA	Two storey extension to front, first floor extension to side and single storey extension to rear of detached dwelling. Erection of double garage to front.	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Loughborough Outwoods
P/22/1438/2	Full	53 Lansdowne Drive Loughborough Leicestershire LE11 2BX	Change of use of dwelling (C3) to house in multiple occupation (C4) and internal alterations.	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2022	Loughborough Shelthorpe
P/22/1548/2	Householder	12 Oliver Road Loughborough Leicestershire LE11 2BZ	Proposed two storey side extension and changes to fenestration of dwelling.	GTDCON, Permission be granted subject to the following conditions:	12-Dec-2022	Loughborough Southfields
P/22/0384/2	Householder	47 Arthur Street Loughborough LE11 3AY	Proposed single storey extension to rear of house in multiple occupation.	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2022	Loughborough Southfields
P/22/0888/2	Full	May Mills House 59 Forest Road Loughborough Leicestershire LE11 3NW	Change of use from care home (Use Class C2) to managed student accommodation (Sui Generis)	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1645/2	Full	16 Herrick Road Loughborough Leicestershire LE11 2BT	Change of use from a House in Multiple Occupation (Use Class C4) to an eight-bed HMO (sui generis) with a single-storey extension to the rear.	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Loughborough Southfields
P/22/1406/2	Householder	34 William Street Loughborough Leicestershire LE11 3BZ	Proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	20-Dec-2022	Loughborough Southfields
P/22/1151/2	Householder	43 Westfield Drive Loughborough Leicestershire LE11 3QJ	Erection of single storey front extension with canopy, single storey side and rear extension, two storey rear extension and single storey rear extension with raised terrace to rear. Render to exterior walls. Roof alterations. Construction of detached double garage to rear.	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2022	Loughborough Southfields
P/22/073/2	Full	16 Colgrove Road Loughborough Leicestershire LE11 3NN	Proposed single storey side extension to dwelling.	GTDCON, Permission be granted subject to the following conditions:	03-Jan-2023	Loughborough Southfields
P/22/0538/2	CL (existing)	17 - 18 Packe Street Loughborough Leicestershire LE11 3EZ	Certificate of Lawfulness (Existing) for use of property within use Class E.	REF, Permission be refused for the following reasons:	03-Jan-2023	Loughborough Southfields
P/22/1922/2	Full	14 Devonshire Square Loughborough Leicestershire LE11 3DW	Construction of dormer roof extension to rear, and change of use of part of ground floor and resultant upper floors to a five bedroom house in multiple occupation (Use Class C4).	REF, Permission be refused for the following reasons:	05-Jan-2023	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1371/2	Householder	6 Palmer Avenue Loughborough Leicestershire LE11 5NH	Proposed single and two storey front extension	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	Loughborough Storer
P/22/2048/2	CL (existing)	3 Wheel Tappers Way Loughborough Leicestershire LE11 5EA	Certificate of Lawfulness (existing) for use of property as a house of multiple occupation (use class C4 HMO)	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Loughborough Storer
P/22/2050/2	CL (existing)	47 Goods Yard Close Loughborough Leicestershire LE11 5EB	Certificate of lawfulness (existing) for use of property as a house of multiple occupation (use Class C4 HMO)	GTD, Permission be granted unconditionally	23-Dec-2022	Loughborough Storer
P/21/2292/2	CL (existing)	8 Havelock Street Loughborough Leicestershire LE11 5DH	Certificate of Lawfulness (Existing) for use of property as a house of multiple occupation (Use Class C4 HMO).	GTD, Permission be granted unconditionally	03-Jan-2023	Loughborough Storer
P/22/2228/2	Householder	79 Station Street Loughborough Leicestershire LE11 5EF	Erection of single storey extension to rear and first floor extension to rear, and loft conversion to dwelling.	GTDCON, Permission be granted subject to the following conditions:	09-Jan-2023	Loughborough Storer
P/22/1652/2	Householder	79 The Green Mountsorrel Leicestershire LE12 7AE	Installation of automation facility for existing gates to front of house	GTDCON, Permission be granted subject to the following conditions:	12-Dec-2022	Mountsorrel
P/22/0768/2	Reserved Matters	Land North East of Leicester Thorpebury	Variation of condition 2 (approved plans) of P/19/1479/2 to amend house types	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	Queniborough
P/22/1662/2	Full	Maida House Barn Three Turns Lane South Croxton Leicestershire	Proposed self-contained log cabin dwelling with associated parking	REF, Permission be refused for the following reasons:	15-Dec-2022	Queniborough

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/0387/2	Householder	32 Alexander Road Quorn Leicestershire LE12 8EQ	Proposed demolition of existing detached double garage to replace with two storey extension at front of dwelling. Proposed extension to provide a single garage and first floor annexe.	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	Quorn & Mountsorrel Castle
P/22/2034/2	Householder	105 Leicester Road Quorn Leicestershire LE12 8BA	Erection of two storey extension to rear of detached dwelling, garage conversion into additional accomodation and associated changes to fenestration and external materials..	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Quorn & Mountsorrel Castle
P/22/1906/2	Householder	2 Cradock Drive Quorn Leicestershire LE12 8EP	Proposed two storey and single storey side extensions, single storey rear extension and new outbuilding (resubmission of P/22/0303/2)	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2022	Quorn & Mountsorrel Castle
P/22/0799/2	Householder	39 Meeting Street Quorn Leicestershire LE12 8EU	Proposed single storey front extension.	GTDCON, Permission be granted subject to the following conditions:	03-Jan-2023	Quorn & Mountsorrel Castle
P/22/0991/2	Householder	129 A Mountsorrel Lane Rothley Leicestershire LE7 7PT	Proposed detached garage to side of property	GTDCON, Permission be granted subject to the following conditions:	20-Dec-2022	Rothley & Thurcaston
P/22/1048/2	Householder	9 Barley Way Rothley Leicestershire LE7 7RL	Proposed additional storey, with front extension and rear balcony.	REF, Permission be refused for the following reasons:	21-Dec-2022	Rothley & Thurcaston
P/22/0754/2	Householder	14 Thurcaston Lane Thurcaston Leicestershire LE7 7LF	Proposed garage with studio over to front of property (AMENDED DESCRIPTION).	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1604/2	Householder	169 Leicester Road Thurcaston Leicestershire LE7 7JL	Proposed installation of new window and render to side elevation, replacement of 5no. external windows / doors to side and rear elevations, erection of outbuilding to rear garden, associated landscaping and external works	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Rothley & Thurcaston
P/22/0753/2	Householder	14 Thurcaston Lane Thurcaston Leicestershire LE7 7LF	Proposed new porch and alterations to front elevation, 2-storey extension to side, and single storey extension to rear of existing dwelling (AMENDED PLANS RECEIVED).	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2022	Rothley & Thurcaston
P/22/1407/2	Householder	Corner Cottage 46 North Street Rothley Leicestershire LE7 7NN	Proposed installation of solar panels to garage building	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Rothley & Thurcaston
P/22/1135/2	Householder	84 Swithland Lane Rothley Leicestershire LE7 7SE	Proposed part single and part two storey extensions to rear, pool house to rear, conversion of garage at side to habitable room, covered area to side and rear, alteration to roof profile, changes to fenestration and landscaping works. (AMENDED DESCRIPTION - AMENDED PLANS RECEIVED).	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Rothley & Thurcaston
P/22/1826/2	Full	2 Tiffin Homefield Lane Rothley Leicestershire LE7 7NE	Conversion of existing dwelling and annex into 4 supported living apartments with ancillary facilities	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1540/2	Householder	5 Purbeck Avenue Shepshed Leicestershire LE12 9HD	Demolish existing conservatory to be replaced by the proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	15-Dec-2022	Shepshed East
P/22/2198/2	Change of Use Prior Notification	Boal Ashby Road East Shepshed Leicestershire	Application to determine if prior approval is required for a proposed Installation of Solar Photovoltaic array to roof. (Schedule 2 part 14 class J of GPDO refers).	PRINOT, Prior approval from the Council is not required	09-Jan-2023	Shepshed East
P/22/1864/2	CL (Proposed)	23 Paradise Close Shepshed Leicestershire LE12 9PG	Conversion of garage into habitable space with changes to fenestration (Lawful Development Certificate for Proposed Development)	CLDPGRANT, Certificate of Lawful Proposed Development	13-Dec-2022	Shepshed West
P/22/0242/2	Full	Land rear of 10 Pick Street Shepshed Leicestershire LE12 9BB	Proposed erection of detached bungalow with associated garden and parking area.	REF, Permission be refused for the following reasons:	21-Dec-2022	Shepshed West
P/22/2205/2	Agricultural for Prior Approval	Blackbrook Farm Ashby Road West Shepshed Leicestershire LE12 9TJ	Prior Approval Application for erection of Agricultural building	NRQ, The submission of details are not required for consideration.	22-Dec-2022	Shepshed West
P/21/2428/2	Householder	41 Iveshead Road Shepshed Leicestershire LE12 9EP	Erection of 2 storey and single storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Shepshed West
P/21/2071/2	Full	26 Cossington Road Sileby Leicestershire LE12 7RS	Retrospective application for replacement of all windows and doors, and bi-folding doors to rear and side of building.	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Sileby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1680/2	Householder	73 King Street Sileby Leicestershire LE12 7LZ	Erection of two storey extension to rear of dwelling.	GTDCON, Permission be granted subject to the following conditions:	20-Dec-2022	Sileby
P/22/1836/2	Full	44 Cossington Road Sileby Leicestershire LE12 7RS	Section 73 Application for removal of Condition 3 (Personal Permission) of Planning Permission ref P/10/0621/2 (Change of use from dwelling (Class C3) to residential care home for five residents and 6-8 day students (Class C2).	GTDCON, Permission be granted subject to the following conditions:	21-Dec-2022	Sileby
P/22/1715/2	Householder	29 Quaker Road Sileby Leicestershire LE12 7SA	Erection of single storey extension to side and rear, loft conversion with alterations to roof of dwelling. Erection of first floor extension over double garage, and Juliette balcony to the rear.	GTDCON, Permission be granted subject to the following conditions:	03-Jan-2023	Sileby
P/22/1980/2	Householder	1 St Annes Close Syston Leicestershire LE7 2JR	Erection of single storey side extension.	GTDCON, Permission be granted subject to the following conditions:	22-Dec-2022	Syston East
P/21/1549/2	Outline Planning Permission	185 Barkby Road Syston Leicestershire LE7 2AJ	Site for the erection of upto 8 dwellings (outline planning application considering access),	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2022	Syston East
P/22/1924/2	Advert Consent	8 High Street Syston Leicestershire LE7 1GP	Display of 1no. externally illuminated fascia sign to front and installation of vinyl graphics to windows. (Advertisement consent)	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	Syston West
P/22/0562/2	Full	1110 Melton Road Syston Leicestershire LE7 2HA	Automated teller machine on front elevation (retrospective)	GTD, Permission be granted unconditionally	14-Dec-2022	Syston West

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/2126/2	Equipment PD Notification	Danaher And Walsh Meadow Lane Syston Leicestershire LE7 1NR	Replacement of 3no. antennas and 1no. cabinet and associated ancillary works.	MNAAU, The application be agreed without conditions.	19-Dec-2022	Syston West
P/22/1404/2	Householder	22 Hubbard Road Burton On The Wolds Leicestershire LE12 5AU	Proposed single storey rear extension	GTDCON, Permission be granted subject to the following conditions:	13-Dec-2022	The Wolds
P/22/1929/2	Householder	Meadow View Farm 201 Six Hills Road Walton On The Wolds Leicestershire LE12 8JF	Erection of 22no. ground mounted solar panels	GTDCON, Permission be granted subject to the following conditions:	14-Dec-2022	The Wolds
P/22/1762/2	Householder	Harts Farm 70 Loughborough Road Hoton Leicestershire LE12 5SF	Erection of porch extension to front of house	GTDCON, Permission be granted subject to the following conditions:	16-Dec-2022	The Wolds
P/22/2014/2	Agricultural for Prior Approval	Feild off East Road Wymeswold Leicestershire LE12 6SU	Prior Approval Application for general purpose agricultural building	AGPPR, The submission of a Full Planning application is required because the development does not fall within Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (agricultural development)	21-Dec-2022	The Wolds
P/22/1668/2	Full	Dungehill Farm Wide Lane Wymeswold Leicestershire LE12 6SE	Proposed agricultural building extension to house new robotic milking parlour (Phase 1).	GTDCON, Permission be granted subject to the following conditions:	04-Jan-2023	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/22/1669/2	Full	Dungehill Farm Wide Lane Wymeswold Leicestershire LE12 6SE	Proposed agricultural building extension to house new robotic milking parlour (Phase 2).	GTDCON, Permission be granted subject to the following conditions:	05-Jan-2023	The Wolds
P/22/0092/2	Householder	9 Rosedene Avenue Thurmaston Leicestershire LE4 8HR	The erection of single-storey front and rear extensions, plus alterations to the roof to create loft accommodation with dormers to the front and a box dormer to the rear.	GTDCON, Permission be granted subject to the following conditions:	19-Dec-2022	Thurmaston
P/22/2080/2	Householder Prior Notification	44 Beacon Avenue Thurmaston Leicestershire LE4 8FF	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.	PRINOT, Prior approval from the Council is not required	20-Dec-2022	Thurmaston
P/22/1668/2	Householder Prior Notification	30 Ferndale Road Thurmaston Leicestershire LE4 8JD	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.	PRINOT, Prior approval from the Council is not required	21-Dec-2022	Thurmaston
P/22/2092/2	Householder Prior Notification	140 Humberstone Lane, Thurmaston, Leicestershire, LE4 8HG	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.85m, with a maximum height of 3.52m, and height to the eaves of 3m.	PRINOT, Prior approval from the Council is not required	23-Dec-2022	Thurmaston
P/22/1707/2	Householder	78 Dovedale Road Thurmaston Leicestershire LE4 8NB	Erection of single-storey rear and side infill extension following conversion of conservatory and garage with alterations to external rendering and accessibility.	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/21/0715/2	Full	Land adjacent 18 Seagrave Road Thrussington Leicestershire LE7 4UG	Erection of a two-storey dwelling (Revised scheme - P/20/0747/2 refers).	REF, Permission be refused for the following reasons:	23-Dec-2022	Wreake Villages
P/21/1865/2	Full	2 Brook Street Rearsby Leicester LE7 4YA	Conversion of first floor flat to holiday accommodation (Class C1).	GTDCON, Permission be granted subject to the following conditions:	23-Dec-2022	Wreake Villages
P/22/1594/2	Full	North Lodge Farm Thrussington Road Ratcliffe On The Wreake Leicestershire LE7 4SQ	Change of use of land to provide a Riding School, including alterations and extensions to an existing stable block outbuilding, the erection of a storage outbuilding, the creation of an outdoor equestrian menage and storage area, and the creation of a vehicle parking area. Variation or removal of the following conditions of planning permission P/20/0882/2 under Section 73 of the Town and Country Planning Act 1990. Condition 4 (Approval of hard landscaping materials) , Condition 5, (approval of building materials) Condition 8 (Approval of waste management plan) , Condition 9 (Details of Surface water drainage) (Retrospective application).	GTDCON, Permission be granted subject to the following conditions:	06-Jan-2023	Wreake Villages
P/22/1490/2	Full	19 Quorn Park, Charterwood Lodge Paudy Lane Seagrave Leicestershire LE12 8HL	Installation of 6 external lighting poles and lights to existing menage.	GTDCON, Permission be granted subject to the following conditions:	09-Jan-2023	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
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