



TO COUNCILLOR:

L A Bentley (Chair)
G A Boulter
J K Chohan
J K Ford
C S Gore

S Z Haq
G G Hunt
P Joshi
R V Joshi
J Kaufman (Vice-Chair)

C D Kozlowski
C J R Martin
R E R Morris
I K Ridley

I summon you to attend the following meeting for the transaction of the business in the agenda below.

Meeting: Development Control Committee
Date & Time: Thursday, 29 May 2025, 7.00 pm
Venue: Civic Suite 2, Brocks Hill Council Offices, Washbrook Lane, Oadby, Leicester, LE2 5JJ
Contact: Democratic Services
t: (0116) 257 2775
e: democratic.services@oadby-wigston.gov.uk

Yours faithfully

Council Offices
Oadby
20 May 2025

Anne E Court
Chief Executive



Meeting ID: 2763

ITEM NO.

AGENDA

PAGE NO'S

Meeting Live Broadcast | Information and Link

This meeting will be broadcast live.

Press & Public Access:

A direct link to the live broadcast of the meeting's proceedings on the Council's Civico platform is below.

<https://civico.net/oadby-wigston/22056-Development-Control-Committee>

1. Apologies for Absence

To receive apologies for absence from Members to determine the quorum of the meeting in accordance with Rule 7 of Part 4 of the Constitution.

2. **Appointment of Substitutes**

To appoint substitute Members in accordance with Rule 26 of Part 4 of the Constitution and the Substitution Procedure Rules.

3. **Declarations of Interest**

Members are reminded that any declaration of interest should be made having regard to the Members' Code of Conduct. In particular, Members must make clear the nature of the interest and whether it is 'pecuniary' or 'non-pecuniary'.

4. **Minutes of the Previous Meeting**

3 - 4

To read, confirm and approve the minutes of the previous meeting in accordance with Rule 19 of Part 4 of the Constitution.

5. **24/00080/COU – No. 58 Station Road, Wigston**

5 - 16

Report of the Senior Development Control Officer

6. **25/00053/FUL – No. 13 Hillway, Oadby**

17 - 33

Report of the Senior Development Control Officer

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Agenda Item 4

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD AT CIVIC SUITE 2, BROCKS HILL COUNCIL OFFICES, WASHBROOK LANE, OADBY, LEICESTER, LE2 5JJ ON TUESDAY, 25 FEBRUARY 2025 COMMENCING AT 7.00 PM

PRESENT

L A Bentley Chair
J Kaufman Vice-Chair



Meeting ID: 2746

COUNCILLORS

N Alam
S S Athwal
G A Boulter
F S Broadley
J K Chohan
C S Gore
R V Joshi
C D Kozlowski
C J R Martin
I K Ridley

OFFICERS IN ATTENDANCE

D M Gill Head of Law & Democracy / Monitoring Officer
A Thorpe Head of Built Environment
S Wheeliker Senior Democratic & Electoral Services Officer
T White Senior Development Control Officer

32. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillors J K Ford, G G Hunt, P Joshi and R E R Morris.

33. APPOINTMENT OF SUBSTITUTES

Councillors N Alam and J K Chohan substituted for Councillors J K Ford and R E R Morris respectively.

34. DECLARATIONS OF INTEREST

None.

35. MINUTES OF THE PREVIOUS MEETING

By affirmation of the meeting, it was

UNANIMOUSLY RESOLVED THAT:

The minutes of the previous meeting held on 30 January 2025 be taken as read, confirmed and approved.

36. INSTALLATION OF 3D STEEL LETTERING AT CORNER OF WAKES ROAD, BURGESS STREET AND NORTH STREET, WAKES ROAD, WIGSTON, LEICESTERSHIRE, LE18 1PD (APPLICATION NO. 25/00017/FUL)

The Committee gave consideration to the report and appendix (as set out at pages 6-15 of the agenda reports pack, which sought planning permission for application No. 25/00017/FUL.

It was moved by the Chair, seconded by the Vice-Chair, and

UNANIMOUSLY RESOLVED THAT:

That the application be GRANTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.

37. INSTALLATION OF 3D STEEL LETTERING AT CORNER OF WAKES ROAD, BURGESS STREET AND NORTH STREET, WAKES ROAD, WIGSTON (APPLICATION NO. 25/00018/ADV)

The Committee gave consideration to the report and appendix (as set out at pages 16-21 of the agenda reports pack, which sought planning permission for application No. 25/00018/ADV.

It was moved by the Chair, seconded by the Vice-Chair, and

UNANIMOUSLY RESOLVED THAT:

That the application be GRANTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.

THE MEETING CLOSED AT 7.15 pm

Agenda Item 5



Development Control Committee	Thursday, 29 May 2025	Matter for Decision
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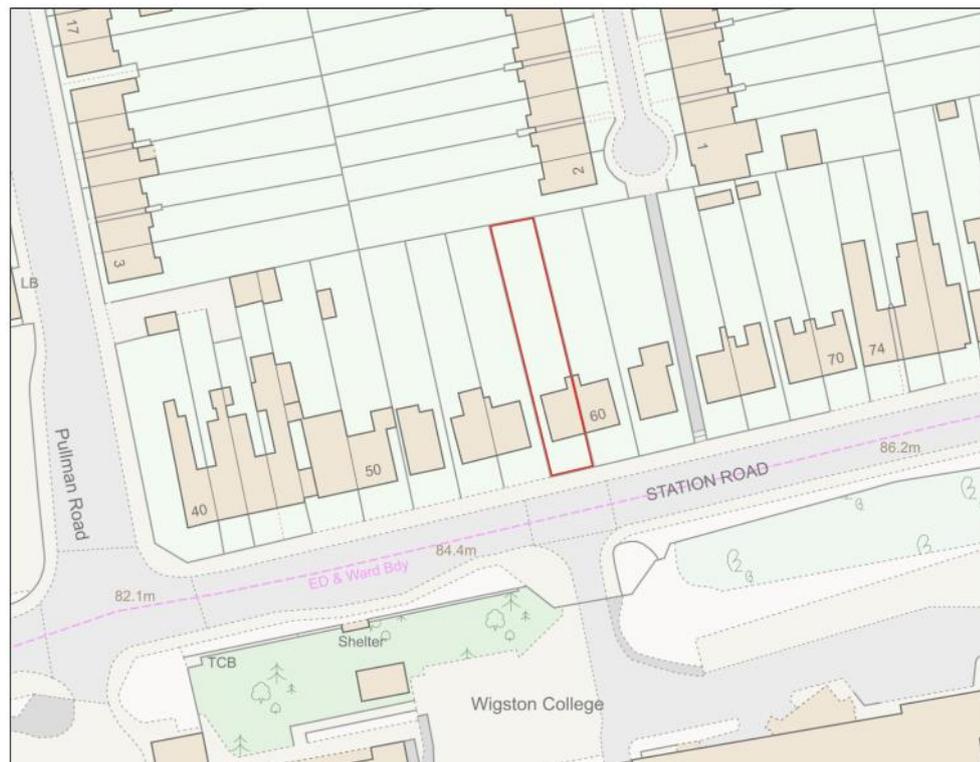
Report Title: **No. 58 Station Road, Wigston (Ref. No. 24/00080/COU)**

Case Officer(s): **Tom White (Senior Planning Officer)**

Site Address:	58 Station Road, Wigston, Leicestershire, LE18 2DJ.
Application Description:	Change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2).
Purpose of Report:	To consider and determine the planning application accordingly.
Recommendation(s):	That the application be PERMITTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 0116 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Tom White (Senior Planning Officer) (0116) 257 2750 tom.white@oadby-wigston.gov.uk</p>
Consultees:	The consultees are as set out at part 4 of this report.
Background Papers:	Search application reference no. 24/00080/COU via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 24/00080/COU)

(Continued overleaf)

1. Site and Location



- 1.1 The property is a detached, brick-built, two-storey, bay-fronted house, on the B582, Station Road opposite Wigston College. The area is mixed use, but mostly a mixture of detached, semi-detached and terraced housing on the side of Station Road in which the application site is located. Many of the houses fronting Station Road in this vicinity have on-site parking for cars, at right angles to the road.
- 1.2 This application is to be decided at Committee as it was called in by a Ward Member.

2. Description of Proposal

- 2.1 This application seeks retrospective planning permission for the change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2). During the day, there would be 3 members of staff present with 2 members of staff overnight.

3. Relevant Planning History

Certificate of Lawful Use (Proposed) to use as a home for one looked-after young person - Refused - 21.02.2024

4. Key Consultations and Responses

LCC Highways - The Local Highway Authority advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 115 of the National Planning Policy Framework (December 2023), subject to the conditions and / or planning obligations outlined in this report.

Advice to Local Planning Authority

The Local Highway Authority (LHA) has been re-consulted by the Local Planning Authority (LPA), Oadby & Wigston Borough Council, on a planning application at 58 Station Road, Wigston. This application is for the change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2).

The LHA was originally consulted on this application on 23rd July 2024, however no highway observations were issued in response to this original consultation as the application was found to be invalid. The LHA was subsequently re-consulted by the LPA on 16th August 2024, and provided formal observations on 2nd September 2024 advising that further information would be required to fully assess the impact of the proposed development on the highway network.

The additional information requested was as follows:

- Confirmation as to the maximum number of staff that would be on site at any one time.

The LHA has received additional information from the applicant's agent via email dated 20th September 2024. This indicates that there would generally be up to three members of staff on site for each shift, and that during handover periods there would be up to six members of staff on site for a short period of time.

Following the previous highway observations, the LPA has informed that LHA that it intends determine the application based on the current submissions, and has requested formal, final, observations from the LHA.

Site Access

Access to the site is from Station Road (B582) which is a classified B road subject to a 30mph speed limit. It is noted that an access to Wigston College lies directly opposite the site.

Pedestrian access to the site is from Station Road, a classified B road subject to a 30mph speed limit. There is currently no vehicular access to the site.

During the LHA officer's site visit (17th September 2024), it was noted that an area of hardstanding exists to the front of the property, although this is not served by an official vehicular access (dropped kerbs). The email confirms that this was constructed by the previous owner and requires a grant of planning permission, although this grant is not being sought under this planning application. Consequently, the LHA has not considered this area for off-street car parking.

The existing property has three bedrooms and no off-street car parking provision. Consequently, there is an existing shortfall of two off-street car parking spaces for the property.

There are currently 'no waiting at any time' restrictions in place surrounding the Station Road (B582) / Pullman Road / Wigston Pool & Fitness Centre junction, and along the southern extent of Station Road (B582), although there are not any waiting restrictions along the northern extent of Station Road (B582) in front of the site. In this location, it is noted that on-street parking regularly occurs without significant issue.

Highway Safety

According to the LHA's records, nine personal injury collisions (PICs) have been recorded in the last five years that occurred within 500 metres in either direction of the site along Station Road / Blaby Road (B582). Of these, eight were classified as 'slight' in severity and one was

classified as 'serious'. The LHA has reviewed the accounts of all of the above PICs and notes that on-street parking was not a contributory factor in any of the incidents.

Transport Sustainability

It is noted that the site is in a sustainable location and is within 50 metres of bus stops with frequent services to Leicester, South Wigston and Wigston. The LHA notes that the site has a rear garden area which could accommodate a secure and undercover cycle parking facility for staff (albeit this would require moving a cycle up several steps from the highway level). This could be secured by way of condition.

Closing

Considering all of the above, it cannot be demonstrated that the proposed development would result in a material increase in on-street car parking in the vicinity that would result in an unacceptable impact on highway safety in the context of paragraph 115 of the National Planning Policy Framework (December 2023).

Leicestershire County Council (children's services – Service Manager) - March 2025 - The total number of children from the Oadby and Wigston Borough currently awaiting placement in a children's residential home = 0

The total number of children from Leicestershire County (including those from Oadby and Wigston Borough) currently awaiting placement in a children's learning disability (LD) residential home = 2

The total number of children from Leicestershire County (including those from Oadby and Wigston Borough) currently awaiting placement in a children's residential home = 6 children, but there are a further 5 who are classed at high risk of entering a residential placement and for whom a foster placement is currently being sought but due to age, gender and presenting behaviours they are highly likely to end up in a residential placement.

5. Neighbour and Resident Responses

5.1 A site notice was displayed and letters were sent to neighbouring properties. An objection has been received in regards to the following:

- Number of vehicles parking on the street
- Level of care that the company provides
- Antisocial behaviour

6. Planning Policy Relevant to the Proposal

- National Planning Policy Framework
- Local Plan Policy 1 – Presumption in Favour of Sustainable Development
- Local Plan Policy 5 – Improving Health and Wellbeing
- Local Plan Policy 6 – High Quality Design and Materials
- Local Plan Policy 11 – Housing Choices
- Local Plan Policy 34 – Car Parking
- Local Plan Policy 44 – Landscape and Character
- Residential Development SPD (2019)
- DCLG Technical housing standards – nationally described space standard (2015)
- Leicestershire Highways Design Guide.

7. Planning Considerations

Principle of development

- 7.1 The application seeks planning permission for alterations to an existing dwelling in an established residential area along with planning permission to change the use of the dwelling from C3 residential use to C2 use as a children's care home. In general, alterations to an existing dwelling can be considered acceptable in principle subject to compliance with the relevant development plan policies and supplementary guidance. The proposed change of use would result in the loss of residential dwelling from the Borough's housing stock and thus would have a detrimental impact on local housing supply.
- 7.2 Policy 11 of the Oadby and Wigston Local Plan states that the Council will support applications for specialist care accommodation, where they meet an identified need and are proposed in appropriate sustainable locations
- 7.3 Whilst the local need for Oadby and Wigston has recently been identified as "zero", County figures as of March 2025 are 2 for Children with learning disabilities and a total of 6 needing placement in a care home.
- 7.4 Recent appeals received into the Council (APP/L2440/W/24/3344980), where the Planning Inspector stipulated that a need within the County also applied to Policy 11 of the OWBC Local Plan, as they implied that local could be Countywide rather than boroughwide. Taking this into account, County Council Children Services have indicated that there is a need at county level for children requiring placement in care homes and as such, it is considered that there is an identified need, that would accord with Policy 11 of the Local Plan through contributing towards delivering inclusive and mixed communities through the provision of specialist care accommodation in a suitable location. For similar reasons it would also align with the aims of the NPPF where it seeks to address the needs of groups with specific requirements set out in paragraph 61.

Impact of the Proposal on the Street Scene and Local Surroundings

- 7.5 Policies 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments. Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, reflects the NPPF in requiring new development to be high quality and of inclusive design reflecting local character and distinctiveness in having a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing to form the basis for balanced, safe, healthy and integrated communities.
- 7.6 Policy 44 of the Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.
- 7.7 The application would involve predominantly internal alterations to the application dwelling which are considered to be de minimas in nature.
- 7.8 Furthermore, due to the internal alterations with minimal external alterations, along with the proposed change of use it is considered that the application would not significantly adversely impact the character of the area.

- 7.9 As such, due to the reasons above, it is considered that the proposal would not be contrary to the design principles within Policies 6 & 44 of the OWBC Local Plan, along with the OWBC Residential Development SPD 2019 and the design aims of the NPPF.

Impact of the Proposal on Neighbouring Properties

- 7.10 Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.
- 7.11 An objection has been received from local residents on the basis of increase to traffic and parking and anti-social behaviour / potential increased crime. In regard to increased traffic and parking this was assessed by the county highways department and is discussed below. With regard to anti-social behaviour potential and potential crime, the local planning authority cannot discriminate against the applicant and the type of change of use that this application is proposing for.
- 7.12 The application site contains an existing two storey 3-bedroom detached dwelling. It is noted that the proposed floor plans would have two bedrooms for the one child and two staff members overnight. The submitted planning statement sets out that the property would be occupied by up to one child with three members of staff during the day at the property with two of the adults covering the overnight shift.
- 7.13 Following the above, two of the three bedrooms would measure approximately 7.8 square metres and 9 square metres (so meeting minimum space standards for a single bedroom). There would be one staff bedroom, a living room and a study for the two staff members overnight. It is noted that the third bedroom will become a study, but it is considered that the proposed internal facilities would be sufficient for the overnight staff. Additionally, the internal layout and room sizes are considered to be sufficient for the 3 staff members looking after the child during the day, given that the property is a 3 bedroomed property. As such, this property could potentially hold up to 4 family members so 3 staff members and one child is considered to not exhibit a over intensification of the dwelling.
- 7.14 As such, it is considered that the proposal would adhere to the national minimum space standards within the DCLG Technical housing standards – nationally described space standard (2015) and would not have an undue impact on neighbouring properties.
- 7.15 It is therefore considered that the proposal would adhere to the Policy 6 of the Oadby and Wigston Local Plan.

Impact of the Proposal on the Local Highway

- 7.16 The application has proposed to provide parking for 2 vehicles. LCC Highways were consulted as part of the application. There is currently two off street parking spaces serving the property. However, there is no dropped kerb for these parking spaces (and as such county highways have assessed the application on the basis that there are no off-street parking spaces). Whilst this would usually be viewed unfavourably, this was the existing situation for the property when it was a three-bedroom dwelling as well. County highways have stipulated that it is common for on street parking to occur along this road. Additionally, there is a bus stop within 50 metres of the application site so the application site is located within close distance to sustainable transport. Furthermore, the County Council Highways Department have not advised refusal of the application. As such it is considered that the proposal would not significantly harm the parking provision or highway safety for the site.

Other Matters

7.17 One letter of objection was received in regard to the fence to the front of the property. This has not been applied for as part of the application. The fence would require separate planning permission.

8. Conclusion

8.1 In summary, it is considered that the proposal would meet an identified need within the County area and would not lead to an over intensification of the dwelling. Additionally, the proposal is considered to have sufficiently sized rooms and without an objection from county highways, it is considered that there wouldn't be significant highways implications stemming from the proposal.

9. Recommendation, Proposed Conditions and Informatives

9.1 As such is considered that the proposal should be approved subject to the following conditions below.

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

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless otherwise first approved in writing (by means of a Non-material Amendment/Minor Material Amendment or a new Planning Permission) by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below

Location Plan, 1:1250, dated 12/03/24, received by the Local Planning Authority on 12 March 2024.

Proposed Elevations & Site Layout, received by the Local Planning Authority on 12 March 2024.

Existing and Proposed Plans, received by the Local Planning Authority on 7 March 2025.

Reason: For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.

3. The development hereby approved is limited to the residential care of no more than one child between the age of 7 and 17 (inclusive) at any one time.

Reason: To safeguard the residential amenities of the occupiers of the adjoining properties, Policies 6 and 44 of the Oadby and Wigston Local Plan.

4. The development hereby approved is limited to a maximum of 2 members of staff working from 22:00-08:00 and a maximum of 3 members of staff between the hours of 08:00-22:00

Reason: To safeguard the residential amenities of the occupiers of the adjoining properties, Policies 6 and 44 of the Oadby and Wigston Local Plan.

5. The use hereby permitted is limited to a Children's Home only and for no other use falling within Class C2 of The Town and Country Planning (Use Classes) Order 1987

(as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Reason: The Local Planning Authority would wish to give consideration for any other use at this property in the interests of the residential amenities of surrounding occupants and in the general interests of highway safety.

6. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (December 2023).



Oadby & Wigston
BOROUGH COUNCIL

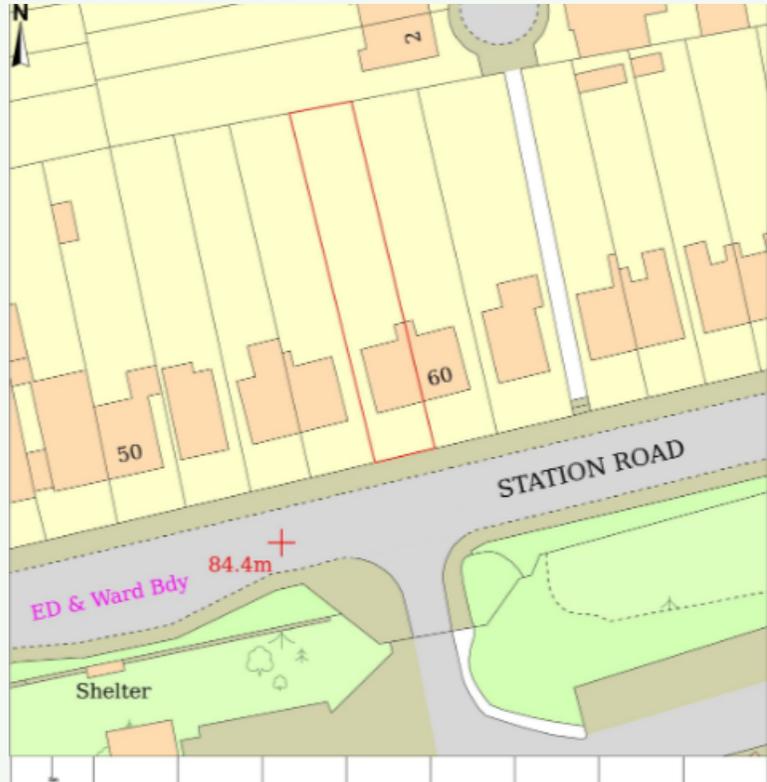
Application Ref. No. 24/00080/COU

58 Station Road, Wigston

Change of use of the application site from residential (Class C3) to a care home for one looked after young person (Class C2).

Site Location & Site Plan

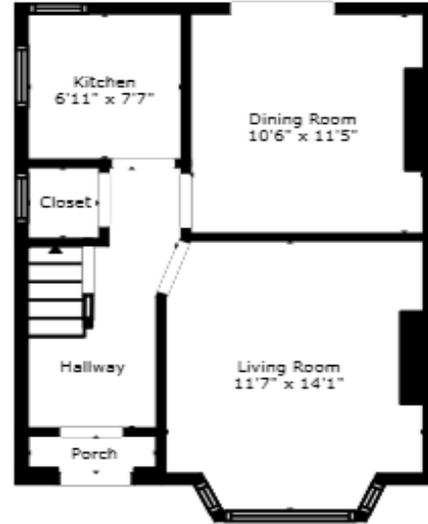
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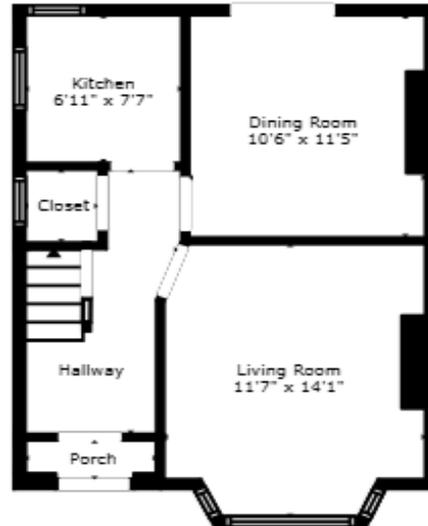
Existing & Proposed Floor Plans

▼ **Ground Floor** TOTAL AREA: 424 ft² (39.39 m²) • ROOMS: 3

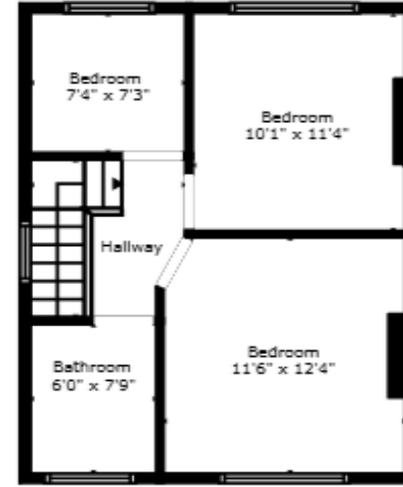


Proposed Floor Plan

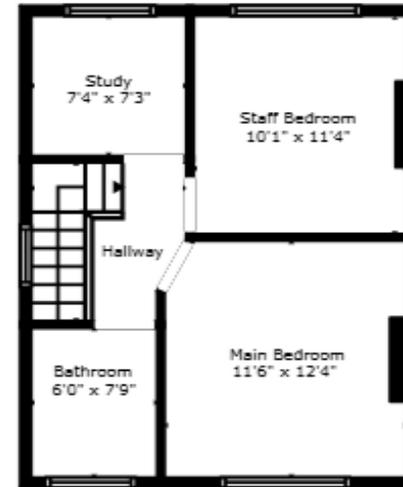
▼ **Ground Floor** TOTAL AREA: 424 ft² (39.39 m²) • ROOMS: 3



▼ **First Floor** TOTAL AREA: 421 ft² (39.11 m²) • ROOMS: 4



▼ **First Floor** TOTAL AREA: 421 ft² (39.11 m²) • ROOMS: 4





Oadby & Wigston
BOROUGH COUNCIL

Site Photo



Agenda Item 6



Development Control Committee	Thursday, 29 May 2025	Matter for Decision
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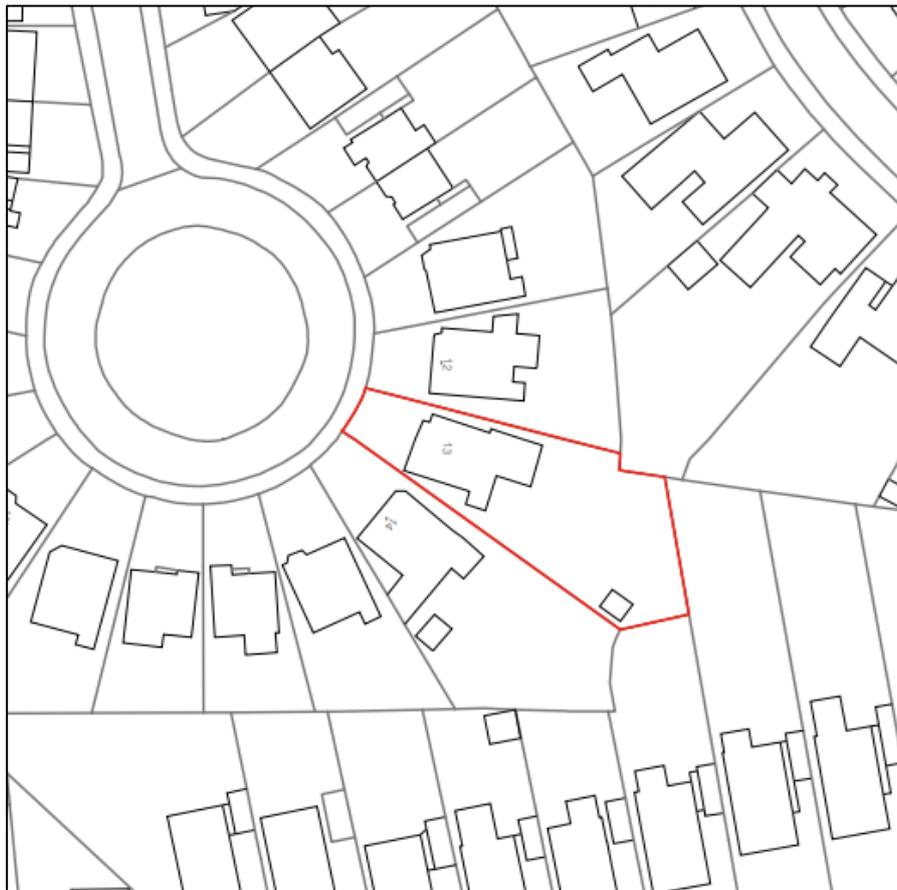
Report Title: **No. 13 Hill Way, Oadby (Ref. No. 25/00053/FUL)**

Case Officer(s): **Tom White (Senior Planning Officer)**

Site Address:	13 Hill Way, Oadby, Leicester, LE2 5YG.
Application Description:	Internal alterations to ground and first floor with height increase to front gable and installation of three dormers to rear.
Purpose of Report:	To consider and determine the planning application accordingly.
Recommendation(s):	<p>That the application be REFUSED planning permission on the following material planning ground(s):</p> <p>A. The proposed front gable and rear dormers are considered to significantly harm the character and appearance of the existing property and local surroundings due to the scale, bulk, siting, fenestration, and roof design. The design of the proposed front gable and rear dormers overwhelms the host dwelling's original roofscape, creating a top-heavy dominant feature that is out of keeping with the character and appearance of the existing dwelling. Additionally, three storey front gables are not a characteristic of the surrounding area; therefore, the proposal would sit at odds within the wider street scene and similarly designed matching dwellings within the cul-de-sac. As a result, the proposal is considered to constitute an incongruous and unsympathetic form of development that would be out of keeping with the existing dwelling and would have an adverse impact on the character and appearance of the surrounding area. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan (2019), and the Residential Development Supplementary Planning Document (2019).</p>
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p>

	Tom White (Senior Planning Officer) (0116) 257 2750 tom.white@oadby-wigston.gov.uk
Consultees:	None.
Background Papers:	Search application reference no. 25/00053/FUL via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 25/00053/FUL)

1. Site and Location



- 1.1 The site is located within a residential area comprising of mainly detached houses with some semi-detached properties which appear to have been built at the same time with similar designs. The properties are in the main of brick and tile construction. The application site is a detached two storey dwelling with a central two storey gable feature and a hipped roof. The properties around the cul-de-sac (which is served by road in a circular shape) are all built of small pallet of distinct house types.

2. Description of Proposal

- 2.1 The proposal seeks to erect three rear facing dormers within the roofscape of the application site, along with internal alterations and the increase in height of the central gable feature.

2.2 The proposal has been brought to Committee as the applicant of the proposal is a member of family of a current serving Councillor.

3. Relevant Planning History

77/00389/8M- Single storey extension to dwelling- Approved

77/00546/8M- Extension to existing- Approved

82/00012/8M- Single storey extension to front of dwelling- Approved

90/00700/8P- Conservatory- Approved

4. Key Consultations and Responses

4.1 Not applicable.

5. Neighbour and Resident Responses

5.1 None received.

6. Planning Policy Relevant to the Proposal

National Planning Policy Framework

Local Plan Policy 6 - High Quality Design and Materials

Local Plan Policy 34 – Car Parking

Local Plan Policy 44 – Landscape and Character

Residential Development Supplementary Planning Document (2019)

7. Planning Considerations

7.1 Impact of the Proposal on the Street Scene and Local Surroundings

7.1.1 Paragraphs 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments. Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, reflects the NPPF in requiring new development to be high quality and of inclusive design reflecting local character and distinctiveness in having a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing to form the basis for balanced, safe, healthy and integrated communities.

7.1.2 Policy 44 of the Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.

7.1.3 Sections 3.2 – 3.3 (design and overall appearance of the development), 3.6 – 3.7 (roof design) and 3.26, 3.27, 3.28, 3.30 and 3.32 (loft conversions and dormers of existing residential dwellings) of the Residential Development SPD (2019), are of relevance. Section 3.2 states that all new residential related development should have a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing and that all new residential related development should fit with the existing street scene and retain and / or enhance

locally distinctive character. Section 3.3 states that residential extensions and enlargements should be in keeping with the character and appearance of the dwelling to be extended as well as the wider local area and that there is a limit to the number of extensions which can be added to a property or to a site. Section 3.3. also expresses that any extensions or enlargements should be visually subordinate to the existing dwelling that is to be extended.

7.1.4 Section 3.26 of the Residential Development SPD is of high relevance and states that if a loft conversion / extension is to be proposed, particular care should be afforded to the size, design and positioning of dormers on dwellings. Poorly designed dormer windows can create incongruous and / or intrusive features which would have a detrimental impact on the character of an area and / or can lead to a substantial loss of privacy and amenity of surrounding properties. Section 3.27 leads on from this and stipulates that measures that may assist in reducing the visual impact of dormers include (but are not limited to):

- restricting the size of the dormer so the main roof slope remains the dominant feature, and;
- providing a pitched roof over the dormer.

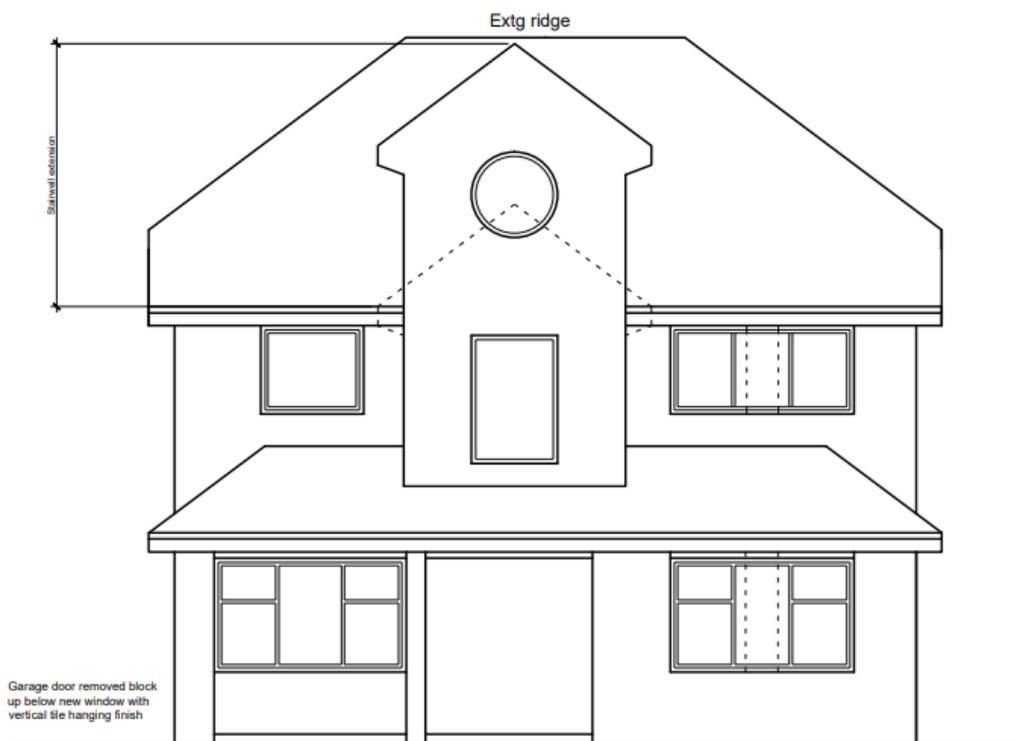
7.1.5 Section 3.28 specifies that dormer windows should relate in scale and style to the original building and be in keeping with its fenestration; that they should be kept to a minimal size and avoid becoming an over dominant feature within the roof which creates a top-heavy appearance to a dwelling and that flat roofed dormers should be avoided.

7.1.6 Section 3.30 & 3.32 state that dormers should be set at least 0.5 metres below ridge level and that only in exceptional circumstances will box dormers be acceptable.

7.1.7 This application seeks to erect three rear facing dormers within the roofscape. The three dormers would have a small flat roof between the three dormers which would be set approximately 0.5 metres below the top of the roof. However, due to the hipped nature of the roof where it pitches down either side, two of the proposed dormers would be set at the top of the pitched element of the roof.



- 7.1.8 The 3 dormers together with the intervening flat roof would measure approximately 6.2 metres in width at a height of 1.8 metres. Whilst the proposed dormers would be sited to the rear elevation, due to the height of the proposed dormers, oblique views would still be visible from Hill Way and (during the winter months) in between the bungalows on Richmond Way when the large trees to the rear of 14 Hill Way would not be in full leaf.
- 7.1.9 As such, due to the width and inappropriate bulk, the three pitched dormer windows form a significant addition to the dwelling which physically and visually dominates the rear roof slope (due to its large bulk and projection) and the dwelling more generally. Whilst it doesn't exhibit a box shape, its large bulk and size, along with its increased height, almost touching the tip of the roof, dominates the roof scape. As a result, it appears too large for the roof slope and rather than forming a proportionate addition to it, it changes its overall form.
- 7.1.10 Additionally, the proposed front gable feature would be increased in height from a two-storey feature, to adjoin the tip of the roof at an overall height of approximately 5.2 metres. This feature would be highly visible from Hill Way. Whilst there is a house type on the street scene which has a large gable to the front, that house type is a matching design type with other houses within the cul-de-sac and is of original design and construction.



- 7.1.11 The application property is of a different design with a small central gable feature to the first floor with a hipped roof and this aligns with several other dwellings within the cul-de-sac. The increase in height of the central gable feature up to the tip of the roof would look incongruous within the streetscape, given that limited variation in house designs within the street all match one another in design.
- 7.1.12 Moreover, the increase in height to the front gable, along with the dormer changes to the rear of the dwelling as a whole creating a physical third storey to the dwelling which conspicuously increases its size relative to the prevailing two storey scale of neighbouring dwellings. This increased and imposing scale is clearly seen from Hill

Way and the properties to the rear on Richmond Way and Park Crescent, and the effect is exacerbated due to these dwellings standing at a slightly lower ground level.

7.1.13 In summary, the inappropriate height, width, depth, and bulk form of the dormers and the front gable considerably modifies and dominates the (original) rear roof slope creating a top-heavy appearance. The increase in height to the front gable and the rear dormers has an overbearing impact and fails to take into account the design of the existing property and the character and appearance of the surrounding area, introducing elements which relate poorly to the existing dwelling. As a result, the design, size of the dormer and its dominance of the roof slope unbalances the property, giving it a 'top-heavy' appearance and as such is contrary to Policies 6 and 44 of the Local Plan and the Residential Development Supplementary Planning Document.

7.2 Impact of the Proposal on Neighbouring Properties

7.2.1 Policy 6 of the OWBC Local Plan, in conjunction with the OWBC Residential Development SPD 2019, seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.

7.2.2 It is considered that the proposed front gable end would not significantly overlook, overbear or overshadow the neighbouring residential properties. However, with regards to the three rear dormers, due to the height above ground at approximately 7.7 metres at eye level (6 metres at floor level), it is considered that they would have the potential to view into the neighbouring residential gardens, along Richmond Way and Park Crescent. However, there is mature vegetation in the rear garden of the application proposal and the rear garden to the application site is quite deep at approximately 26 metres from the proposed rear dormers. Although, it is considered that the proposed rear dormers would adversely impact neighbouring residential amenities in terms of overlooking, it is considered that this would not be significant due to the size of the garden and the separation distances from the proposed dormers to the nearest neighbouring properties (40-50 metre separation distances).

7.3 Impact of the Proposal on the Local Highway

7.3.1 Policy 34 of the OWBC Local Plan seeks to ensure that there is adequate provision of car parking spaces and facilities across the Borough.

7.3.2 The proposal seeks to remove an internal garage for storage and to create an additional bedroom in the first-floor side extensions, to bring the number of bedrooms to five. As such, Leicestershire County Council standing advice indicates that 5 bedrooms would require three off street parking spaces. Whilst the front drive is a good size, it wouldn't have sufficient space to hold three off street parking spaces. However, the front drive would have sufficient space for two off street parking spaces. Additionally, the area has ample on street parking which could accommodate the third vehicle. Furthermore, the area is a cul-de-sac with no through traffic. As such, it is considered that the proposal would not significantly harm the parking provision for the site.

8 Conclusion

8.1 In conclusion, whilst the proposal would not significantly harm the neighbouring residential amenity or the parking provision of the site it is considered that the proposed front gable and rear dormers would introduce incongruous features to the street scene which would

overly dominate the roofscape, significantly adversely impacting the character of the application property and the area.

9 Recommendation, Proposed Conditions and Informatives

9.1 As such is considered that the proposal be refused on the following reason below.

9.2 Reason - The proposed front gable and rear dormers are considered to significantly harm the character and appearance of the existing property and local surroundings due to the scale, bulk, siting, fenestration, and roof design. The design of the proposed front gable and rear dormers overwhelms the host dwelling's original roofscape, creating a top-heavy dominant feature that is out of keeping with the character and appearance of the existing dwelling. Additionally, three storey front gables are not a characteristic of the surrounding area; therefore, the proposal would sit at odds within the wider street scene and similarly designed matching dwellings within the cul-de-sac. As a result, the proposal is considered to constitute an incongruous and unsympathetic form of development that would be out of keeping with the existing dwelling and would have an adverse impact on the character and appearance of the surrounding area. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan (2019), and the Residential Development Supplementary Planning Document (2019).

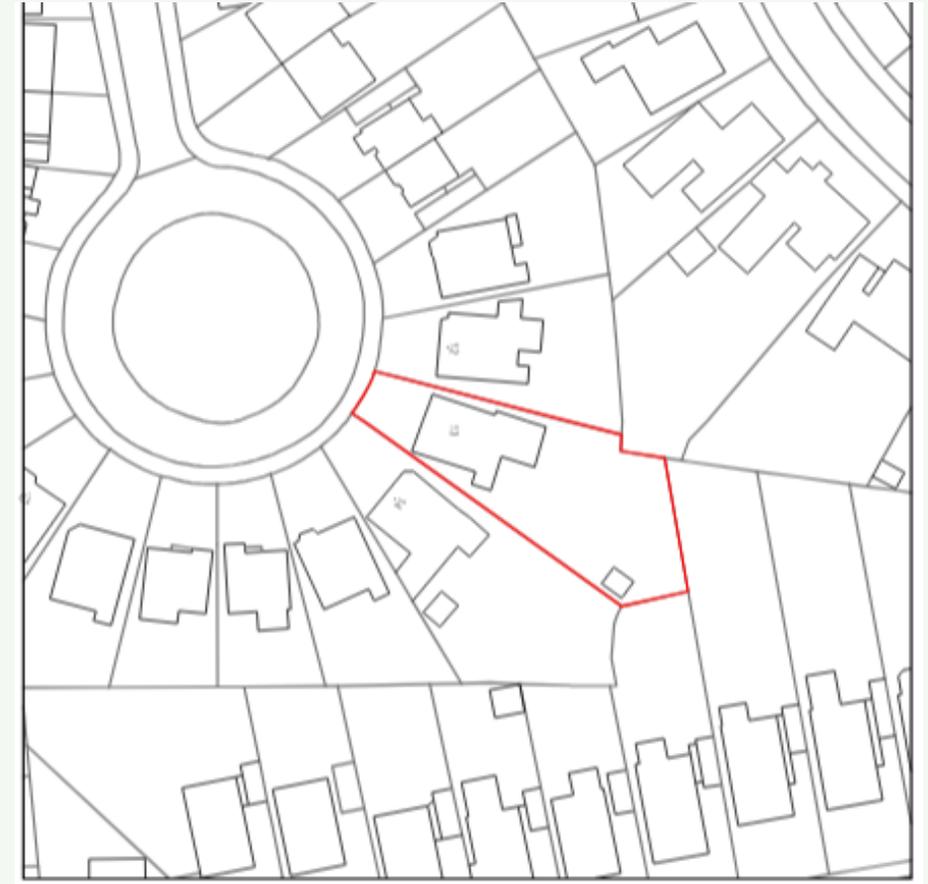
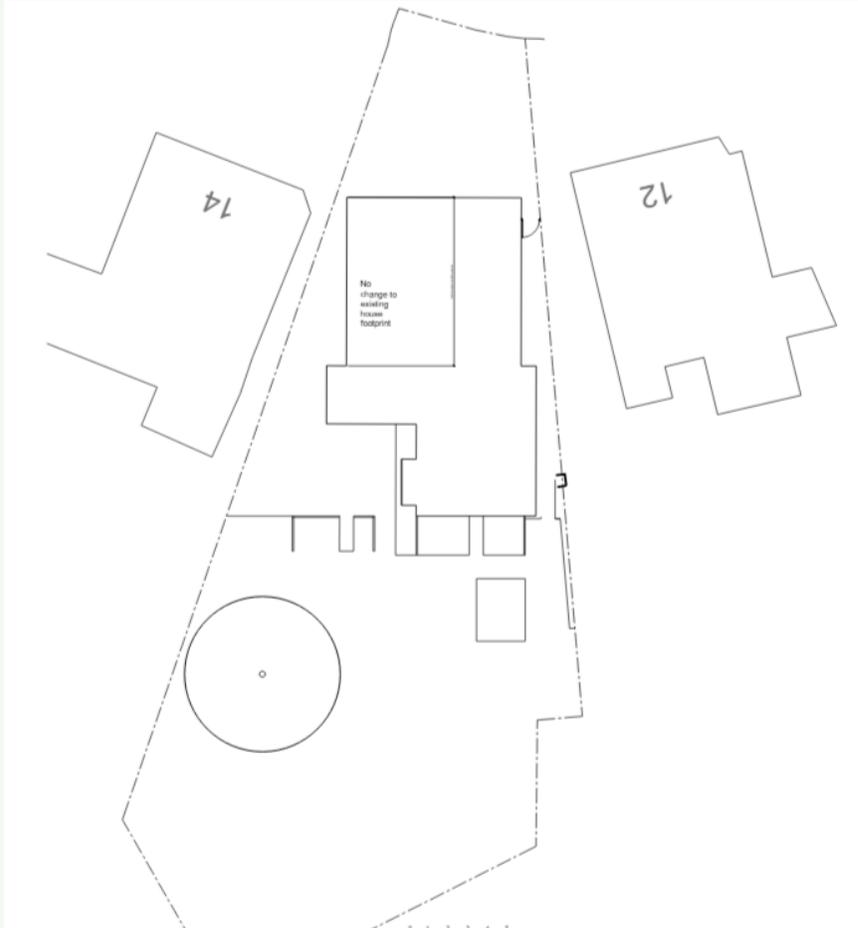


Application Ref. No. 25/00053/FUL

13 Hill Way, Oadby

Internal alterations to ground and first floor with height increase to front gable and installation of three dormers to rear

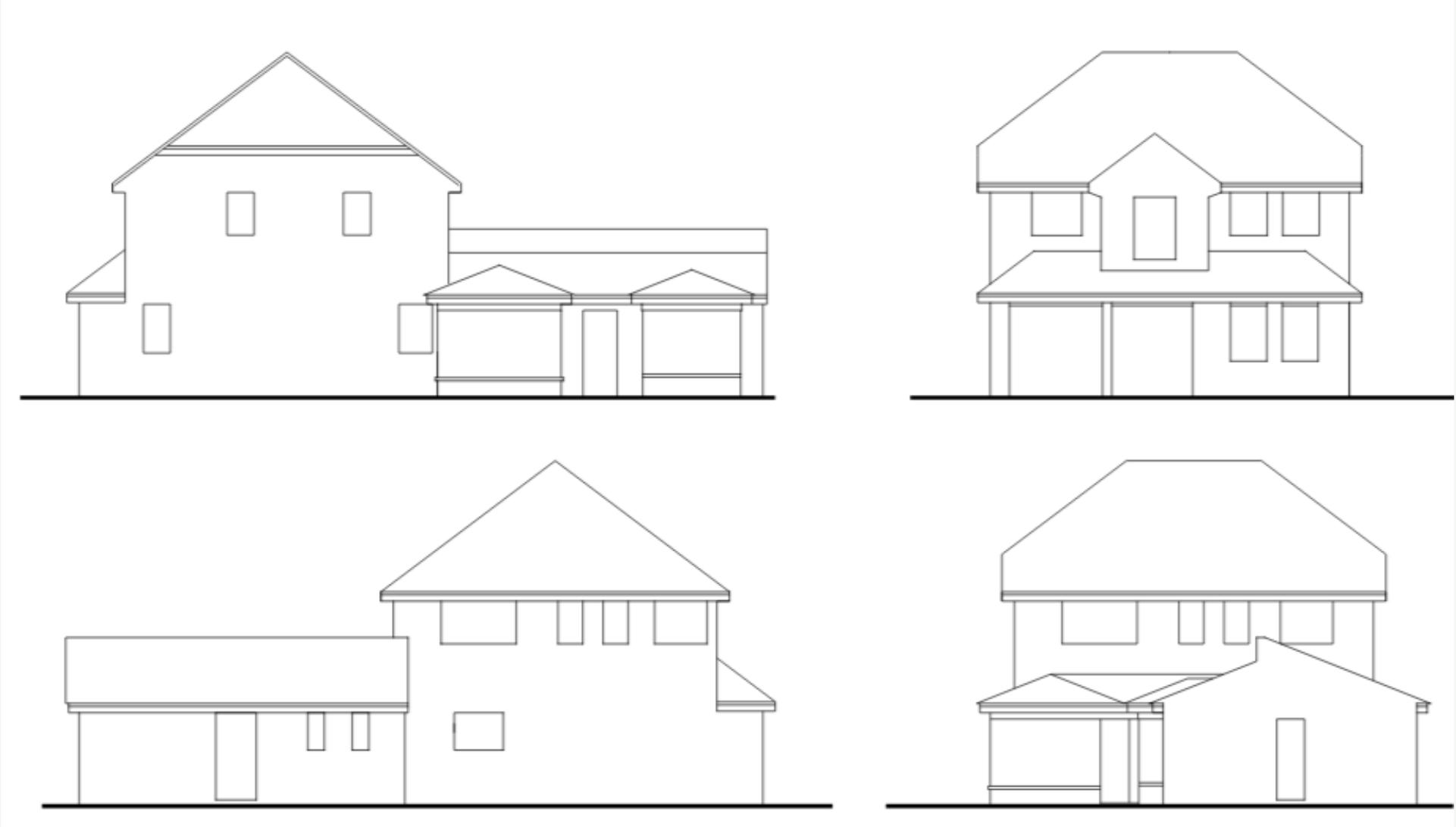
Site Location & Block Plan





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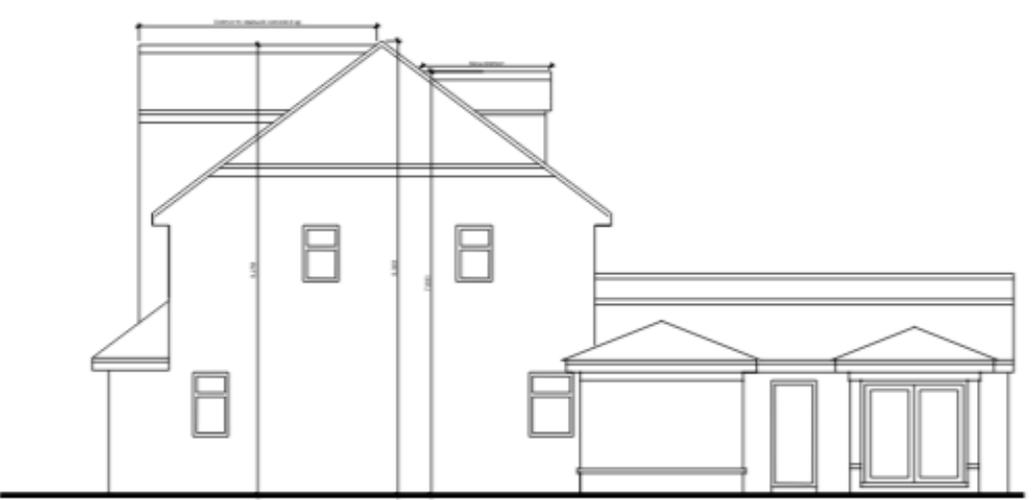
Existing Elevations





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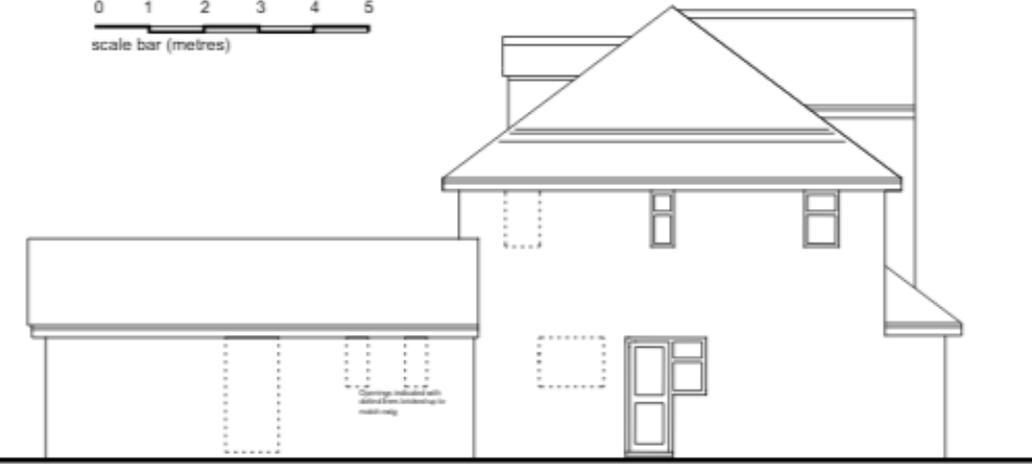
Proposed Elevations



Gable to No 14



Road elevation



Gable to No 12

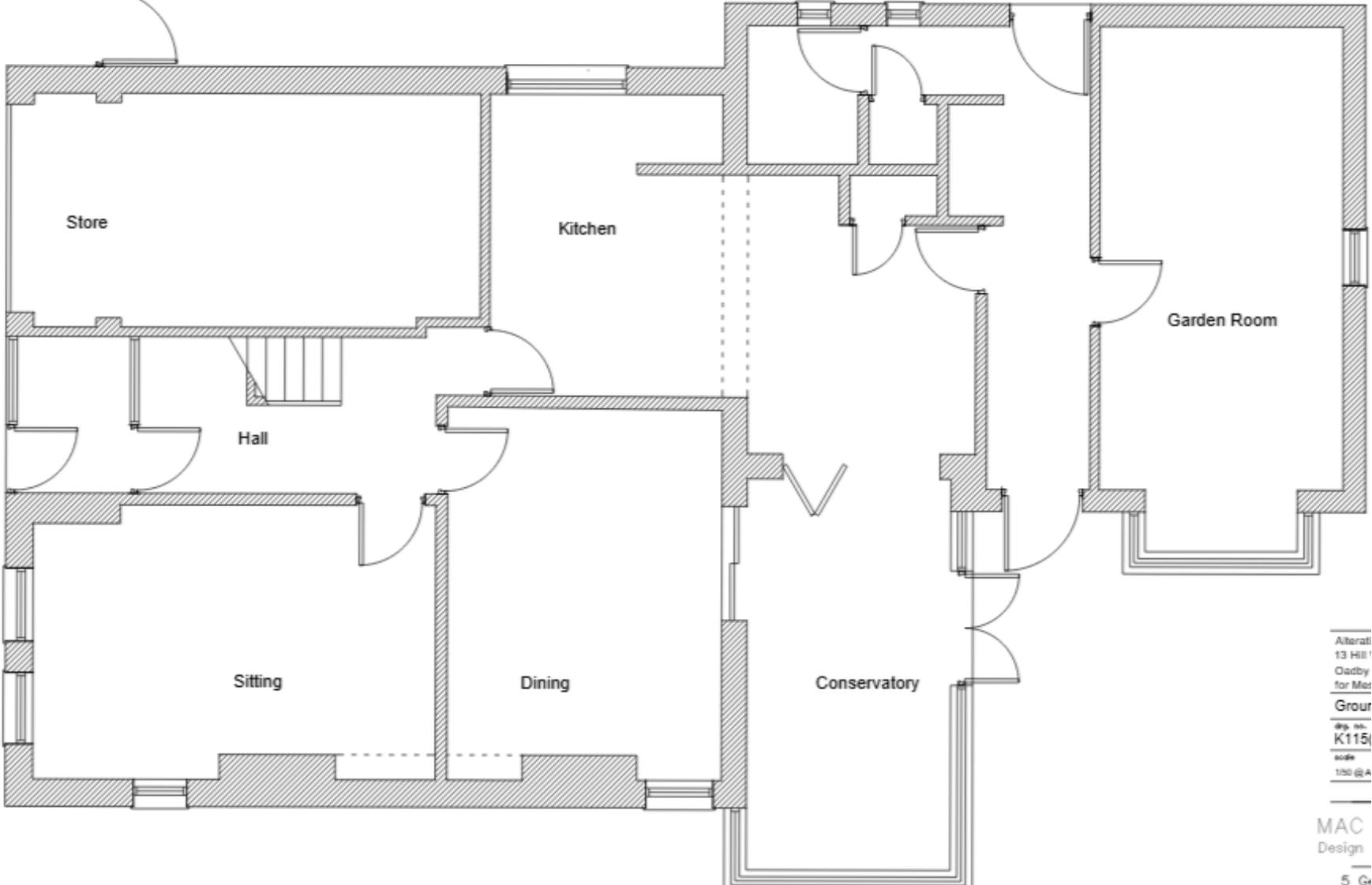


Garden elevation

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Existing Ground Floor

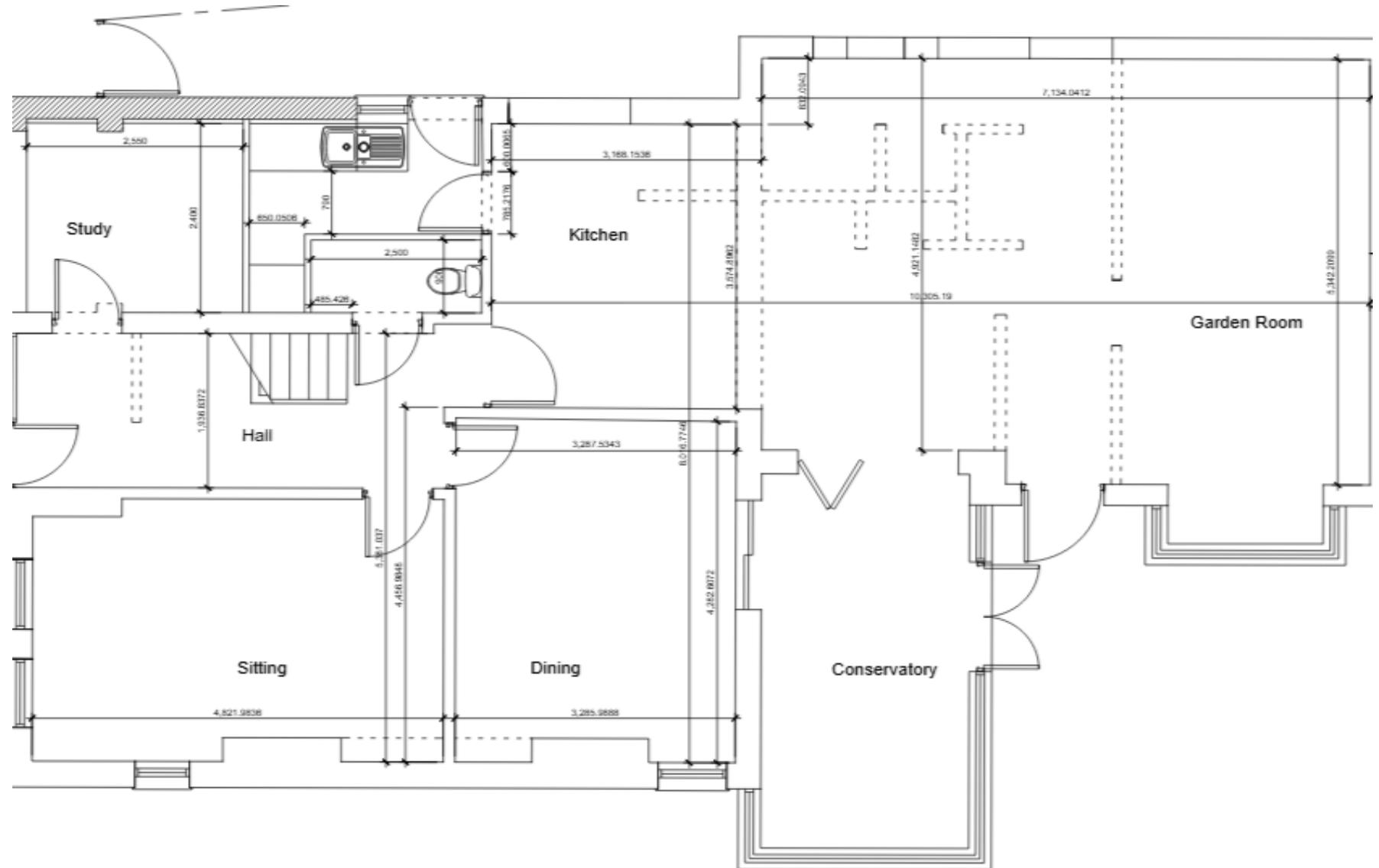


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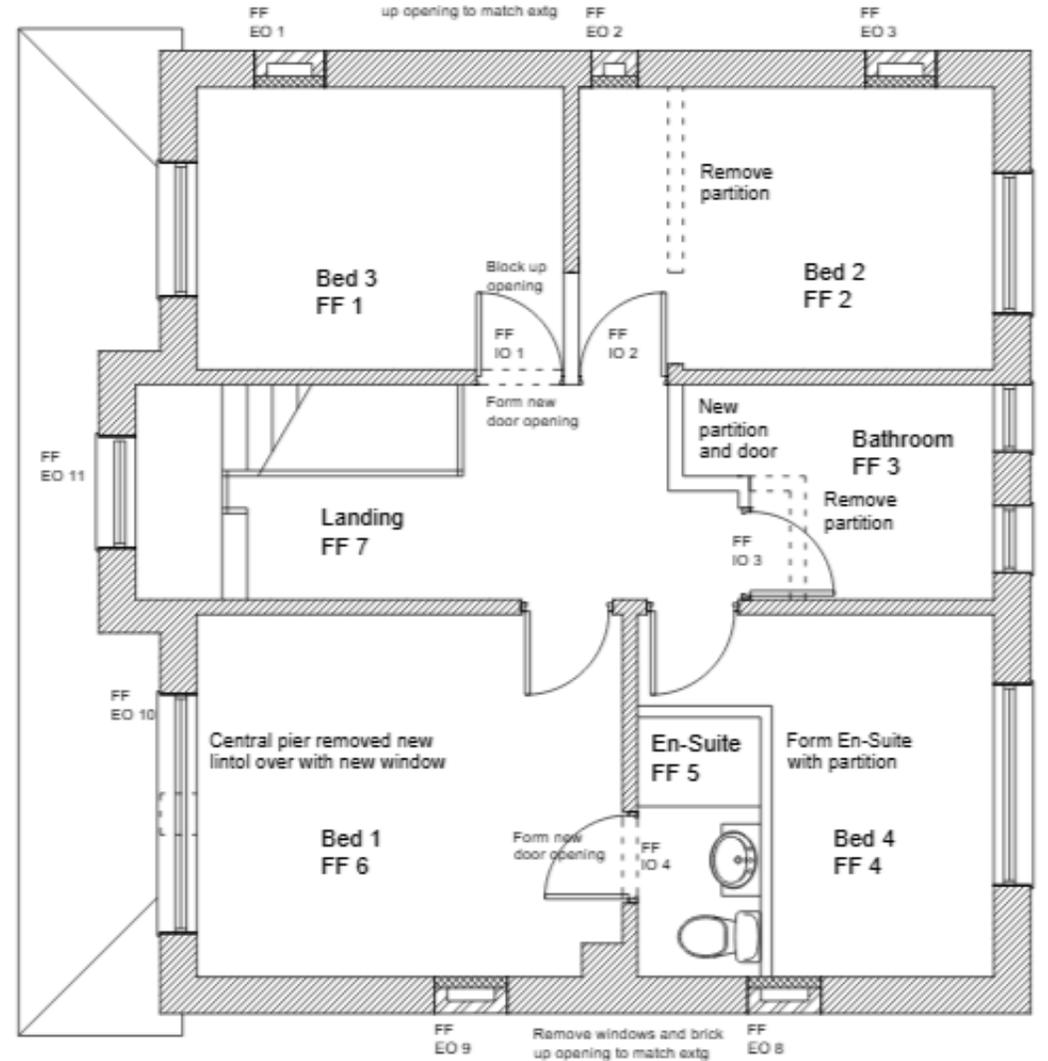
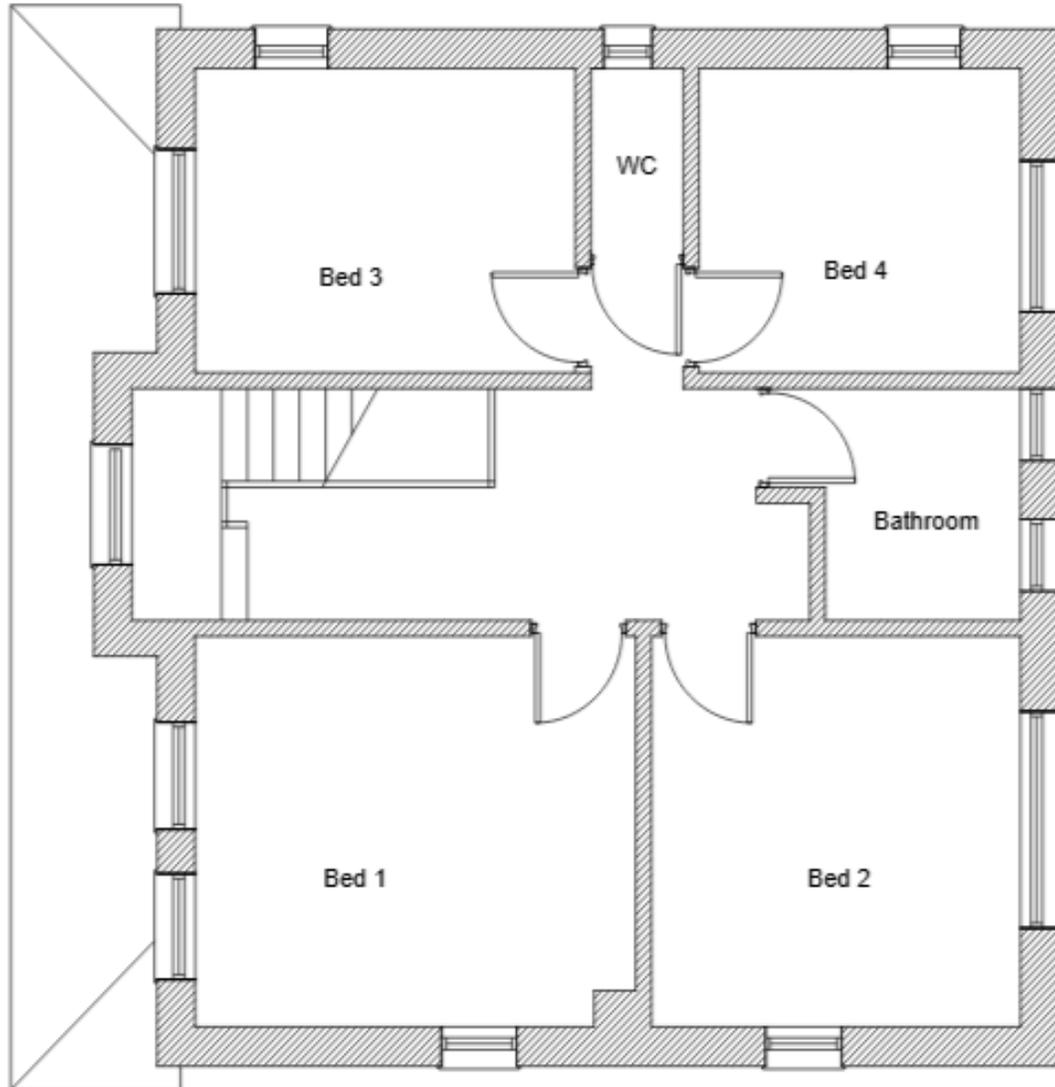


Proposed Ground Floor



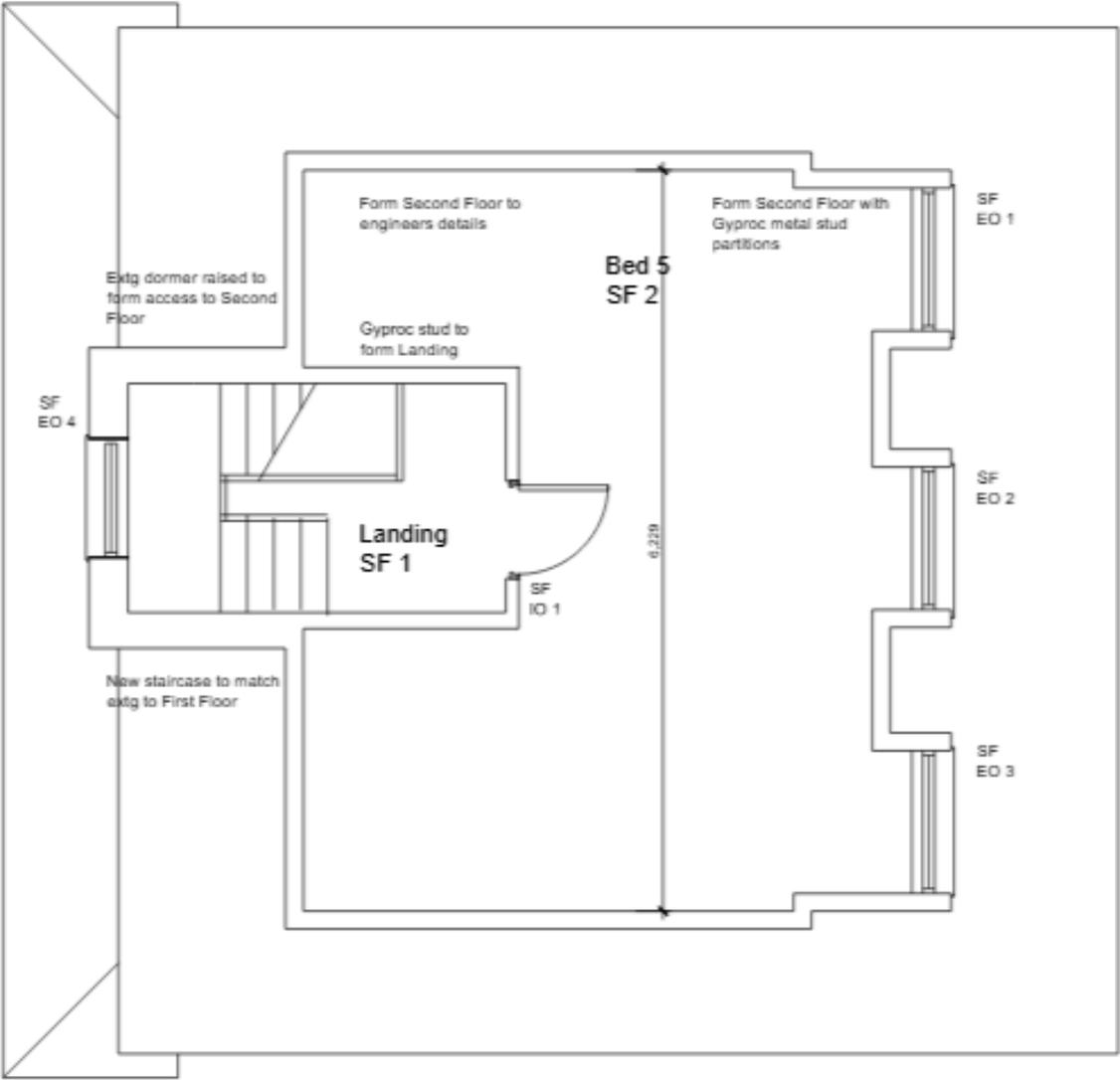


Existing and Proposed First Floor





Proposed Second Floor





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Streetview





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Streetview

