



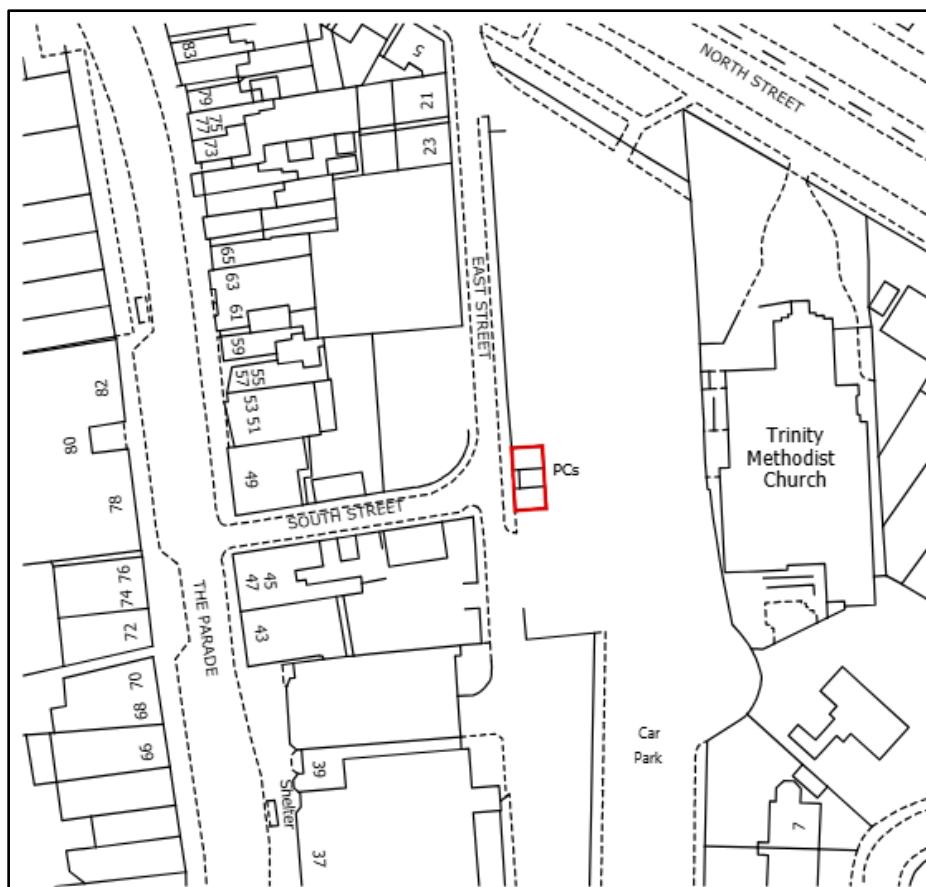
Development Control Committee	Thursday, 30 October 2025	Matter for Decision
--------------------------------------	----------------------------------	----------------------------

Report Title: **Former Toilet Block, East Street, Oadby, Leicestershire (Ref. No. 25/00329/FUL)**

Case Officer(s): **Tom White (Senior Development Control Officer)**

Site Address:	Former Toilet Block, East Street, Oadby, Leicestershire
Application Description:	Change of use of existing Council carpark toilets to a laundrette (Sui Generis), installation of a ventilation flue to the rear and associated external amendments.
Purpose of Report:	To consider and determine the planning application accordingly. The application is to be decided at planning committee due to the site being a Council asset.
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):	Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk Adrian Thorpe (Head of Built Environment) (0116) 0116 257 2645 adrian.thorpe@oadby-wigston.gov.uk Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk Tom White (Senior Development Control Officer) (0116) 257 2750 tom.white@oadby-wigston.gov.uk
Consultees:	• LCC Highways – see report • LCC Ecology – see report • OWBC Environmental Health – see report
Background Papers:	Search application reference no. 25/00329/FUL via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 25/00329/FUL)

1. Site and Location



- 1.1 The application site is located within the existing East Street carpark to the east of Oadby Town Centre. The application building is a disused toilet block that historically served the town centre and car park accordingly. The wider area is characterised with an open car park, along with the rear elevations of commercial shops facing onto the high street of Oadby (The Parade). The rear elevations of these shops exhibit rear extensions, flues and other outside air conditioning units.

2. Description of Proposal

- 2.1 The application seeks planning permission for the change of use of a disused toilet block to a launderette (sui generis).

3. Relevant Planning History and / or consultee comments

- 3.1 No relevant site planning history.

- 3.2 LCC Highway comments:

3.2.1 '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 116 of the National Planning Policy Framework (2024).

3.2.2 Advice to Local Planning Authority Background

3.2.3 The Local Highway Authority (LHA) is in receipt of application 25/00329/FUL which seeks permission for the conversion of a former public toilet to form a laundrette at East Street carpark, Oadby.

3.2.4 Following a review of the submitted documentation the LHA is satisfied that the proposed development is sustainably located within Oadby town centre and is contained within a public car park with satisfactory surrounding pedestrian infrastructure and on-street waiting restrictions. The LHA therefore do not seek to challenge the proposals’.

3.3 LCC Ecology comments:

3.3.1 ‘The proposed works consists of the change of use of an existing car park toilet to a laundrette, including minor external works.

3.3.2 It is sited within an urbanised area and the works involve small alterations to the existing building.

3.3.3 As such, the existing site will have limited suitability for protected species, and the proposed works are likely to have a minimal impact on local ecology.

3.3.4 Therefore, no ecological surveys are required, and we have no objection’.

3.4 OWBC Environmental Health:

3.4.1 ‘Hours of use should be restricted to 0800 – 2000 daily as set out in the application form.

3.4.2 A condition shall be included requiring further details of the dryer flue extraction system (including full specification) to be submitted to the Planning Authority for approval before installation’.

4. Neighbour and Resident Responses

4.1 Site Notices were posted within the area for a period of 21 days to which there were no representations.

5. Planning Policy Relevant to the Proposal

National Planning Practice Guidance

National Planning Policy Framework

OWBC Local Plan

Policy 1 – Presumption in Favour of Sustainable Development

Policy 6 – High Quality Design and Materials

Policy 30 – Other Areas within the Town and District Centre Boundary but beyond the Primary and Secondary Frontages

Policy 34 – Car Parking

Policy 44 – Landscape and Character

6. Planning Considerations

Impact Principle of Development

- 6.1 Due to the location of the application site, Policy 30 of the OWBC Local Plan is of relevance. Policy 30 of the Local Plan advises that "Proposals for other appropriate town centre uses such as offices or community facilities will in principle be supported." A laundrette is a facility suited to a town centre location and while not located within primary frontage is located close enough to the primary frontage to offer the opportunity to increase the footfall in this area of the town throughout the day, which could benefit other businesses with linked trips and enhance the vitality and viability of the district centre.

Impact of the Proposal on the Street Scene and Local Surroundings

- 6.2 Chapters 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 of 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.
- 6.3 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.
- 6.4 The proposal seeks to change the use of the disused Council owned toilet block within the East Street carpark of Oadby to a Laundrette (sui generis use). Given that the proposed use would be predominately internal changes the proposed use would not harm the character of the area. Moreover, bringing a vacant use back into active use would make a small but positive contribution to area's character.
- 6.5 However, as part of the application, the proposal would include some external alterations including new entrance door, windows and roller shutter. Additionally, there would be new dryer flue on the roof. Whilst these elements wouldn't necessarily be viewed favourably in design terms, given the siting of the application within an existing carpark, along with neighbouring commercial units where external flues and storage yards are a common feature, it is considered that the proposed new flue to the roof and roller shutters to the front elevation would not look out of character. Moreover, it is considered that the proposed new entrance doors and windows would look more welcoming than the existing disused toilet block. Conditions will be imposed requesting further details of the dryer flues and rollers shutters prior to the use of the proposal to ensure that these elements do not severely detract from the visual design of the proposal.
- 6.6 As such, with the imposition of suitable conditions, it is considered that the proposal would not harm the character of the area and would bring back the building back into use, slightly enhancing the visual form of the area.

Impact of the Proposal on Neighbouring Properties

- 6.7 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.

- 6.8 As part of the application, the proposed use would include an external flue and the opening hours would consist of 8AM-8PM Monday to Sunday, including bank holidays. The nearest residential units would be flats located above the existing commercial shops along The Parade which would be approximately 30 metres away from the proposal. Due to the acceptable separation distances involved, along with the appropriate hours of use, it is considered to be acceptable and would mitigate the potential impacts to neighbouring residential amenity. Moreover, the Environmental Health team were consulted as part of the application who have raised no objection to the application, subject to the imposition of suitable conditions for hours of use and further detailing of the external flues to be installed.

Impact of the Proposal on the Local Highway

- 6.9 Policy 34 of the OWBC Local Plan states that proposals will have to accord with the standards set out in the Leicestershire Highways Design Guide.
- 6.10 The proposal would not provide any additional parking, however the proposal would be contained within a large public car park. Furthermore, the Leicestershire County Council highways department was consulted as part of the application who raised no objection to the application, due to the sustainable location of the proposal, close to the town centre and to a public car park as well.

Impact on Ecology

- 6.11 Due to the minor nature of the application, it is considered that the proposal would have minimum impact on local ecology. Furthermore, Leicestershire County Council ecology department were consulted as part of the application who stated that no ecology surveys were required and also raised no objection to the application.

7. Conclusion

- 7.1 In conclusion, due to the minor nature of the application, along with bringing a disused building back into use, it is considered that the proposal would enhance the character of the area.
- 7.2 Furthermore, due to the appropriate location and siting of the proposal, it is considered that the proposal would not harm the nearest neighbouring residential amenities or the parking provision for the area.
- 7.3 Conditions will be imposed requiring further details of the proposed materials for the external alterations, along with further detailing of the external flue. Moreover, a condition will be imposed restricting the use of the proposed building to a launderette only.

8. Recommendation, Proposed Conditions and Informatives

- 8.1 Following the above, it is recommended that the application is approved planning permission subject to 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.

Proposed Plans, Dwg No 200 Rev A
Proposed Elevations, Dwg No A201 Rev A
Location Plan, Dwg No A203 Rev A
Proposed Block Plan, Dwg No 204 Rev A

Received by the Local Planning Authority on the 12 September 2025

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

- 3) Prior to the commencement of development details of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials.

Reason: To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan

- 4) Prior to the commencement of the development details of the dryer flue extraction system shall be submitted to and agreed in writing with the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate the impact to the amenity of the occupants of neighbouring properties. To comply with the provisions of Policies: 6 and 44 of the Oadby and Wigston Local Plan.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order either in whole or in part, no noise emitting plant shall be installed on any external surface of the building unless the details of the plant to be installed have been submitted to and approved in writing by the Local Planning Authority. Any approved plant shall be installed and maintained thereafter in strict accordance with the approved details.

Reason: To mitigate the impact to the amenity of the occupants of neighbouring properties. To comply with the provisions of Policies: 6 and 44 of the Oadby and Wigston Local Plan.

- 6) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the provision of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any orders revoking and re-enacting those Orders, this permission shall relate to the use of the premises as a laundrette within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose including any other purpose within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure any future use of the premises does not adversely affect the amenities of the locality in accordance with Policies 6,11 and 34 of the Oadby and Wigston Local Plan.

Informatives

1. You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section.

2. For the avoidance of doubt this permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
3. You are advised that any amendments to the approved plans will require either a Non-Material amendment application, a Minor Material Amendment application or a new planning application. If this is the case then you should allow at least 8 weeks before the intended start date to gain approval for such amendments. Further advice can be obtained by contacting the Planning Section of the Council on any amendments (internal or external).
4. This permission requires you to submit further details to the Local Planning Authority on the proposal prior to the commencement of works on site. There is a fee payable to the Local Planning Authority when a request is made for the discharge of one or more conditions on the same permission or for confirmation of compliance with a condition or conditions. At the time of writing, the fee is payable per written request to discharge conditions not per condition and therefore any number of conditions may be included on a single request. The fee for such a request associated with this permission (at the time of this decision notice) is £298. The fee must be paid when the request is made. The Local Planning Authority has a statutory period of 8 weeks for the determination of such requests.
5. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.