

Recommendation: Conditional approval	
20190065	ELLIOTT ROAD / FELSTEAD ROAD, LAND
Proposal:	CONSTRUCTION OF 12 SEMI -DETACHED DWELLINGHOUSES (2 BED); INSTALLATION OF 1800MM HIGH CLOSE BOARDED FENCE AND WALLS; CONSTRUCTION OF CAR PARKING FOR EXISTING PROPERTIES; WIDENING OF FOOTWAYS (CLASS C3) (AMENDED PLANS 23/07/2019)
Applicant:	LEICESTER CITY COUNCIL
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190065
Expiry Date:	11 August 2019
LL	WARD: Abbey



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Summary

- This application is being brought to committee as objections have been received from more than five city addresses.
- Six objections (one with no address) and a petition with 95 names have raised objections on grounds of the loss of the open space, parking and construction noise.

- The key issues are the principle of development, design, car parking and access, and residential amenity.

The Site

The site is a grassed area 71m by 58m. It is part of the original estate layout and is one of several areas of incidental landscaping throughout the estate. The north-east boundary is to Felstead Road, the south-west to Elliott Road, and the side boundaries are marked by footways which give access to houses which overlook the site.

The houses are, to the north-west, 14-20 (evens) Barsby Walk, and to the south-east 9-15 (odds) Barsby Walk. Barsby Walk continues on the same alignment to the north across Felstead Road, and to the south across Elliott Road.

There are two goalposts on the site, for informal use. These have been in place for about four or five years.

The area is laid out in a regular pattern, there is a limited number of house types and the pairs and terraces are generally well spaced. The houses are rendered, and finished in a variety of colours. The estate dates to the immediate post-war period and has narrow roads with limited off-street car parking provision. Many occupants have paved over the front gardens to provide car parking, and three of the houses facing the site have off-street car parking to the side, accessed from the roads.

Background

The applicant undertook pre-application discussions with the local planning authority.

The Proposal

The proposal is to construct twelve houses, laid out as three pairs of semi-detached houses facing Elliott Road and three pairs facing Felstead Road. Each house would have a driveway for car parking, and in addition car parking would be provided for those houses facing the site that do not already have off-street car parking.

The existing footways would be retained, with borders alongside.

Policy Considerations

National Planning Policy Framework (NPPF)

Section 2 – achieving sustainable development

Paragraph 11 – the presumption in favour of sustainable development

Paragraphs 39 – 42 the importance of pre-application engagement

Section 5 – Delivering a sufficient supply of homes

Paragraph 59 – *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

Paragraph 68 – *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.”*

Section 9 – Promoting sustainable transport

Paragraphs 122 – 123 – Achieving appropriate densities

Section 12 – Achieving well designed places, paragraphs:

127 (f) – create places that are safe, inclusive and accessible and which promote health and well-being

128– Design quality considered throughout the evolution and assessment of individual proposals.

130 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Paragraph 170, 175 – Biodiversity

Development Plan policies

Development plan policies relevant to this application are listed at the end of this report.

The most relevant Core Strategy policies and Local Plan policies are H06, PS10, CS02, CS03, and CS06.

Appendix 1 to the City of Leicester Local Plan – Vehicle Parking

Supplementary Planning Documents (SPD)

Residential Amenity SPD 2008

Affordable Housing SPD 2011

Consultations

Local Highway Authority

No objection. Conditions recommended.

Lead Local Flood Authority

Further information required. Condition recommended.

Better Buildings

Cannot support approval of the application as there is insufficient information to assess it.

Pollution Control – Noise

No objection.

Pollution Control – Land

No objection.

Waste Management

No objection.

Education and Children's Services

A request for a contribution has been received, towards the provision of school places.

Severn Trent Water

No objection; informative requested.

Designing Out Crime – Leicestershire Police

General advice provided.

Representations

There have been objections from five neighbours and a petition making the following comments:

- Loss of safe local play area for children, and area used for picnics
- Loss of area for exercise
- Local children would have to cross the main Marwood Road to get to the next nearest park which is used by drug users and has been littered with used needles
- Where would children play – would they have to cross Beaumont Leys Lane or the A563
- The open space encourages integration as people play together
- The green is used by the local youth population all year round
- To destroy the pitch to build a few cramped houses is a scandal
- Local youth facilities have been closed how is it acceptable to take away the green space as well
- New playgrounds are being created/modernised in other areas, does Stocking Farm have different rules
- How does the local housing target supersede the need for healthy living and children's safety
- Provision of green space enhances health and wellbeing
- Cars already park on both sides of the road and with the addition of another 24 cars it will be gridlocked
- Not space to park for home occupiers never mind visitors, cars block in driveways
- Would be better used for more car parking spaces
- I recently bought my house [22 Elliott Road] and was not told that the land in front would be developed
- Disturbance during building works

Cllr Byrne has commented as follows:

- I am completely against this and I am supporting my tenants and residents on Barsby Walk.
- You are taking away the only green space on the entire Stocking Farm Estate where children are able to play safely.
- When I say children I mean children under 12 – there is no youth club, there is nothing for the children.
- We, my former co councillor Mr Marriatt and the housing office, had football posts installed on the green. This has cut down anti-social behaviour in that area. It is used all day, especially in the holidays.
- There are other sites you can use for housing and you can use garages.

Consideration

Principle of development

The site is shown as primarily residential and not as green space on the Local Plan Proposals Map. It is land owned and managed by the applicant in its capacity as provider of council housing, part of the original layout of the Stocking Farm estate, and part of the residential area. It is used for informal outside activity.

The site, although not formally identified as open space, was assessed as part of Open Space, Sport and Recreation Study in 2017. It was identified as “informal open space” of which there is currently an adequate supply within this area of the city.

The report also lists sites which are worthy of retention even in areas of adequate supply. This site is not on this list and so it can be assumed that it is not required as informal open space provided that a suitable alternative use is identified.

The principle of residential development falls to be considered against the following policies.

Policy CS1 states that:

Residential development will take place in the following strategic locations in the City:

- *54% in the Strategic Regeneration Area;*
- *16% in a sustainable urban extension at Ashton Green; and*
- *5% at Hamilton on committed housing sites.*

The remaining 25% will be built on smaller non-strategic sites elsewhere in the City.

Policy CS6 states that:

The housing requirements of the Regional Spatial Strategy can be met through [inter alia]:

- *Limited housing growth within established residential areas and small housing infill and conversion schemes to support the development of sustainable communities;*

Policy CS8 states that, in the outer estate areas:

Limited residential infilling in Outer Estate Areas can play an important role in the provision of new housing in the City, particularly on lower density estates where more opportunities exist.

I have considered whether there are any policies that would weigh against the proposal in principle.

There are some policy references to protection of green space, but this site is not allocated as green space and so these policies would not apply.

Several neighbour objections, and a petition, have been received objecting largely to loss of the open space. Although the neighbours' concerns are understandable, as residents are accustomed to having this space available for informal recreation, the site is not allocated under the local plan in any way that would secure its retention as an open space. The loss of a local amenity has to be balanced against the need for housing and in this case I consider that the need for housing outweighs the loss of the open space.

Policy CS7 sets out the council's requirement for affordable housing within Leicester for 2006-2026. The supporting text for the policy sets a target of 4,065 additional affordable dwellings (about 204 each year). The council has not achieved this requirement which indicates an acute need for affordable housing. It is also acknowledged that there is currently a particular shortage of 2-bedroom 4-person affordable homes which this scheme would help to meet.

The National Planning Policy Framework and the associated guidance set out that local authorities need to maintain a five year land supply of deliverable sites. The council cannot currently demonstrate a five year land supply which means the presumption in favour of sustainable development applies in this case. Although the site is not allocated for housing it is not allocated for any other use, it is in a sustainable residential location, and the proposal would provide much-needed affordable housing. The policies in the NPPF have to be considered as a whole, alongside the local plan policies (although in the absence of a five-year housing land supply the NPPF policies take priority), and in this case I do not consider that the proposal would cause any harm that would outweigh the benefits of providing additional affordable housing.

I therefore consider that residential development of this site is acceptable in principle.

Policy H03 expects a minimum density of 30 dwellings per hectare (dph) on this site. The proposal would result in a density of 28dph, however on small, constrained sites such as this one it is not always possible to meet specified densities as there are limits to possible layouts and other planning considerations can outweigh density. I do not consider that this matter should weigh against the proposal.

Neighbours have commented that there are other sites available for housing, and this is true, however all of the available sites will need to be considered for contributing towards meeting housing need, not just some of them.

Neighbours have commented on the closure of local youth centres. This is being managed by Neighbourhoods, and is not a material consideration in respect of this application.

Design

The houses would be laid out in line with the houses facing the two roads, and would not be an incongruous element in the street scene.

The houses are designed in symmetrical pairs with gable roofs. The houses in the surrounding area are variously gabled and hipped, so the basic form of the houses is acceptable for the context. The roofs would be more steeply pitched than those on the existing houses, however this is understood to relate to modern standards of construction and safety and I do not consider this unacceptable in the local context.

The pairs of front doors would be centrally placed on each building. The fenestration could perhaps be improved by placing the upstairs front windows symmetrically over the downstairs windows, but taking into account the internal layout I do not consider that the proposal arrangement is unacceptable.

The houses are designed with brick external walls to the ground floor, and render to the upper level. Doors and windows are indicated as upvc, and given that this is an area without any heritage status under the local plan, and that the use of upvc is common in the area, I consider that this is acceptable. Full details will be required by condition.

The houses in the surrounding area are all rendered, and while it would be more in keeping for the proposed houses to be entirely rendered, the site is, although small, large enough to create its own character to an extent, and so I do not consider that brick at ground floor (which is more resilient than render) is unacceptable.

The boundary treatments shown on the submitted plans are not yet fully detailed, so I recommend a condition to secure appropriate treatments to all parts of the site.

Subject to these conditioned matters being appropriately dealt with, I consider that the proposal is in accordance with policies CS03 and CS06.

Living conditions

The houses are designed with kitchen-diner to the front and living room to the rear. Upstairs each house has two bedrooms and a bathroom. The layout allows for side windows to the bathroom and downstairs WC, which has the dual benefit of allowing natural light to these areas and also making some provision for residents to look out to the side of the dwellings (which is a security benefit).

The layout provides for good levels of light and outlook, privacy and access to outside spaces. Rear gardens range from 111 sq m to 180 sq m, which is in excess of the minimum standard required by the Residential Amenity SPD.

The internal floor area of each dwelling would be 80 sq m. The standard set out for affordable 2-bed 4-person houses in the adopted Affordable Housing SPD is 71 sq m. The Nationally Described Space Standard for a 2b-4p house is 79 sq m.

I consider that the proposed dwellings would provide a good level of amenity for future residents.

Lighting is likely to be required to the parking area within the site. There are already lighting columns on the footways, and these are shown as retained. Dedicated lighting to the parking area should be provided, as the existing lamp posts would not directly cover this area, and I recommend a condition to secure suitable lighting. In order to minimise impact on rear gardens, and on local wildlife, I recommend a condition to ensure that details of this lighting are approved prior to installation.

All new dwellings are required to comply with the M4(2) accessibility standard, which is set out in the Building Regulations and relates to an accessibility level which used to be described as Lifetime Homes and allows for adaptation to higher level accessibility if required. The applicant has stated that this can be achieved, and I recommend a condition to ensure compliance.

Subject to these conditioned matters being appropriately dealt with, I consider that the proposal is in accordance with policy PS10 in respect of amenity for new residents.

Residential amenity - neighbours

The neighbours most affected will be those facing onto the site rather than those facing the roads. Numbers 14-20 odds and 9-15 evens Barsby Walk face directly over the site and are accessed by the footways. These houses would look out onto the rear gardens of the proposed houses so the proposal would not unacceptably affect outlook. The plans indicate that the widened footways would incorporate planting strips, including trees, to result in an overall corridor width of just over 4m wide as a minimum. This will avoid an enclosed feel to these footways, and secure an outlook to the houses, from front windows to side boundary of the proposed houses, of at least 7m. While the width is acceptable I consider that the landscaping will need to be detailed further and I therefore recommend a condition to secure details.

The nearest houses facing Elliott and Felstead Roads have side elevations towards the site, at distances varying from 12-19m. These side elevations are largely blank, so there would not be any undue impact on occupants of these houses from the proposed development. Three of these four houses are separated from the site by driveways/parking for the houses facing the site.

One of the neighbours on the opposite side of Elliott Road has made a specific comment about outlook, but the proposed houses would not directly face this property. The window to window separation distance affecting the one existing house which would be directly opposite one of the new houses would be just over 21m, which is acceptable especially considering that there is no minimum distance for front to front separation in the SPD.

I consider that the proposal would be in accordance with Policy PS10 in respect of amenity for existing residents.

Travel, Highways and Parking

The local roads are, although narrow, residential in character and suitable for cycling; there are nearby off-road links to the Beaumont Leys Centre which is about a mile away, and reasonably convenient cycle access to the city centre via the riverside path. The nearest bus stops to the site are on Marwood Road, about 100m from the site, and these stops are served by frequent services to and from the City Centre and the Beaumont Centre. These connections would encourage sustainable travel.

Cycle storage is not shown on the plans, but there would be access to the rear garden of each house, where a shed or other store could be provided for cycles. I consider this acceptable.

Currently car parking in the area does not appear to meet demand, and several neighbours have commented on car parking problems. The roads are very narrow,

as are the footways, and once vehicles are parked along one side the road becomes effectively single carriageway. Parking up on the footways is likely to cause obstruction. Many dwellings have car parking to the front gardens, which allows for cars belonging to that household to be moved off-street but sterilises the space on-street.

Each of the proposed dwellings would have a driveway at least 3.3m wide and about 15m long. This would allow for the parking of two cars, and also would comply with accessibility requirements and allow for moving bins and cycles. This meets the policy requirement for two car parking spaces per dwelling.

The proposal includes five additional off street car parking spaces, to serve the five dwellings overlooking the site which do not have off-street car parking. Two of these would be directly off the road, one at each end of the footway/landscaping strip to the east of the site. These spaces are shown as 3.1m-3.3m wide and about 6m long, which also allows for movable bollards to prevent unauthorised use of the spaces. Although these spaces are at the ends of the 4m wide path corridor, I do not consider that they would result in unacceptable intrusion on this space as cars are easier to see over and around than fences, and are not there all the time.

Car parking spaces for the other three existing houses without off-street parking would be provided in a small bay set part way up the west side of the site, and accessed by a private driveway. The spaces are shown on the plans as 3m wide by 5.5m long, with 6.5m in front for manoeuvring. Part of the parking area would be within the 4m path corridor, but again I consider this acceptable as the area would remain visually open and would be overlooked from the houses it served.

The driveway is shown on the plans as 2.5m wide, which is insufficient but there is space alongside to widen this slightly. I recommend a condition to secure this, and to provide the car parking for the new dwellings.

Dropped kerbs would be required to each access point, and I recommend a condition to secure these prior to occupation.

Subject to these conditions, I consider that the proposal is in accordance with policies AM01, AM02 and AM12.

Waste storage and collection

Each dwelling would have a side gate, a driveway 3.3m wide, and space within the rear garden to store refuse bins.

Although the roads and footways are narrow, the situation with respect to bins being left at the front of properties will be effectively the same as for the existing dwellings along the roads.

It is not clear where occupants of the houses overlooking the site leave their bins, but as the footways will remain the situation should not be materially affected.

I consider that these arrangements are acceptable.

Sustainable Energy

The applicant has proposed brises-soleils to shade the south-facing living room windows, but the details showing how the size was calculated have not been provided.

The applicant has proposed construction in excess of Building Regulations standards with respect to energy efficiency of the structure, and committed to the installation of photo voltaic panels.

I recommend a condition to secure further details, to ensure that the proposal meets the requirements of policy CS02.

Drainage

The site is within a Critical Drainage Area. The applicant has provided a Drainage Strategy Report, which demonstrates that surface water will be managed by sustainable means. Further information is required and I recommend conditions to secure this prior to development being carried out, in order to ensure that the relevant provisions of policy CS02 are complied with.

Nature conservation/Trees/landscaping

The site has little ecology value at present. Although it is grassed, the grass is kept mown and there is no other planting. There are hedges to the front and side boundaries of the adjacent houses, but these are generally kept trimmed back.

The houses could incorporate bat and bird boxes/bricks, and I recommend a condition to secure this.

The applicant has submitted an ecology report which includes recommendations for working methods, and I recommend a condition to ensure that these are followed.

The development would include rear gardens and landscaped strips. I recommend that the landscaping condition seeks biodiversity improvements, to ensure that the requirements of policy CS17 and the NPPF are met.

Viability and Developer Contributions

A request for a contribution towards the provision of school places has been received.

The applicant has agreed to make the contribution and I recommend a condition to secure it. A s106 agreement cannot be used in this case as the applicant is the city council.

This will meet the requirements of policy CS19.

Conclusion

The proposal will provide much-needed affordable housing, in a sustainable residential area

Adequate amenity, drainage and parking provision will be secured, and there will be no unacceptable impact on nearby residents

I recommend that this application is APPROVED subject to conditions

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)

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2. Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system shall be submitted to and approved by the local planning authority. No dwelling shall be occupied until the system has been implemented and is operational. It shall thereafter be managed and maintained in accordance with the approved details. Those details shall include:
 - (i) full design details,
 - (ii) a timetable for its implementation, and
 - (iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime.(To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
 3. Prior to the commencement of development details of foul drainage shall be submitted to and approved in writing by the City Council as local planning authority. No dwelling shall be occupied until the foul drainage has been installed in accordance with the approved details and is operational. It shall be retained and maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
 4. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors;
 - (ii) the loading and unloading of plant and materials;
 - (iii) the storage of plant and materials used in constructing the development;
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (v) wheel washing facilities;
 - (vi) measures to control the emission of dust and dirt during construction;
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) a scheme of working hours. (To ensure the satisfactory development of the site, and in accordance with policies AM01, UD06 of the City of Leicester Local Plan and Core Strategy policy CS3. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition).
 5. Prior to the commencement of development details of the driveway to the south-west of the site shall be submitted to and approved in writing by the local planning authority. The details shall include a fully dimensioned plan showing:

- A minimum driveway width of 3.25m
- Pedestrian visibility splays
- Bollards to the footway boundary along Barsby Walk.

Development shall be carried out in accordance with the approved details.

(In the interests of highway safety, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)

6. Before any development takes place above ground level, and notwithstanding the approved plans, details of the following materials shall be submitted to and approved in writing by the City Council as local planning authority.

- External walls and roof
- Doors and windows
- Brises soleils
- Canopies.

Development shall be carried out in accordance with the approved details.

(In the interests of visual amenity, and in accordance with Core Strategy policy CS03).

7. Prior to occupation of any dwelling, bird and bat boxes/bricks shall be installed to that dwelling in accordance with details that have previously been submitted to and approved in writing by the local planning authority. The boxes/bricks shall be retained thereafter. (In the interest of biodiversity and in accordance with Policy CS17 of the Core Strategy).

8. Before any dwelling is occupied, a detailed landscaping scheme to all parts of the site which will remain unbuilt upon shall be implemented in accordance with details that have previously been submitted to and approved by the City Council as local planning authority. This scheme shall include details of:
- (i) new tree and shrub planting, including plant type, size, quantities and locations;
 - (ii) means of planting, staking, and tying of trees, including tree guards;
 - (iii) surface treatments;
 - (iv) fencing, bollards and boundary treatments including bricks to be used for walls;
 - (vi) any changes in levels;
 - (vii) the position and depth of service and/or drainage runs (which may affect tree roots);
 - (viii) consideration of biodiversity enhancements.

The approved landscaping scheme shall be carried out prior to occupation for hard landscaping, and within one year of completion of the development for soft landscaping. For a period of not less than five years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme. (In the interests of amenity and biodiversity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17).

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9. The dwellings shall be constructed in accordance with the details set out in Section 15 (Sustainable Energy Statement) of the Revised Design and Access Statement - Revision E. (To ensure that the development reduces greenhouse gas emissions and contributes towards the mitigation of climate change and in accordance with policy CS02 of the Core Strategy).
 10. Prior to each dwelling being occupied, that dwelling shall have photo voltaic panels installed in accordance with details that have previously been submitted to and approved in writing by the local planning authority. (To ensure that the development reduces greenhouse gas emissions and contributes towards the mitigation of climate change and in accordance with policy CS02 of the Core Strategy).
 11. Prior to the shared parking area being brought into use, lighting shall be provided in accordance with details that have previously been submitted to and approved in writing by the local planning authority. (In the interests of security, biodiversity and amenity and in accordance with policies CS03 and CS17 of the Core Strategy).
 12. The development shall be carried out in accordance with the Precautionary Method of Works section within the Ecology Report reference RSE-1628 dated 19/2/2019. (In the interest of biodiversity and in accordance with Policy CS17 of the Core Strategy).
 13. The dwellings and their associated parking and approaches shall be constructed in accordance with `Category 2: Accessible and adaptable dwellings M4 (2)` Optional Requirement. On completion of the scheme and prior to the occupation of each dwelling a completion certificate signed by the relevant inspecting Building Control Body shall be submitted to the City Council as local planning authority certifying compliance with the above standard in relation to that dwelling. (To ensure that the dwellings are adaptable enough to match lifetime's changing needs in accordance with Core Strategy policy CS06)
 14. Before the occupation of each dwelling a minimum of two car parking spaces shall be provided within the curtilage of that dwelling in accordance with the approved plans and that space shall be retained for vehicle parking in connection with occupation of the dwelling as such. (To secure adequate off-street parking provision, and in accordance with policy AM12 of the City of Leicester Local Plan.)
 15. No parking space shall be brought into use until a satisfactory footway crossing to serve that space, incorporating 2 metre by 2 metre sight lines, has been provided at the vehicular access. (To ensure a satisfactory means of access to the highway, and in accordance with policy AM01 of the City of Leicester Local Plan and Core Strategy policy CS03.)
 16. This consent shall relate solely to the following plans received by the City Council as local planning authority.
Proposed site plan drawing number 10 revision E

Proposed ground floor plan (entire site) drawing number 11 revision H
Ground floor plan drawing number 20 revision C
First floor plan drawing number 21 revision C
Roof plan drawing number 22 revision B
External elevations drawing number 30 revision B
External elevations drawing number 31
Site elevations drawing number 50 revision E
(For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and/or pre-application).
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.
2. Further to the requirements of condition 15, which requires satisfactory footway crossings, the footway crossings will be considered satisfactory if they are laid out and constructed in accordance with the current standards imposed by, and if the appropriate permissions have been obtained from, the Local Highway Authority.
3. Severn Trent Water advise that although the statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to or directly over, or be diverted, without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Severn Trent Water Developer Services Team (Tel: 0800 707 6600).
4. To meet condition 13: All those delivering the scheme (including agents and contractors) should be alerted to this condition, and understand the detailed provisions of Category 2, M4(2). The Building Control Body for this scheme must be informed at the earliest opportunity that the units stated are to be to Category 2 M4(2) requirements. Any application to discharge this condition will only be considered if accompanied by a building regulations completion certificate/s as stated above.

Policies relating to this recommendation

2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.

2006_AM02	Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
2006_AM12	Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.
2006_H03	Provides guidance on minimum net densities to be sought for residential development sites according to location.
2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2006_PS11	Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
2006_UD06	New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
2014_CS01	The overall objective of the Core Strategy is to ensure that Leicester develops as a sustainable city, with an improved quality of life for all its citizens. The policy includes guidelines for the location of housing and other development.
2014_CS02	Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2014_CS06	The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
2014_CS07	New residential development should contribute to the creation and enhancement of sustainable mixed communities through the provision of affordable housing. The policy sets out the broad requirements for affordable housing.
2014_CS08	Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.
2014_CS13	The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people.
2014_CS14	The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
2014_CS15	To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
2014_CS17	The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.
2014_CS19	New development must be supported by the required infrastructure at the appropriate stage. Developer contributions will be sought where needs arise as a result of the development either individually or collectively.