

## **UPDATE SHEET**

### **PLANNING COMMITTEE – 9 June 2026**

**To be read in conjunction with the  
Head of Planning and Infrastructure's Report**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

**A1      25/01116/FUL      Change of use from Residential Class C3 to Small House in Multiple occupation HMO Class C4 including ground floor and first floor extensions**

2 Roberts Close, Kegworth, DE74 2HR

### **Additional Information**

Leicestershire Fire and Rescue Service has been consulted on the application and a response has not been received.

Seven neighbour objections have been received (and not six as set out in the committee report), two of which are from the same person.

At the Local Plan Committee on 4 June 2026, members agreed to recommend to Cabinet that the Proposed Submission Draft Local Plan (Regulation 19) is approved for a minimum six-week consultation. The Draft Local Plan will be taken

### **Matters Arising from the Planning Committee Technical Briefing**

Information was requested on the number of HMOs on Roberts Close, Burley Rise and Hillside.

The number of confirmed HMOs that the Council is aware of (either via the HMO Register or from planning applications) is three on Roberts Close, three on Burley Rise and one on Hillside. Comments from neighbours and the Parish Council state that there are three HMOs on Roberts Close (one of which is different from one of the HMOs the Council is aware of), six on Burley Rise and three on Hillside.

It was requested that a condition be added to ask for details of hardbound surfacing to the driveway/parking spaces and marking out of the parking spaces. Permitted development rights would allow any type of surfacing to be laid to the front of the site provided it allows for some form of surface water drainage (regardless of whether the property is in use as a dwelling or a small HMO). However in this case it is considered reasonable for such a condition to be imposed given that the County Highway Authority has requested three parking spaces be provided and to prevent loose bound material being deposited in the road.

**RECOMMENDATION – NO CHANGE TO RECOMMENDATION, SUBJECT TO THE CONDITION RELATING TO THREE PARKING SPACES BE AMENDED TO INCLUDE REQUIREMENT FOR DETAILS OF HARDBOUND SURFACING TO THE DRIVEWAY/PARKING SPACES AND MARKING OUT OF THE PARKING SPACES**

**A2      26/00422/FUL      Erection of first floor front extension, single storey side and rear extension, single storey link extension, new front porch, conversion of existing garage to ancillary accommodation, new detached garage, new detached outbuilding and replacement gates and piers**

38A Main Street, Swannington

### **Additional Information**

The applicant has provided a written statement detailing the personal circumstances which have led to the need for ancillary accommodation at the property, which relates to the illness of her father and her mother becoming his primary carer:

*'In order to provide additional support and alleviate some of the considerable pressures they face, [we] began exploring options that would allow us to live alongside them and assist with my dad's care. We carefully considered a number of annexe solutions. However, we discounted the option of a purpose-built garden annexe because it would have required extensive hard landscaping and the removal of established planting and hedgerows. It would also have provided less practical access for the carers, district nurses, physiotherapists, paramedics and other healthcare professionals who regularly attend the property to meet my father's complex needs.*

*The conversion of the existing garage to create an annexe emerged as the most practical, cost-effective and least intrusive solution. However, this inevitably created a need for replacement storage and garage accommodation. The merging of two households, together with the requirement to store medical equipment and associated household items, makes this additional space necessary rather than desirable.*

*When considering the siting of the replacement garage, we were keen for it to be positioned as far to the right-hand side of the entrance as reasonably possible. This approach was intended to ensure that The Stone House could continue to retain its visual prominence and maintain its outlook towards the public bridleway leading to Swannington Incline.*

*Throughout the design process, we have sought to be sympathetic and respectful to the heritage significance of the surrounding area. We firmly believe that our proposals preserve the character and setting of The Stone House and do not diminish its presence within the village. We have always valued the historic buildings that contribute so much to Swannington's character and have taken great care to ensure that the proposal sits comfortably within its surroundings.*

*We appreciate that concerns have been raised regarding the impact of the proposal on views from The Stone House. However, we note that the Council's professional planning officers and Conservation Officer have carefully assessed the application and concluded that it would not result in harm to the setting or significance of the listed building. We also note that the planning officer has concluded that the proposal does not constitute overdevelopment of the site and would not have an unacceptable impact on the character of the area, residential amenity or highway safety.*

*It is also relevant that the principle of providing domestic garage accommodation within a residential curtilage is well established and, in many circumstances, can be achieved through permitted development rights. Whilst we have chosen to submit this proposal for full consideration through the planning process, the garage is intended solely to replace the*

*storage and parking accommodation lost through the conversion of the existing garage into living space required to support our family's care needs.*

*Most importantly, this application has arisen from exceptional family circumstances. The proposal is not being pursued for financial gain or convenience, but to enable our family to provide the practical and emotional support required by my father following his [-] diagnosis and life-changing [illness], whilst also helping to ease the burden placed upon my mother as his primary carer. We believe the proposal represents a thoughtful, proportionate and compassionate response to those circumstances. It has been designed with respect for the surrounding area, has been assessed and supported by the Council's professional officers, and will enable our family to continue providing care and support during an extremely difficult period.*

*We therefore respectfully ask that the application be approved.'*

### **Matters Arising from the Planning Committee Technical Briefing**

Plans have been included within the Committee presentation which identify the extensions and alterations that were previously approved under delegated powers (24/00446/FUL).

### **RECOMMENDATION – NO CHANGE TO RECOMMENDATION**