

Planning & Development Case Study



► Situated in a prominent location on a key route into the City of Leicester, Andrew Granger & Co. are delighted to have secured planning consent for residential development in Glenfield.



With the site split across two large neighbouring properties, the clients were keen to maximise the potential of the large gardens surrounding their existing houses. Having attempted, unsuccessfully, to seek development consent themselves in recent years, the planning and development team were then approached to move their ambitions forward.

Having taken a lead role on the project, Associate Planner at Andrew Granger & Co., Chris Green, outlines the key factors when assessing the scheme:

“The landowner clients’ had several negative experiences with the planning system in relation to the site, so it was important to wipe the slate clean and start afresh with any new scheme. The location, directly off the A50, has long been considered sensitive from a highways perspective, however from the outset we felt positive in achieving the desired outcome.”

Following a full review of the previous applications, and some extensive pre-planning investigations, an outline planning application was submitted for low-density residential development across the two-acre site – including the retention of the existing properties.

Key to the application was a robust assessment of the potential highway impact, a major obstacle with the previous schemes. By merging the two existing, substandard driveways into a single junction – designed by consultants to fully adoptable standards – it was considered previous concerns could be diminished.

After unfortunate and unexpected delays, caused by the COVID pandemic and consultee requests for further speed traffic surveys, the application was approved via Planning Committee.

Having been very pleased with the service provided to-date, the landowners then instructed Andrew Granger & Co.’s Leicester sales team to place the development opportunity on the open market.

With the help of both the sales and planning departments, strong levels of interest in the development opportunity were quickly received along with numerous offers. Matters have now concluded on an unconditional sale, much to the clients’ delight, and the development is due to progress in the near future.

Rob Henderson, one of the two clients for the site in Glenfield, says: *“We couldn’t have been happier with the service we received from Andrew Granger & Co. Having struggled previously to obtain planning permission ourselves it was very refreshing to work with one company that achieved not only this, but the sale of the site as well.”*

If you need any help or guidance regarding a planning or development project, please get in touch with Andrew Granger & Co.’s planning and development team on **01858 439090**. Alternatively, you can find out more information at www.andrewgranger.co.uk

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Proposed site plan of the development at Groby Road, Leicester