

## Delegated Report

Application Number: V/2018/0712

The Application	Demolition of Existing Utility Room and Conservatory and Construction of Two Storey Side and Rear Extensions with Integral Garage, Single Storey Side Extension with Velux Roof Lights, Front Entrance Porch and Rendering to All Elevations
Policy Considerations	<p><b>Ashfield Local Plan Review ALPR (2002)</b></p> <p>ST1 – Development</p> <p>ST2 – Main urban area</p> <p>HG7 – Residential extensions</p> <p><b>National Planning Policy Framework NPPF (2018)</b></p> <p>Part 2 – Achieving sustainable development</p> <p>Part 12 – Achieving well designed places</p> <p><b>Supplementary Planning Documents (2014)</b></p> <p>Residential extensions design guide</p> <p>Residential car parking standards</p>
Relevant Planning History	-
Summary of comments received	-
Comments on above	-
Summary	<p><b>Proposal</b></p> <p>The application is located within the main urban area of Hucknall, where the principle of development is acceptable under saved policy ST2 of the ALPR. The application proposes the erection of a two storey side and rear extension, single storey side extension, front porch and integral garage.</p> <p>The application also proposes the demolition of an single storey existing utility room and conservatory.</p> <p><b>Visual Amenity</b></p> <p>The site is less visible from the street scene and is set back approximately 40m distance from the edge of the highway at an angle. Limited views of the proposal will lessen any impact on the street scene.</p>

The application proposes matching brickwork on the ground floor level with white render with grey roof tiles.

The proposal changes the existing dual pitch roof to a hipped roof with a single storey lean to roof for the single storey side extension. The application proposes a significant enlargement of the property footprint, however given the large site and significant distance from the street scene it is considered the proposal will not adversely impact the visual amenity of the street scene. The application complies with saved policy ST1(b) of the ALPR.

#### **Residential Amenity**

No written representations have been received from neighbouring properties.

The site is adequately separated from residential properties to the west and north, with Leen Mill Primary school located on the southern border.

The proposal is approximately 1.1m from the east boundary and 2.6m from the side elevation of 6 Leen Mill Drive. An existing 3m high hedge separates both neighbouring properties.

The site is set forward of neighbouring property 6 Leen Mills Lane. Two first floor windows are located on the east elevation that light a proposed bedroom and a dresser room. Both windows are positioned approximately 8m from an existing front driveway of 6 Leen Mills Lane and are set at an approximate 90 angle from the front elevation of the neighbouring property. The siting of these windows reduces any potential loss of privacy.

The application complies with the Councils 45 degree line code.

The application does not result in a disproportionate loss of garden space.

The application is considered not to be significantly detrimental to the amenity of neighbouring properties and therefore is deemed acceptable in accordance with the residential extensions design guide (2014).

#### **Parking**

It was noted after attending a site visit the proposed plot can accommodate up to 3 off street car parking spaces and therefore complies with the residential car parking standards (2014).

#### **Highway Safety**

The application will not adversely impact the high safety of the neighbourhood.

		<b>Conclusion</b> Having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, conditional consent is recommended for this application.		
<b>Recommendation</b>				
<b>Conditions &amp; Reason</b>	<b>Condition Code</b>	<b>Text</b>	<b>Monitor</b>	
	1.	The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.		
	2.	This permission shall be read in accordance with the following plans: 1:1250 site plan, existing ground floor plan, existing elevations, proposed ground floor plan, proposed first floor plan, proposed roof plan, proposed elevations, proposed 3D plan. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.		
	<b>Reason Code</b>	<b>Text</b>	<b>Monitor</b>	
	1.	To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.		
	2.	To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.		
<b>Informative</b>	<b>Informative Code</b>	<b>Informative Text</b>		
	<b>General Liability Warning</b>	The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).		
<b>Proactive Working</b>	The application as submitted is acceptable. In granting planning permission the District Planning Authority is implicitly working positively and proactively with the applicant.			
		<b>Signed</b>	<b>Dated</b>	

Case Officer		23.11.18
Development Team Manager		
Determined by Service Director Or on their behalf		23/11/18