

## **Delegated Report**

Application Number: V/2019/0673

<b>The Application</b>	Single Storey Extension to Existing Sun Room and alterations to Roof
<b>Policy Considerations</b>	<p><b>Ashfield Local Plan Review (ALPR) (2002)</b></p> <p>ST2 – Main Urban Area</p> <p>HG7 – Residential Extensions</p> <p><b>National Planning Policy Framework (NPPF) (2019)</b></p> <p>Part 12 – Achieving well designed places</p> <p><b>Supplementary Planning Documents</b></p> <p>Residential Extensions Design Guide (2014)</p>
<b>Relevant Planning History</b>	<p><b>V/1975/0876</b> - Extension for Utility Room Dining and Music Room – Conditional – 23/01/1976</p> <p><b>V/1979/0188</b> – Garage Extension – Conditional – 05/04/1979</p> <p><b>V/1977/0435</b> – Extension to Bedrooms and Hall – Conditional – 12/07/1977</p>
<b>Summary of comments received</b>	-
<b>Comments on above</b>	-
<b>Summary</b>	<p><b>The Site and Application</b></p> <p>The application site is located in the main urban area of Kirkby in Ashfield, as such development is considered acceptable under policy ST2 of the ALPR.</p> <p>The application seeks consent for a single storey rear extension and removal of flat roof to pitched roof.</p> <p><b>Visual Amenity</b></p> <p>The proposed extension will replace the existing sun roof and will extend from the rear elevation by approximately 7.6m and from the existing store by approximately 5.3m. It will have a height to the eaves of 2.4m and a height to the ridge of 4.4m. The proposed roof alterations will be replacing the existing garage and store roof. It will have a height to the eaves of approximately 2.4m and a height to the ridge of 4.4m. The materials proposed shall match those used in the construction of the existing dwelling. The proposal is considered to not be a prominent</p>

feature in the street scene however it is considered that the proposal has been designed in a way which is in keeping with the existing dwelling and will not have a detrimental impact on the visual amenity of the area.

#### **Residential Amenity**

Due to the size and siting of the proposed extension it is considered that there will not be a detrimental impact on residents in terms of overbearing, overshadowing, loss of privacy or loss of light.

It is acknowledged that the proposed alterations to the roof may have a minor impact on the neighbouring property as the height increases however the impact is considered minor and does not warrant a refusal.

#### **Conclusion**

Having reviewed the submitted information and any relevant comments received, conditional consent is recommended for this application.

#### **Recommendation**

**FULCC**

#### **Conditions Reason**

**&**

#### **Condition Code**

#### **Text**

#### **Monitor**

1.

The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.

2.

The materials and finishes to be used for the external elevations and roof of the proposal shall match those used in the construction of the existing building.

3.

This permission shall be read in accordance with the following plans: Proposed Elevations and Floor Plans received 22/10/2019. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

#### **Reason Code**

#### **Text**

#### **Monitor**


1.

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

2.

To ensure the satisfactory appearance of the development.

	3.	To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.	
Informative	Informative Code	Informative Text	
	General Liability Warning	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).	
Proactive Working	The application as submitted is acceptable. In granting planning permission the District Planning Authority is implicitly working positively and proactively with the applicant.		

	Signed	Dated
Case Officer		4/12/19
Development Team Manager		4/12/19
Determined by Service Director Or on their behalf		4/12/19.