

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Ashfield	Date received	07/01/2025
OFFICER:	Darius Walker		
PROPOSAL:	Two storey side and single storey rear extension with associated alterations	D.C. No.	V/2025/0001
LOCATION:	38 Hayden Lane, Hucknall, Nottinghamshire, NG15 8BJ		
APPLICANT:	David Poxton		

This planning application proposes a two-storey side extension and a single-storey rear extension at 38 Hayden Lane, Hucknall.

The existing dwelling has three bedrooms. A garage is available on the western side of the house, with car parking on the driveway between the garage and Hayden Lane. The existing garage has internal dimensions of circa 4.8m x 2.5m, with the width further reduced by a door to a storage space opening into the garage.

The proposed development results in a four-bedroom house with an integral garage with internal dimensions of circa 4.4m x 2.7m, with the length further reduced by a door to a utility room opening into the garage.

The internal dimensions of both the existing and proposed garages do not comply with current standards to allow the garages to be counted as viable car parking spaces (see Table 2 of the local planning authority's (LPA's) car parking standards).

The minimum car parking requirement for the existing dwelling is 2 spaces, as specified in the LPA's standards. This increases to 3 spaces with the proposed development.

The applicant has provided no details to show how the 3-space car parking requirement for the proposed development can be accommodated within the application site, with geometry which accords with the requirements set out in Part 4.1 of the Nottinghamshire Highway Design Guide (HDG), are required.

Tandem parking should be avoided, the driveway and dropped kerb footway/verge crossing widths should be improved and, given the proximity of bus stops and local shops, the driveway should be provided with 2m x 2m pedestrian splays on both sides.

An appropriate site layout plan should be provided.

The highway authority recommends that this planning application should not be determined until the applicant has satisfactorily addressed the above issues. The highway authority will comment again following receipt of further details.

SD; NCC HDC; 8/1/25.