

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

<b>DISTRICT:</b>	Ashfield	Date received	22/01/2025
<b>OFFICER:</b>	Darius Walker		
<b>PROPOSAL:</b>	Proposed single storey side and front porch extensions	D.C. No.	V/2025/0035
<b>LOCATION:</b>	19 Beacon Hill Drive, Hucknall, Nottinghamshire, NG15 6QG		
<b>APPLICANT:</b>	Mr Mark Gibbons		

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This planning application proposes single storey extensions to 19 Beacon Hill Drive, Hucknall.

The scheme would not appear to have any impact on existing parking provision on the site frontage to Beacon Hill Drive. The site has sufficient space to accommodate four car parking spaces on the existing driveway, satisfying the minimum requirement for 4+ bedroom dwellings. The existing level of car parking will therefore remain adequate with the proposed extension in place.

Access to the westernmost two parking spaces is constrained by the existing brick wall on the site frontage. To ease access to these parking spaces it is recommended that the scheme should include the removal of one section of the brick wall and an increase the length of the existing dropped kerb footway crossing onto Beacon Hill Drive.

Locating the new extension close to Milton Rise is not objectionable to the highway authority, in-principle, provided that all works are contained within the site clear of the highway i.e. no closer to the back of footway on Milton Rise than the existing wall/fence. The scheme should not: include works to or within the public highway; allow foundations, fixtures, and fittings to project into or over the public highway; remove or relocate existing street furniture, signage, and lighting; be implemented by taking any access from, or closure of, the footway along the Milton Rise site frontage. If it becomes apparent that access may be required to the site from the Milton Rise footway the applicant must secure approval for such works from the highway authority.

The north-western corner of the "store" extension appears to be coincident with the site boundary wall and, if so, will require its amendment. The applicant should therefore provide details to show how the existing wall along the back of footway on Milton Rise will be modified/accommodated with the proposed extension in place.

Further details are required to address the above issues. 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; 3/2/25.