

## Delegated Report

Application Number: V/2025/0007

Address: 1, Sandy Lane, Hucknall, Nottinghamshire, NG15 7GR

Description of Works: Application for a Lawful Development Certificate for a Proposed Single Storey Rear Extension

The Application	Application for a Lawful Development Certificate for a Proposed Single Storey Rear Extension
Relevant Planning History	<p><b>Ref:</b> V/1978/0874</p> <p><b>Proposal:</b> CONSTRUCTION OF CAR PORT</p> <p><b>Dec Type:</b> Conditional Consent</p> <p><b>Dec Date:</b> 13/10/1978</p> <p><b>Ref:</b> V/1980/0957</p> <p><b>Proposal:</b> ERECTION OF GARAGE</p> <p><b>Dec Type:</b> Conditional Consent</p> <p><b>Dec Date:</b> 05/12/1980</p> <p><b>Ref:</b> V/1982/0720</p> <p><b>Proposal:</b> TWO STOREY EXTENSION</p> <p><b>Dec Type:</b> Conditional</p> <p><b>Dec Date:</b> 27/01/1983</p> <p><b>Ref:</b> V/2001/0555</p> <p><b>Proposal:</b> Kitchen Extension and Conservatory to Rear</p> <p><b>Dec Type:</b> Full Application - Conditional Consent</p> <p><b>Dec Date:</b> 03/09/2001</p>
Summary	<p>Section 192 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 makes provision for applications to the Local Planning Authority for a determination on the lawfulness of a proposed development.</p> <p>The site is located 1 Sandy Lane, Hucknall. The property has had various alterations in the past, including a detached garage, a two-storey extension to the side/front and an extension and conservatory to the rear. The proposed development includes the demolition of an</p>

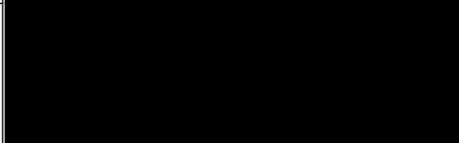
existing rear extension and conservatory granted permission under reference V/2001/0555, and the construction of a single storey rear extension in its place. The proposal would create an extended kitchen area and an office space.

The proposed development is assessed against the Town and Country Planning (General Permitted Development) (England) Order ("GPDO") 2015, Schedule 2 Part 1 Class A – enlargement, improvement or alteration.

Based on the information submitted, the proposal would be carried out with materials similar in appearance to those of the existing dwelling. It would measure 2.9m in length and 3.7m in width. Because of the shape of the extension, the height to the eaves will measure 2.4m in one place, and 2.8m in the other. The total (ridge) height will measure 3.5m. It will not be joined to any other extension. Permitted development rights have not been removed from the property.

The proposed development therefore meets the requirements of the legislation mentioned above and is deemed to be permitted development. Planning permission is not required, and the proposal is considered lawful.

Recommendation	Grant Lawful Development Certificate
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	Signed	Dated
Case Officer		19/02/2025
Development Team Manager		19/02/2025
Determined by Service Director Or on their behalf		19/02/2025