

**Member Interest:****Delegated Report**

Application Number: V/2025/0031

Address: 302, Watnall Road, Hucknall, Nottinghamshire, NG15 6ER

Description of Works: Single Storey Side Extensions

The Application	Single Storey Side Extensions
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) (2024)</b></p> <p>Part 12 – Achieving Well-Designed Places</p> <p><b>Residential Extensions Design Guide SPD (2014)</b></p> <p><b>Residential Car Parking Standards SPD (2014)</b></p>
Relevant Planning History	<b>None</b>
Summary of comments received	<b>NottsCC Highways:</b> No objections
Comments on above	<b>N/A</b>
Summary	<p><b>The Site and Application</b></p> <p>The site is a detached property located on Watnall Road in the main urban area of Hucknall where development is permitted under ST2 of the ALPR 2002.</p> <p>The application seeks consent for two single storey side extension, one to each side of the existing dwelling. The extension to the North of the property will protrude 1.929m from the side elevation by 3.59m in length with an eave's height of 2.45m and ridge height of 3m.</p> <p>The extension to the south elevation will protrude 3.26m by 7.498m in length with an eave's height of 2.63m and ridge height of 3.5m. This will replace the existing garage.</p> <p>The extensions will be used as a lounge and ensuite.</p> <p><b>Visual Amenity</b></p> <p>The design of the extension is deemed acceptable, coupled with matching materials and set back from the street scene by the driveway</p>

and front garden space it is considered that the extension would not lead to significant harm on the visual amenity or character of the area.

**Residential Amenity**  
 Due to the size and siting of the proposal and the distance away from the neighbouring properties it is considered unlikely that it would have a detrimental impact on the residential amenity of neighbouring properties in terms of overlooking, overshadowing, overbearing and loss of privacy.

**Highway Safety and Parking**  
 The proposal will see an increase in bedrooms on site by one. It is unclear as to how many bedrooms are existing on site; however, it is likely that 3 off street parking spaces will be required. The existing driveway area has sufficient space to accommodate this car parking requirement, with turning space within the site.

**Climate change**  
 Chapter 14 of the NPPF states that addressing climate change is one of the core land use planning principles which underpins both plan making and decision making. As such opportunities for reducing climate change impacts should be reflected in all development proposals. The proposal has not made provision for electric vehicle charging, cycle parking or Solar Panels. However, there is sufficient opportunity within the site that these could be provided at a later date if required.

**Conclusion**  
 Having reviewed the submitted information and any relevant comments received against all relevant policies and material considerations, conditional consent is recommended.

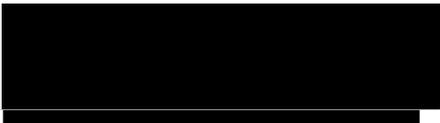
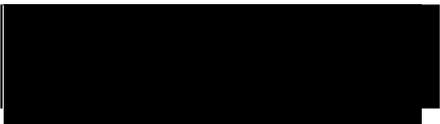
Recommendation	FULCC
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Conditions Reason	& Condition Code	Text	Monitor
	1.	The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.	
	2.	The materials and finishes to be used for the external elevations 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: Site Location Plan and Proposed Floor Plans and Elevations (drawing no. 302WARD/PP/2) both received	

		21/01/2025. 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 define the terms of this permission and for the avoidance of doubt.	

Informative	Informative	Informative Text  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).
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Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.
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	Signed	Dated
Case Officer	L.Murray	26/02/2025
Development Team Manager		27/02/2025
Determined by Service Director Or on their behalf		27/02/2025