

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

Application Number: V/2025/0033

Address: 7, Main Road, Kirkby in Ashfield, Nottinghamshire, NG17 9EY

Description of Works: Single Storey Rear Extension and Thermal Insulation to Bungalow

The Application	Single Storey Rear Extension and Thermal Insulation to Bungalow
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>X/2024/0050</b> - Application to determine if prior approval is required for a proposed: single storey rear extension – Prior Approval Required - 20/01/2025.
Summary of comments received	No written representation has been received in respect of this application.
Comments on above	n/a
Summary	<p><b>The Site and Application</b></p> <p>The site is a detached bungalow located on Main Road in the main urban area of Kirkby in Ashfield, where development is permitted under policy ST2 of the ALPR 2002.</p> <p>The applicant seeks consent for a single storey extension and external render. The extension will protrude 8m from the rear of the property and will match the width at 7.07m. A flat roof has been proposed with an eave's height of 2.55m and overall height of 2.85m, a roof lantern will also been incorporated. The extension will replace the existing sunroom and stores.</p> <p>The extension will see a rearrangement of the property layout and the conversion of the roof space. As the conversion will not see an increase in the roof space it will fall within permitted development. The</p>

conversion will also see the placement of 3 roof lights.

The proposal will also see the change in external elevations from brick to external render in white/ off-white.

**Visual Amenity**  
 Whilst the extension is situated to the rear of the property and not visible from the street scene, however, the proposed external render will be. There are multiple examples of rendered properties within the immediate vicinity of the site and as such the use of render will not be at odds with the street scene. As such it is unlikely that the proposed development will cause any undue harm to the visual amenity.

**Residential Amenity**  
 The extension has been assessed for impact on residential amenity in terms of overshadowing, overlooking, and overbearing. After this assessment it is considered that the extension will not lead to significant harm on adjacent neighbouring properties.

**Parking**  
 The proposal will see an increase in bedrooms on site from 2 to 4. As such the required off street parking, as laid out in the Residential Car Parking Standards SPD (2014), is 3 spaces. Three parking spaces are proposed on the existing driveway and front garden space.

**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 all the submitted information, and assessed this against relevant policies and planning considerations, conditional consent is recommended for this application.

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	

	3.	those provided within the submitted application.	
	4.	<p>This permission shall be read in accordance with the following plans: Site Location Plan, Proposed Floor Plans and Elevations (drawing no.24-2903-02) both received 21/01/2025. Block Plan (24-2903-01) received 03/03/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p> <p>No part of the development hereby permitted shall be brought into use until the parking area is provided in accordance with the Block Plan (24-2903-01) received 03/03/2025. The parking area shall not be used for any purpose other than parking /turning /loading /unloading of vehicles.</p>	
	<b>Reason Code</b>	<b>Text</b>	<b>Monitor</b>
	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.	
	4.	In the interest of Highway Safety.	
<b>Informative</b>	<b>Informative</b>	<b>Informative Text</b>	
		<p>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</p>	

		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 proactively with the applicant.	
	Signed	Dated
Case Officer	L.Murray	03/03/2025
Development Team Manager		04/03/2025
Determined by Service Director Or on their behalf		04/03/2025