

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

Application Number: V/2025/0074

Address: 115, Pheonix Street, Sutton-in-Ashfield, Nottinghamshire, NG17 4HL

Description of Works: Single Storey Side Extension

The Application	Single Storey Side Extension
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	No written representations have been received in relation to this application.
Comments on above	<b>n/a</b>
Summary	<p><b>The Site and Application</b></p> <p>The site is an end terrace property located on Pheonix Street in the main urban area of Sutton in Ashfield where development is permitted under policy ST1 of the ALPR 2002.</p> <p>The application seeks consent for a single storey side extension and re-rendering of the whole property. The extension protrudes 2.44m from the side elevation and 4.5m from the side of the existing rear off shot. The extension will be 5.13m in length, a flat roof has been proposed with an eave's height of 2.67m and overall height of 3m.</p> <p>The proposal will also see the re-rendering of the entire dwelling in pewter grey.</p> <p><b>Visual Amenity</b></p> <p>The proposed extension will be situated towards the rear of the property and set back 7.9m from the front elevation. The proposal will see the rendering of the property in a pewter grey colour, the property is currently a mix of render and stone. The street scene has a mixture</p>

of red brick, stone and rendered properties. Whilst the proposal will see the removal of the stone frontage, the design will retain key features such as the cills, headers, dentil course, datestone and the central decorative band around the dwelling. The adjoining neighbour no.117 has a very similar design.

Therefore, the proposal would not lead to significant harm on the visual amenity or character of the area.

**Residential Amenity**  
The neighbouring property to the North of the site is a car repairs garage.

Due to the size and siting of the proposal and the distance away from the neighbouring residential 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.

**Parking**  
The proposal will not see an increase in bedrooms on site. The proposal will be no further forward of the existing fencing and as such the existing parking arrangements will not be affected. Therefore, the parking on the driveway is adequate.

**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	

	3.	<p>those detailed within the submitted application form.</p> <p>This permission shall be read in accordance with the following plans: Site Location Plan (drawing no. DK258_LP Rev A), Block Plan (drawing no. DK258_300 Rev A), Proposed Floor Plan and Roof Plan (drawing no. DK258_301) and Proposed Elevations (drawing no. DK258_302). The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p>	
	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	<p>Informative Text</p> <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 the Development &amp; Building Control Section of the Authority on Mansfield (01623 450000).</p>	
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	20/03/2025
Development Team Manager	[REDACTED]	20/03/2025
Determined by Service Director Or on their behalf	[REDACTED]	20/03/2025