

## Delegated Report

Application Number: V/2025/0001

Address: 38, Hayden Lane, Hucknall, Notts, NG15 8BJ

Description of Works: Two Storey Side and Single Storey Rear Extension with Associated Alterations

The Application	Two Storey Side and Single Storey Rear Extension with Associated Alterations
Policy Considerations	<b>Ashfield Local Plan Review (ALPR) (2002)</b> <b>ST1 – Development</b> <b>ST2 – Main Urban Area</b> <b>HG7 – Residential Extensions</b> <b>National Planning Policy Framework (NPPF) (December 2024)</b> <b>Chapter 2 – Achieving sustainable development</b> <b>Chapter 12 – Achieving well-designed places</b> <b>Residential Extensions Design Guide SPD (2014)</b> <b>Residential Car Parking Standards SPD (2014)</b>
Relevant Planning History	<b>None</b>
Summary of comments received	<b>NCC Highways</b> <i>1<sup>st</sup> Comments</i> <ul style="list-style-type: none"><li>- Internal dimensions of both existing and proposed garage do not conform to minimum standards</li><li>- Proposal will require 3 off-street parking spaces</li><li>- An appropriate layout plan should be provided to show appropriate parking arrangements</li></ul> <i>2<sup>nd</sup> Comments</i> <ul style="list-style-type: none"><li>- Parking plan has been provided, but the widths do not conform with the requirements of the Highway Design Guide</li><li>- Visibility splays are incorrectly labelled</li><li>- 2m x 2m splays can not be provided, but the highway authority would consider a relaxation in dimensions</li></ul> <i>3<sup>rd</sup> Comments</i>

	<p>- Parking plan shows 2 spaces, but 3 are required</p> <p><b>Resident Comments</b></p> <p>1 set of comments have been received, neither objecting nor supporting the application, but raising questions and concerns about the proposed works impacting on trees/hedges on the boundary with neighbouring property No. 36 Hayden Lane</p>
Comments on above	<p>In response to the resident comments about the works impacting on existing trees, the agent has confirmed the proposal would result in the removal of a section of hedge where the extension is to be constructed, with the remainder of the hedge to be trimmed. Details of the removed tree(s) are indicated on the proposed plan. Given the scale of the proposed development, and the fact there are no protected trees/hedges on site, it is considered unlikely that any significant detrimental impacts would arise in this respect.</p>
Summary	<p><b>The Site and application</b></p> <p>The site concerns a detached, two storey dwelling located within the main urban area of Hucknall, where the principle of development is considered acceptable. The site is surrounded by residential development and access is afforded from Hayden Lane.</p> <p>The application proposes a two-storey side extension, single storey rear extension and associated alterations including a canopy on the front elevation. The rooms include an integral garage and utility room to the side, sitting/dining room to the rear and additional bedroom to the first floor.</p> <p><b>Visual Amenity</b></p> <p>The aspects of the proposal that would be visible within the street scene would include the two-storey extension and alterations to the principal elevation of the dwelling. In terms of the two-storey extension, this would be built to the same ridge height of the existing dwelling, and extend slightly forward of the principal elevation at ground floor level by approximately 1.3m, to include the canopy.</p> <p>Whilst the proposal would not accord with some of the general principles as set out in the Council's Residential Extension's Design Guide, there are comparable examples in the street scene, such as at No. 34 ( ref V/1981/0378) and No.30 Hayden Lane (ref V/1988/0285). Although some of these development pre-date the current development plan, it is clear that the proposal would not result in visual harm to the</p>

area, given the existing precedent.

As to the remaining parts, the rear extension would not be visible within the street scene and therefore have a limited effect on visual amenity.

In terms of materials, the application proposes a palette which matches those of the existing dwelling, ensuring it will appear as an integrated addition and not visually incongruent in the vicinity.

Overall, the proposal is considered to accord with Policy HG7 (a) of the Ashfield Local Plan Review (ALPR )(2002) and the broad aims of chapter 12 of the NPPF (December 2023).

### **Residential Amenity**

Retained Policy HG7 (ALPR) (2002) seeks to ensure that new residential development does not adversely affect the residential amenity of neighbouring properties. This aligns with the thrust of the Council's REDG SPD (2014). The proposal has been assessed in respect of impact upon nearby properties, by means of overshadowing, overbearing, overlooking and loss of privacy.

1 comment has been received from a nearby resident, raising a query in respect of hedges. This is addressed near the start of the report.

Impacts from the two storey element would be largely be to the adjacent property No. 40, to the west. However, there are no windows on the side elevation of No.40, which would be affected by the proposal, by means of overshadowing or overbearing.

The rear extension would extend 3m from the existing rear wall and measure 2.5m to the eaves, and 3.5m to the ridge, with a mono-pitch style roof. Having considered the siting and scale of the rear extension, it is concluded that this will not result in significant harm to adjacent occupiers in terms of any overbearing or loss of light.

There are no windows proposed on the side elevations of the proposal, and the windows elsewhere satisfy the minimum separation distances as outlined in the REDG SPD (2014). Thus, there will be no issues with loss of privacy.

The new rooms proposed are of a sufficient size and provide suitable outlook to provide a good quality of life for future occupants.

Given the above, the proposal is considered to safeguard residential amenity and accord with Policy HG7 (b) (ALPR 2002).

### **Highways and Access**

As the number of bedrooms would increase to 4, there is a requirement that the proposal make provision for 3 off-street parking spaces, in line with the Council's residential car parking standards SPD 2014

	<p>(‘RCPS’). Officers have worked with the agent to come to a layout that affords the require parking spaces as raised in the response from the Highway Authority (HA).</p> <p>The latest site layout shows that 3 off-street parking spaces with appropriate widths can be provided on site, subject to widening of the existing access and expanding the existing driveway. These details can be secured by condition.</p> <p>The request for visibility splays within the HA comments is noted, albeit that 2m x 2m splays would not be able to be achieved. Paragraph 116 of the NPPF specifies that proposals should only be refused on highways grounds, if there would be an unacceptable impact on highway safety, or the cumulative impacts following mitigation would be severe. Having regard to the site context and other details within the application, it is considered a condition requiring visibility splays would not be necessary on planning grounds.</p> <p>Overall, the proposal is considered to safeguard highway safety and accord with Policy HG7 (c) (ALPR 2002).</p> <p><b>Conclusion</b></p> <p>The application is considered to be in accordance with the development plan, conditional consent is therefore recommended.</p>														
Recommendation	FULCC														
Conditions Reason	&	<table border="1"> <thead> <tr> <th data-bbox="667 1243 726 1276">Condition Code</th> <th data-bbox="726 1243 1273 1276">Text</th> <th data-bbox="1273 1243 1452 1276">Monitor</th> </tr> </thead> <tbody> <tr> <td data-bbox="667 1276 726 1456">1.</td> <td data-bbox="726 1276 1273 1456">The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</td> <td data-bbox="1273 1276 1452 1456"></td> </tr> <tr> <td data-bbox="667 1456 726 1881">2.</td> <td data-bbox="726 1456 1273 1881">This permission shall be read in accordance with the following plans: Site, Block, Elevation &amp; Floor Plans (No. 102 Rev E) received 07/03/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</td> <td data-bbox="1273 1456 1452 1881"></td> </tr> <tr> <td data-bbox="667 1881 726 2016">3.</td> <td data-bbox="726 1881 1273 2016">The materials and finishes to be used for the external elevations and roof of the proposal shall match</td> <td data-bbox="1273 1881 1452 2016"></td> </tr> </tbody> </table>	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.	This permission shall be read in accordance with the following plans: Site, Block, Elevation & Floor Plans (No. 102 Rev E) received 07/03/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.		3.	The materials and finishes to be used for the external elevations and roof of the proposal shall match		
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	4.	those used in the construction of the existing building.  No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing across the full width of the vehicle access is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.	
	5.	No part of the development hereby permitted shall be brought into use until the driveway and car parking areas are surfaced in a bound material, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These areas shall be maintained in the bound material for the life of the development.	
	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 that the works take the agreed form envisaged by the District Planning Authority when determining the application.	
	3.	To ensure the satisfactory appearance of the development.	
	4.	In the interests of highway safety	
	5.	In the interests of highway safety	
Informative	Informative	Informative Text  The development makes it necessary to alter a vehicular crossing on Hayden Lane. These works shall be constructed to the satisfaction of the Highway Authority. The developer is required to contact the Highway Authority's agent, VIA East Midlands (Tel. 0300 500 8080), to arrange for these works to be designed/approved and implemented.	

Proactive Working	The application as submitted is acceptable. In granting planning permission the District Planning Authority is implicitly working positively and proactively with the applicant.	
	Signed	Dated
Case Officer		24/03/2025
Development Team Manager		25/03/2025
Determined by Service Director Or on their behalf		25/03/2025