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# PLANNING STATEMENT

October  
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**GHMPLANNING**

87 Park Road, Beeston, Nottingham, NG9 4DE

[joe@ghmplanning.co.uk](mailto:joe@ghmplanning.co.uk)

07447 089990

## **1.0 Introduction**

- 1.1 This Planning Statement has been prepared on behalf of Shaftesbury Design Practice in support of the planning application for the erection of a dwelling and associated works.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
  - Plans and drawings.
  - Application forms.
  - Biodiversity net gain report and metric.
- 1.3 This statement describes the application site, the locality and proposal, comments on the relevant Development Plan and national policy framework and provides the information required for the Local Planning Authority to fully assess the proposal.

## **2.0 Site and Surroundings**

- 2.1 The site is located on the western side of Norman Avenue in Sutton in Ashfield. The site is at the end of the cul-de-sac which comprises bungalows of varied character but generally of render and tile.
- 2.2 The site accommodates 14A, a bungalow of brick and tile with the façade looking onto the hammerhead. The plot is an approximate L-shape with access off the hammerhead and an access drive to the south of the dwelling. The garden then doglegs south.
- 2.3 The site is accessed off Norman Way.
- 2.4 To the east of the site there is the highway separating the site from neighbouring dwellings, with a further neighbouring dwelling to the south-east. To the west there is a row of semi-detached dwellings fronting onto Taylor Crescent.

## **3.0 Relevant Planning History**

- 3.1 V/1982/0667 – Tipping of inert materials and general reclamation of the area – Approved.
- 3.2 V/2000/0070 – Single storey extension at rear with room in roof void – Approved.
- 3.3 V/2006/0613 – 3 single storey dwellings – Outline Approval.
- 3.4 V/2006/0692 – Conservatory to rear – Approved.
- 3.5 V/2023/0472 – Outline planning permission with all matters reserved for a maximum of 5 dwellings – Refused on the following grounds:

01

Norman Avenue is narrow, has no continuous footways; limited visibility, limited turning facilities, and does not all form part of the adopted highway. As such, it is considered that the proposed development fails to provide safe and suitable access for all users, and that through the intensification of usage, including the intensification of the existing Norman Avenue/Station Road priority junction, would result in an unacceptable impact upon highway safety and increase the likelihood of vehicle-vehicle and vehicle-pedestrian conflict. Consequently the proposal is considered to conflict with Policy ST1 (a, b and c) of the Ashfield Local Plan Review (2002), and paragraphs 114 and 115 of the National Planning Policy Framework (December 2023), which states that development should be refused where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

02

The proposal as submitted is considered to represent an overdevelopment of the site which is out of character with the existing built form along this section of Norman Avenue. The proposal is therefore considered to be at odds with the aims of the National Planning Policy Framework (December 2023) and also considered contrary to policies ST1 (a and b) and HG5 (a, b, c, d, e and g) of the Ashfield Local Plan Review (2002).

03

The development would result in the measurable loss in on-site habitats and hedgerows, having an unacceptable impact upon the natural environment, contrary to the requirements of the Environment Act (2021) and paragraph 180 of the National Planning Policy Framework (December 2023), and no off-site gains have been proposed as part of this application.

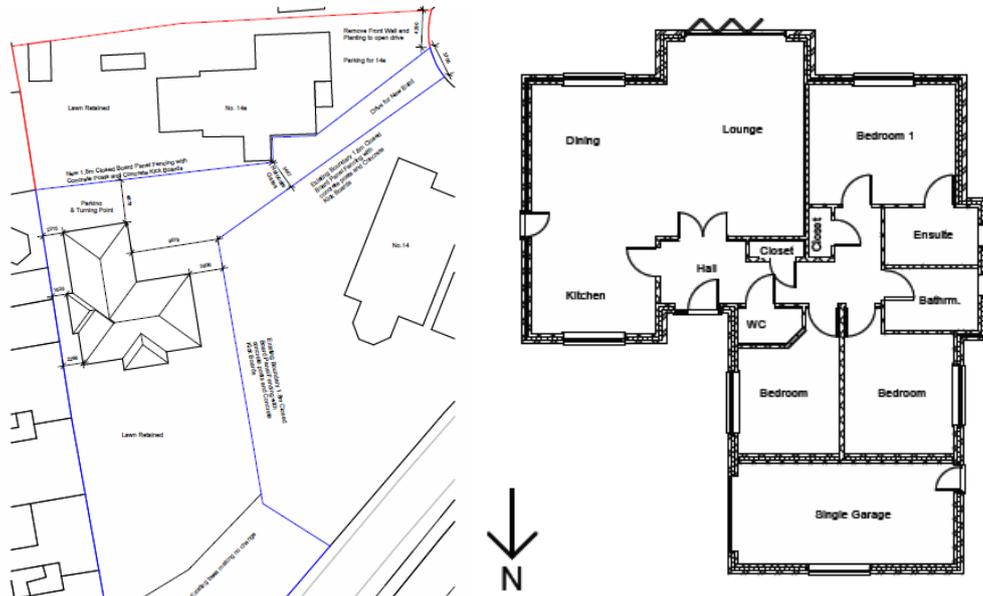
04

Inadequate information has been submitted to allow the Local Planning Authority to fully assess the potential impact upon trees and hedgerows. As such, the proposal is considered contrary to policies ST1 (a and b) and EV8 of the Ashfield Local Plan Review (2002), and paragraphs 136, 180 and 185 of the National Planning Policy Framework (December 2023).

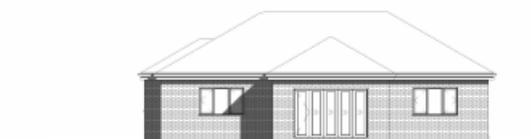
## **4.0 Proposed Development**

- 4.1 The application is in full and comprises the erection of a single storey dwelling. The dwelling would be located to the south-west of the existing dwelling, 14A, and to the west of the neighbouring dwelling, 14. The host dwelling, 14A would be retained with the removal of the front boundary wall to provide access to hardstanding for parking. A 1.8 metre close boarded fence would form the new boundary to the southern side of the existing dwelling with the existing fence retained to separate 14 from the proposed curtilage.

- 4.2 The proposed dwelling would be an approximate L-shape, incorporating hipped roofs and would be constructed of brick and tile. The accommodation would comprise three bedrooms, an open plan kitchen/lounge/diner, a bathroom, storage, a single garage and a w.c.
- 4.3 Land to the rear of 14A would be retained as garden for that property and the land to the south of the proposed dwelling would serve as the private rear garden for the new build. Parking and turning would be provided within the site of the proposed dwelling.



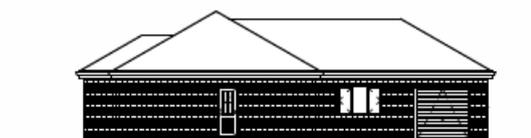
3 Front (north)  
1 : 100



4 Rear (south)  
1 : 100



5 Side A (west)  
1 : 100



6 Side B (east)  
1 : 100

## 5.0 Planning Policy

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

5.2 The Development Plan for this area comprises the Ashfield Local Plan Review (2002). Relevant policies are:

ST1 – Development  
ST2 – Main Urban Area  
EV8 – Trees and Woodland  
HG5 – New Residential Development.

5.3 Other relevant documents comprise:

Residential Design Guide (2014)  
Residential Car Parking Standards (2014)  
Nottinghamshire Highway Design Guide (2021).

5.4 The following sections of the NPPF are relevant:

Part 2 – Achieving Sustainable Development  
Part 5 – Delivering a Sufficient Supply of Homes  
Part 8 – Promoting Healthy and Safe Communities  
Part 9 – Promoting Sustainable Transport  
Part 11 – Making Effective Use of Land  
Part 12 – Achieving Well Designed Places  
Part 15 – Conserving and Enhancing the Natural Environment

## **6.0 Planning Assessment and Justification**

6.1 The application represents a revised proposal following the previous refusal under application V/2023/0472. Under that application for the erection of a maximum of five dwellings, the Council considered that as the site is located within Sutton in Ashfield, the principle of development in land use terms was acceptable. Furthermore, the Council accept it cannot demonstrate the required five-year housing land supply and therefore the tilted balance applies under NPPF paragraph 11 (d).

6.2 It is also noted that planning permission has previously been granted on a portion of the site for three single storey dwellings, obtaining outline permission under application V/2006/0613. That application sought to retain the existing dwelling, 14A and utilise the driveways in part of both 14 and 14A to provide access to the application site. The approved access had a width of 3.2 metres.

6.3 As such, it is considered that the principle of development in land use terms is acceptable.

6.4 The previous application was refused partly on the grounds that the proposal was considered to represent an overdevelopment of the site, out of character with the existing built form along this section of Norman Avenue.

6.5 The previous proposal sought the erection of a maximum of five dwellings; the current scheme has been significantly scaled back to propose a single dwelling.

The dwelling would be single storey and of modest proportions, with a limited footprint and height and with the massing effectively broken up through use of a L-shape layout.

- 6.6 The proposed dwelling would be of a comparable garden to dwelling ratio to neighbouring plots and like neighbouring properties would have a small front garden and a generous rear garden. The proposed dwelling, in terms of size, scale, massing and layout, would reflect the prevailing character and appearance of this part of Norman Avenue. Furthermore, the design of the bungalow would be in keeping with the predominantly single storey character of the area. The previous proposal would also have resulted in the significant reduction in the size of 14A; under the current proposal this dwelling would remain unchanged.
- 6.7 As such, it is considered that the proposal has addressed this reason for refusal on the previous application and complies with the NPPF and policies ST1 (a and b) and HG5 (a, b, c, d, e and g) of the Ashfield Local Plan Review (2002).
- 6.8 The previous application was partly refused on the grounds that Norman Avenue is narrow, has no continuous footways, limited visibility, limited turning facilities, and does not all form part of the adopted highway. The Council concluded that the previously proposed development fails to provide safe and suitable access for all users, and that through the intensification of usage, including the intensification of the existing Norman Avenue/Station Road priority junction, would result in an unacceptable impact upon highway safety and increase the likelihood of vehicle-vehicle and vehicle-pedestrian conflict.
- 6.9 This current application has reduced the number of dwellings proposed from a maximum of five to a single, three-bedroom dwelling. The proposal therefore no longer represents the significant intensification of use of the junction or access. It is also noted that historically, an access width of 3.2 metres was accepted for the erection of three dwellings; the current proposal seeks permission only for a single dwelling.
- 6.10 The proposal would provide off-street parking for the existing dwelling, 14A to the front of that property. It would also provide parking and turning within the site of the proposed dwelling.
- 6.11 As such, it is considered that the current proposal now complies with Policy ST1 (a, b and c) of the Ashfield Local Plan Review (2002) and the NPPF.
- 6.12 The previous application was refused partly on the grounds that the development would result in the measurable loss in on-site habitats and hedgerows, having an unacceptable impact upon the natural environment.
- 6.13 The application is supported by a PEA which found no evidence of bats using the main house, outbuildings or trees and concluded the overall site suitability for bats to be negligible. The survey did not identify any other protected species and suggested ecological enhancements in the form of integrated bat and bird boxes and the installation of hedgehog highways in boundary treatments.

- 6.14 In terms of BNG, the previous application was in part refused on the grounds that no off-site gains had been proposed. The application is supported by a BNG report and metric.
- 6.15 The final reason for refusal on the previous application related to the inadequate information submitted to allow the Local Planning Authority to fully assess the potential impact upon trees and hedgerows.
- 6.16 The current proposal significantly reduces the scale of the proposed development and would not result in the loss of any significant trees or hedgerows. The extent of those lost is covered by the BNG report with gains identified to offset this loss. As such, it is considered the current proposal would not result in the loss of any important trees or hedgerows and the application therefore complies with policies ST1 (a and b) and EV8 of the Ashfield Local Plan Review (2002) and the NPPF.
- 6.17 The proposal would not result in harm to the residential amenities of occupiers of neighbouring properties. The proposed dwelling would be set 4.8 metres from the boundary with 14A, 3.8 metres from the side boundary of 14 and a minimum of 1.63 metres at the closest point on the western boundary where dwellings front onto Taylor Crescent. In all cases, the roof slopes away from these boundaries.
- 6.18 The proposed dwelling would be single storey only and with boundary treatment there would be no undue loss of privacy or overlooking. There would also be no harmful impact through overbearing, overshadowing or loss of daylight/sunlight.
- 6.19 The proposal would meet internal space requirements with all key rooms well illuminated through natural light. The existing and proposed dwellings would both be served by generous, private rear gardens.

## **7.0 Conclusion**

- 7.1 It is considered the proposed dwelling is acceptable in principle and would not result in the overdevelopment of the site. The proposed dwelling, by reason of size, scale, massing, design and layout, would be in keeping with the character and appearance of the site and surroundings. The proposal would provide adequate access, parking and turning to serve the existing and proposed dwellings and would not generate an increased level of traffic that would be harmful to highway safety, including on the adjacent junction. The proposal would not result in the loss of important trees or hedges and would meet the BNG requirements.