

Member Interest:**Delegated Report**

Application Number: V/2025/0578

Address: 10, Ceder Close, Skegby, Sutton in Ashfield, Nottinghamshire, NG17 3FG

Description of Works: Single-Storey Rear Extension

The Application	Single-Storey Rear Extension
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <p>ST1 – Development</p> <p>ST2 – Main Urban Area</p> <p>HG7 – Residential Extensions</p> <p>National Planning Policy Framework (NPPF) (2024)</p> <p>Part 12 – Achieving Well-Designed Places</p> <p>Residential Extensions Design Guide SPD (2014)</p> <p>Residential Car Parking Standards SPD (2014)</p>
Relevant Planning History	None
Summary of comments received	NottsCC Highways: No objections.
Comments on above	n/a
Summary	<p>The Site and Application</p> <p>The site is a semi-detached property located on Ceder Close in the main urban area of Sutton in Ashfield where development is acceptable under policy ST2.</p> <p>The application seeks consent for a single storey rear extension. The extension is made of two parts, one side projecting 3m beyond the rear elevation and the other side 5m. The total width is 6.969m. A flat roof has been proposed with an overall height of 2.924m.</p> <p>Visual Amenity</p> <p>The proposed development will be situated to the rear of the property, therefore will not be visible from the street. The materials will be matching to the existing dwelling. The design of the extension is deemed acceptable; it is considered to not cause significant harm to visual amenity.</p> <p>Residential Amenity</p>

	<p>The proposal is situated approximately 3.9m from the boundary with no.8 Ceder Close where the existing outbuilding for both properties runs along the boundary. Two side windows are proposed; however, these look directly on to this outbuilding. Furthermore, this shields the extension to an extent and limits any undue harm upon no.8 Ceder Close.</p> <p>The extension is situated on the boundary with the adjoining property no.12 Ceder Close. Whilst it breaches the 45 degree code, the extension protrudes out only 3m at this side and as such a similar extension of this size could be built under permitted development. In this case this therefore would not warrant a refusal.</p> <p>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.</p> <p>Conclusion Having reviewed all the submitted information, and assessed this against relevant policies and planning considerations, conditional consent is recommended for this application.</p>														
Recommendation	FULCC														
Conditions & Reason	<table border="1"> <thead> <tr> <th data-bbox="395 1249 667 1288">Condition Code</th> <th data-bbox="667 1249 1273 1288">Text</th> <th data-bbox="1273 1249 1449 1288">Monitor</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 1288 667 1467">1.</td> <td data-bbox="667 1288 1273 1467">The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</td> <td data-bbox="1273 1288 1449 1467"></td> </tr> <tr> <td data-bbox="395 1467 667 1691">2.</td> <td data-bbox="667 1467 1273 1691">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.</td> <td data-bbox="1273 1467 1449 1691"></td> </tr> <tr> <td data-bbox="395 1691 667 2004">3.</td> <td data-bbox="667 1691 1273 2004">This permission shall be read in accordance with the following plans: Site Location and Block Plan (Dwg no. A302), and Existing and Proposed Floor Plans and Elevations (Dwg no. A101) both received 10/10/2025. The development shall thereafter be undertaken in</td> <td data-bbox="1273 1691 1449 2004"></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.	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 and Block Plan (Dwg no. A302), and Existing and Proposed Floor Plans and Elevations (Dwg no. A101) both received 10/10/2025. The development shall thereafter be undertaken in			
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		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	18/11/2025
Development Team Manager		
Determined by Service Director Or on their behalf		