

Morning,

Can the below be indexed as res com for V/2025/0618. Thanks

Kind Regards,

James Carr
Graduate Planning Officer
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Kirkby-in-Ashfield
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NG17 8DA

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Email: James.Carr@ashfield.gov.uk

You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

[REDACTED]

Sent: 25 November 2025 17:41

To: James.Carr <james.carr@ashfield.gov.uk>

Subject: [EXTERNAL]:Planning application V/2025/0618

[REDACTED]

[REDACTED]

FAO James Carr,

I am writing to you about our concerns regarding planning application V/2025/0618 an extension to 22 Annies Close Hucknall NG15 6FR.

[REDACTED]

The actual build seems reasonable even though I feel it will effect the front elevation of our property as it currently stands proudly independent and the extention will more or less look attatched to our garage and has to have a negative visual impact. We feel it would be good practice to at least replace their current front gate with a fence panel as it would hide the front elevation to the extention without detriment to number 22.

The issue that concerns us greatly is that 22 is a landlocked property and the occupants have a right of passage over our drive to reach their drive which will only just accommodate an average sized car width wise.

If you refer to the plans of both properties and study the boundaries we feel that the only logical way of getting building materials and tradesmen on site is via our private land.

This is not acceptable as we are currently responsible for seven vehicles. Four can be parked in front of our double garage which makes them vulnerable to damage and we have no spare room to relocate them temporarily.

Our tarmac driveway is not as substantial as some and a professional survey suggested that vehicles exceeding three tons should not be placed on it.

In theory Lorries and vans could be left on the road and materials carried and tradesman could enter the site via the right of passage and then towards 22's front door then turn right following the property and through the current gate.

In practice we do not believe this to be achievable and the line of least resistance will be taken with inherent consequences to ourselves on many levels.

The previous occupants to 22 had work carried out to the rear of the property and a conservatory renovation including new roof.

There were lorries and vans placed on our drive without permission causing subsequent and serious damage to it. The end result was having to have two large pieces of tarmac replaced at our own expense which have never really been acceptable. Two domestic rated drain covers were also broken.

During this period two cars were damaged. One scratched due to footfall on our land and one badly chipped due to work with a grinding machine on our land.

We are hoping some thought will be put into the above comments to mitigate stress and damage.

Regards,
Helen and Jon Beach.

