

Delegated Report

Application Number: V/2025/0586

Address: 200 Papplewick Lane, Hucknall, Nottinghamshire, NG15 8EH

Description of Works: Proposal For Single Story Workshop In The Front Garden

The Application	Proposal For Single Story Workshop In The Front Garden
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <ul style="list-style-type: none">• ST1 – Development• ST2 – Main Urban Area• HG7 – Residential Extensions <p>National Planning Policy Framework (NPPF) (2024)</p> <ul style="list-style-type: none">• Part 9 – Promoting Sustainable Transport• Part 12 – Achieving Well-Designed Places <p>Supplementary Planning Documents (SPD):</p> <ul style="list-style-type: none">• Residential Extensions Design Guide (2014)• Residential Car Parking Standards (2014) <p>Other Supplementary Guidance:</p> <ul style="list-style-type: none">• Nottinghamshire Highway Design Guide
Relevant Planning History	<p>Application Reference: V/2024/0473</p> <p>Proposal: Detached Building in Front Garden</p> <p>Decision: Refused</p> <p>Decision Date: 13/11/2024</p>
Summary of comments received	<p>NCC Highways (10/11/2025): The applicant has not clarified how this will impact on the parking facilities for the size of the existing dwelling. How many spaces will be available once constructed?</p> <p>Also, can the applicant clarify the potential use, i.e. is this for personal use only?</p> <p>NCC Highways (03/12/2025): The Planning Officer has confirmed that the use of the building is ancillary to the main residence and therefore, not for commercial purposes.</p> <p>Also, two parking spaces will be available at the frontage once the building has been constructed, as shown on drawing 25.10.02. No objection.</p> <p>No other written representations have been received in respect of this</p>

	application.
Comments on above	See main body of the report below.
Summary	<p>The Site & Application:</p> <p>The application site consists of a two-storey, semi-detached dwelling located on Papplewick Lane, which is a predominantly residential area. The site is also within the main urban area of Hucknall as outlined within the ALPR (2002).</p> <p>The agent of the application was contacted to discuss concerns with the application, and the authorities view would be to refuse the application. The agent did provide amended drawings and additional information however outlined that if the amended drawings did not overcome the initial concerns, that the application be refused as per the original information. It is not for the local authority to decide over two different schemes, for this reason the amended details have not been considered, will not be discussed in the officer report and the application has been determined based on the original submitted information.</p> <p>The application seeks consent for a detached building at the front of the property. The building measures 7.1 metres in length and 3.5 metres in width, a pitched roof is proposed that has an eaves and ridge height of 2.3 metres and 3.4 metres respectively. The facing brickwork and roof tiles are proposed to match the existing dwelling. The detached building is to serve as a store/workshop.</p> <p>Visual Amenity:</p> <p>This section of Papplewick Lane is characterised by semi-detached dwellings that are set back significantly from the public highway, and it is considered that the long open frontages of dwellings is a prevailing visual aspect of the street scene and contributes positively to the character of the area. Dwellings to the east have matching scales and designs to the application site however dwellings to the west do have differing scales and designs.</p> <p>The proposed building would be sited 6.3 metres from the frontage of 200 Papplewick Lane and considering its location would be visible within the street scene, the site does benefit from a boundary hedgerow to the east however there is no physical separation with the neighbouring property to the west which gives the appearance of one large frontage.</p> <p>It is noted that the proposal has been reduced in scale since the previous application and it is noted that there are limited examples of built development in front of the established building line however; considering the absence of a physical boundary with the neighbouring</p>

property to the west along with the scale and location of the proposed building, it would appear as an obvious and incongruent addition that would erode the open character of the street scene, to the detriment of visual amenity.

Residential Amenity:

As part of the application process, an assessment has been made in order to determine the impact upon the amenity of residents, in relation to massing, overshadowing and loss of privacy. The building would be adjacent to 198 Papplewick Lane, to the west and 202 Papplewick Lane, to the east.

A large laurel bush separates the application site an No.202 which will shield a large proportion of the development from this property, the bush does taper down towards the frontage of the properties however considering the distance of the No.202 from the building, it does not appear that it would have a significant massing or overshadowing impact on this property.

The building proposes one door and one window, both placed on the western elevation facing No.198, there is no physical boundary between these two properties and as existing it appears as one large open frontage. Given the proximity of the building and associated window to the No.198, it would appear as an oppressive form of development that would result in a visual obtrusion dominating the outlook from the front windows of the neighbouring property.

Highways & Parking:

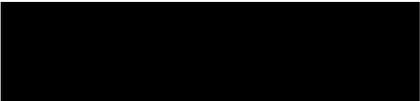
The application form states the property as existing has two bedrooms, which has an off-street parking allocation of two spaces as per the Residential Car Parking Standards SPD (2014). The proposal does not alter the number of bedrooms on site.

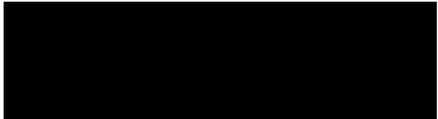
The submitted plans show two cars parked in tandem at the site frontage. Whilst it is likely that this may result in further vehicular movements than existing, the plans clearly show that two vehicles are able to be accommodated off-street. The highways authority has also been consulted and have provided no objection to the proposal.

Use of Building:

It is not contested that the building shall be used for purposes ancillary to the enjoyment of the dwelling house and the application has been determined on this basis.

the interests of protecting residential amenity and restricting the uncontrolled intensification of the building, it would be considered reasonable to add a condition to any favourable decision to restrict the building to an ancillary use incidental to the residential property only.

	<p>Conclusion:</p> <p>Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, refusal is recommended for this application.</p>		
Recommendation	Refuse consent		
Reason for Refusal	Reason Code	Text	Monitor
		<p>The proposed outbuilding, by reason of its size and siting would result in the erosion of the open character of Papplewick Lane and would have an unacceptable level of harm to the visual amenity of the area. The proposal is therefore contrary to Policy ST1 and HG7 of ALPR (2002), Part 12 of the NPPF (2024) and the Residential Extensions Design Guide SPD (2014).</p> <p>The proposed outbuilding, by virtue of its size and siting would result in an oppressive form of development that would result in a visual intrusion to the outlook from neighbouring properties and as such would be contrary to policy ST1 and HG7 of the ALPR (2002), Part 12 of the NPPF (2024) and the Residential Extensions Design Guide SPD (2014).</p>	
Informative	Informative	Informative Text	
		<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 & Building Control Section of the Authority on Mansfield (01623 450000).</p>	
	Signed		Dated
Case Officer			09/12/2025

Development Team Manager		
Determined by Service Director Or on their behalf	