

Delegated Report

Application Number: V/2025/0618

Address: 22 Annes Close, Hucknall, Nottinghamshire, NG15 6FR

Description of Works: Proposal for a Single-Storey Side Extension

The Application	Proposal for a Single-Storey Side Extension
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 12 – Achieving Well-Designed Places <p>Supplementary Planning Documents (SPD)</p> <ul style="list-style-type: none">• Residential Extensions Design Guide (2014)
Relevant Planning History	<p>Application Reference: QUE/2025/0143 Proposal: Extension Decision: Planning Permission Required Decision Date: 27/10/2025</p>
Summary of comments received	<p>ADC Environmental Health: No objections</p> <p>Resident Comments: One representation has been received by a resident. The resident has no concerns over the development itself but rather concerns that how the development would be built if subsequently granted as it may involve using their land or blocking up their land.</p>
Comments on above	<p>Whilst the concerns of the resident are noted, it would fall out of the scope of material planning considerations. If the construction of the extension required vehicles/cranes to be parked on adjacent land, then the applicant would need to find if they had a right of access or it would be for the landowner to grant consent, any conflict arising from this matter would be classed as a civil matter.</p>
Summary	<p>The Site and Application:</p> <p>The application site consists of a detached bungalow located within a residential area; the site is also located within the main urban area of Hucknall as outlined within the ALPR (2002).</p> <p>The application seeks consent for a single storey side extension which proposes a length of 7.65 metres and a width of 3.9 metres, a flat roof with a roof lantern is proposed that will reach a height of 2.7 metres.</p>

The plans show the extension shall serve as an extended kitchen area, dining room, study and utility room, the application form and plans also states that the extension would be constructed from matching brickwork.

Visual Amenity:

The southern terminus of Annies Close consists of a row of detached bungalows that are similar in their siting, scale and design, properties to the north consist of two-storey detached properties that have varying scales and designs.

The application site is the westernmost bungalow and is angled and set back slightly from the building line, the result of this being that the dwelling is not as obvious and visible when viewed from the street scene.

The side extension is set back from the principal elevation and considering the location of the development, a small portion of the extension may be visible from limited vantage points in the street scene. Whilst a flat roof is not the ideal design choice, it would be shielded largely from the street scene; the development would also use matching facing brick and on balance it is considered that the development would not have an adverse impact upon visual amenity.

Residential Amenity:

As part of the application process, an assessment has been made to determine the impact upon the amenity of residents; relating to massing, overshadowing and loss of privacy.

The extension would be adjacent to No.20 Annies Close to the east. The extension would be adjacent to a detached garage and approximately 7 metres from the neighbouring side elevation, which has no windows, for this reason it is considered unlikely that the extension would have a significant massing, overshadowing impact.

The proposal does have one small high level window on the side elevation and a single window on the front elevation. The rear elevation contains a larger double window along with a door to the rear garden. After considering the siting and scale of the proposed windows in relation to the surrounding area & neighbouring properties, it does not appear that the development would lead to a significant loss of privacy.

Conclusion:

Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations,

	conditional consent is recommended for this application.			
Recommendation	Conditional consent			
Conditions Reason	&	Condition Code	Text	Monitor
			<p>The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</p> <p>The materials and finishes to be used for the external elevations and roof of the proposal shall match those shown and stated on the application form and approved plans.</p> <p>This permission shall be read in accordance with the following plans: Existing site location plan and proposed block plan, elevations, section and floor plan all received 03/11/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p>	
		Reason Code	Text	Monitor
			<p>To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.</p> <p>To ensure the satisfactory appearance of the development.</p> <p>To define the terms of this permission and for the avoidance of doubt.</p>	
Informative	Informative	<p>Informative Text</p> <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>		

Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.	
	Signed	Dated
Case Officer		15/12/2025
Development Team Manager		
Determined by Service Director Or on their behalf		