Received by Ashfield District Council

16.12.2025

CONDITIONS:

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans:
a. Site Location Plan, Received 30/10/2025.
b. Site Layout Plan, and Garage Elevations & Floor Plans, Drawing No.RS/TC/24/10/25 Rev.B, Received 03/12/2025.
c. Elevations & Floor Plans, Drawing No.RS/TC/19/02/25/01 Rev.A, Received 08/08/2025.
The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. The materials and finishes to be used for the external elevations and roof of the proposed development shall be as follows, as identified within the submitted application form:
a. Bricks: 'Hampton Rural Forterra.'
b. Roof Tiles: 'BMI Redland Duo Plain Roof Tile 77 Charcoal Grey '.
4. No development past slab level shall take place until details of the proposed treatment of the sites boundaries have been submitted to and approved in writing by the Local Planning Authority. Any fence/wall or other non-permeable structure (and/or railings and/or hedgerows) should be provided with small holes (gaps 130 mm x 130 mm) to allow a continuous pathway in which hedgehogs and other small mammals can move through the developed site. Such holes and boundary treatments shall be implemented prior to the occupation of the hereby approved development and thereafter be retained in perpetuity.

landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

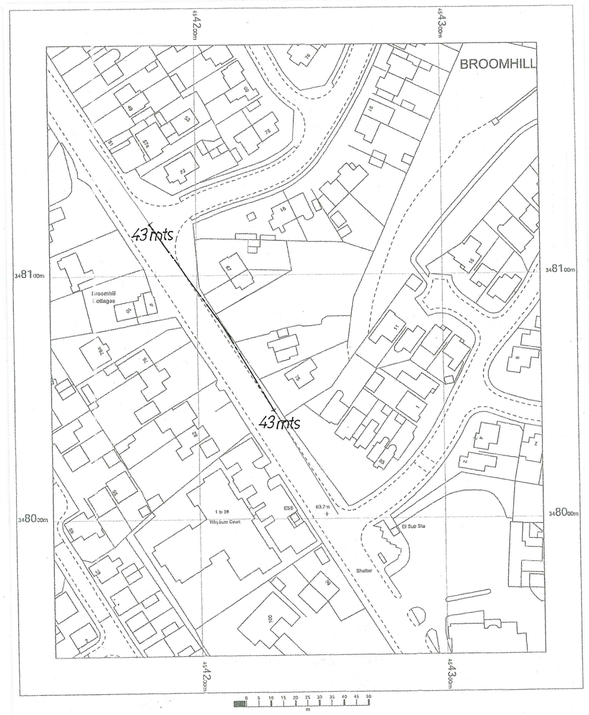
7. No development past slab level shall take place until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

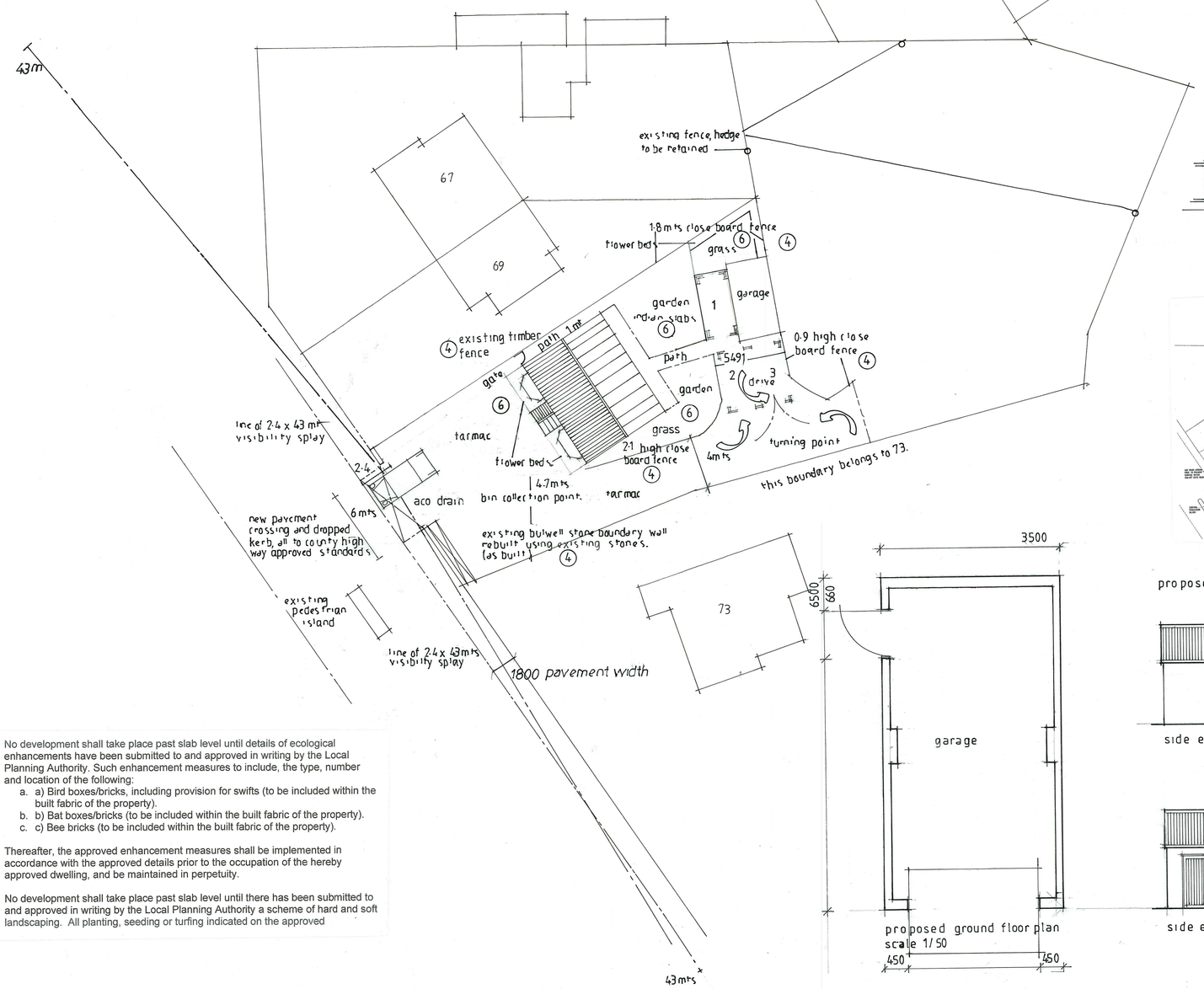
8. The residential unit ('unit') hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015 (As Amended), insofar as:
   a. a) The first occupation of the unit shall be by a person or persons who had primary input into the design and layout of the dwelling; and
   b. b) The Council shall be notified in writing of the person(s) who intend to take up first occupation of the unit hereby permitted, at least two months prior to first occupation.

9. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 8.0 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

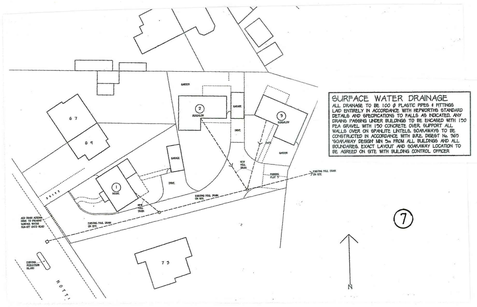
10. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the discharge of surface water from the driveway area to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

(3) colour image of dwelling



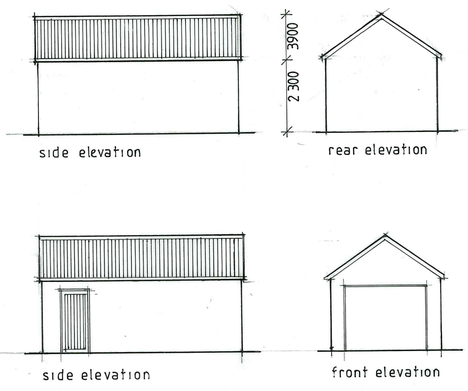


detail of timber fence with small mammal access. (6)



proposed ground floor plan
scale 1/50

proposed elevations (garage) scale 1/100



5. No development shall take place past slab level until details of ecological enhancements have been submitted to and approved in writing by the Local Planning Authority. Such enhancement measures to include, the type, number and location of the following:
   a. a) Bird boxes/bricks, including provision for swifts (to be included within the built fabric of the property).
   b. b) Bat boxes/bricks (to be included within the built fabric of the property).
   c. c) Bee bricks (to be included within the built fabric of the property).

   Thereafter, the approved enhancement measures shall be implemented in accordance with the approved details prior to the occupation of the hereby approved dwelling, and be maintained in perpetuity.

6. No development shall take place past slab level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. All planting, seeding or turfing indicated on the approved

73 Nottingham Road
Hucknall
NG15 7PY

OS MasterMap 1250/2500/10000 scale
Monday, February 17, 2025, ID: JEW-01207766
maps.johnewright.com

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johnewright
maps@johnewright.com
tel: 0115 950 6633

Rick Cobham Design Ltd
8a Main Street, Calverton, Nottingham, NG14 6FQ
Mobile: 0776 504 2005
O.S Map Licence Number MEM 00000111

Prior to commencement of work, the contractor and client are to check on-site all exterior dimensions, setting out positions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
The requirement of the "Party Wall Act 1996" will apply to certain schemes. If the proposed work affects the Party Wall or is within 3 meters and deeper than the foundations of the nearby building the "Building Owner" has a responsibility to inform (in writing) and agree the works with the "Adjoining Owner(s)". If an agreement cannot be made, then it may be necessary to engage a Party Wall Surveyor. Rick Cobham Design Ltd takes no responsibility for this.

The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences. Any proposed building works within 3 metres of a public sewer will require a "building over/close to" application to be submitted and approved by the water authority prior to work commencing.

All work to comply with CDM 2015. The principal contractor (for projects with more than one contractor) must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client's duties must be carried out by the contractor in control of the construction work.
This drawing is to be read in conjunction with any structural engineers' drawings and details.

CLIENT:	**Mr. T Cash**
	Land adj to 69 Nottingham Road Hucknall Nottinghamshire NG15 7PY
PROJECT:	**New build dwellings**
DRAWING TITLE: Site location/block plan removal of conditions	
DRAWING NUMBER: RS/TC/12/12/25 02 rev d	
SCALE:	**1/100 1/200, 1/1250**
BY: Rick Somersby	**Date: 12th December 2025**

All drawings print off at A1

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