

Delegated Report

Application Number: V/2025/0529

Address: 19 Ullswater Drive, Hucknall, Nottinghamshire, NG15 6NG

Description of Works: Single-Storey Rear Extension

The Application	Single-Storey Rear 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's)</p> <ul style="list-style-type: none">• Residential Extensions Design Guide (2014)
Relevant Planning History	None
Summary of comments received	<p>Resident Comments: Two representations from residents have been received in respect of this application. One in support and one in objection.</p> <p>The representation in support outlined that the plans were considerate and inkeeping with the surroundings.</p> <p>The representation in objection queried how they could object to the application if it had already been built.</p>
Comments on above	<p>The visual impact of the development shall be discussed in the main body of the report.</p> <p>In relation to the objection, the local authority had been notified that the proposal had been carried out and did require planning permission. In the interests of achieving proactive planning, the applicant was offered to submit a retrospective application for consideration in the first instance. The application will determine the application based on its own merits.</p>
Summary	<p>The Site and Application:</p> <p>The application site consists of a two-storey, semi-detached dwelling located within a residential setting; the site is also within the main urban area of Hucknall as outlined within the ALPR (2002).</p> <p>The application seeks retrospective consent for a single storey rear</p>

extension. The officer site visit showed that the structure was on the most part completed with the exception of the rendering on the southern and eastern elevations. The applicant stated the employed builder outlined that the extension would be constructed within permitted development specifications, which has not been the case. Nevertheless, the authority has been proactive in allowing the applicant to retrospectively apply for planning permission so that the extension can be considered.

The extension projects from the original rear wall by 3.88 metres and matches the dwelling width at 5.65 metres, a mono-pitch roof has been constructed that has an eaves and ridge height of 2.19 metres and 3.44 metres respectively. The extension has been constructed using breezeblock, the western elevation facing the neighbouring property has facing brick to match the existing dwelling, the rear elevation has brick quoins and is proposed to be rendered, the east elevation is also proposed to be rendered. The extension serves as a kitchen extension and is fully operational internally.

The plans also indicate the demolition of outbuildings in the rear garden, adjacent to the rear extension, this had not been completed at the time of the site visit however it is unlikely that their demolition would require consent in any case, and they do not appear to conflict with the extension.

Visual Amenity:

The street scene is largely made up of semi-detached properties that are relatively consistent in their siting and scale, dwellings in the street scene do share general design characteristics however there is a clear variety of palettes of materials in the street scene.

The proposed extension is placed to the rear of the property and is would not be highly visible from the street scene except from very limited vantage points when travelling west on Ullswater Drive.

The overall design of the extension is considered acceptable, whilst the dwelling at present is of a brick construction, it is not considered that the introduction of render on the rear and east elevation would be incongruent as these materials are highly present within the street scene.

Upon site visit, it was clear that a number of neighbouring properties have rear extensions of a similar scale and design.

Overall, the extension would have a limited impact upon the street scene, is of an acceptable design and would not appear out of character. Therefore, it is considered that the development does not have a significant impact upon visual amenity.

Residential Amenity:

As part of the application process, an assessment has been made to

	<p>determine the impact upon the amenity of residents, this relates to issues such as massing, overshadowing and loss of privacy.</p> <p>There is a significant gap of approximately 6.5 metres between the extension and the boundary with the neighbouring property to the east, 17 Ullswater Drive, no windows are proposed on the eastern elevation of the building and overall, it is considered due to the siting and scale of the development, it would not have a significant impact on this property.</p> <p>The extension is built adjacent to the boundary with 21 Ullswater Drive to the west, no windows are proposed on this elevation however the applicant has used brick on this elevation rather than render to improve the outlook of the occupiers of No.21. The site visit showed that No.21 had a conservatory to the rear, which did not extend quite as far as the proposed extension but around 3 metres in length. The extension is built up to the boundary so the extension will have some level of impact on No.21 however, the mono-pitch roof will assist in allowing light into the conservatory by the reducing roof slope, the continuing brick elevation will also improve the overall outlook from the rear of No.21. Whilst it is accepted that the extension would have some impact on the neighbouring property in relation to overshadowing, the extension has been designed in such a way to mitigate this impact, and it is considered not significant enough to warrant a refusal.</p> <p>Conclusion:</p> <p>Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, conditional consent is recommended for this application.</p>		
Recommendation	Conditional consent		
Conditions & Reason	Condition Code	Text	Monitor
		This permission shall be read in accordance with the following plans: existing site plan and proposed block lan (drawing number: D301 REV A) received 21/10/2025 and existing and proposed elevations and floorplan (drawing number: D101 REV A) received 04/11/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.	
	Reason Code	Text	Monitor
		To define the terms of this permission and for the avoidance of doubt.	

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	<p>The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.</p>	
	Signed	Dated
Case Officer		17/12/2025
Development Team Manager		
<p>Determined by</p> <p>Service Director Or on their behalf</p>		