

Delegated Report

Application Number: V/2025/0528

Address: 24 Eastfield Side, Sutton in Ashfield, Nottinghamshire, NG17 4JU

Description of Works: Vehicle Access

The Application	Dropped Kerbs
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <ul style="list-style-type: none">• ST1 – Development• ST2 – Main Urban Area <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's)</p> <ul style="list-style-type: none">• Residential Car Parking Standards (2014) <p>Other Supplementary Documents:</p> <ul style="list-style-type: none">• Nottinghamshire Highway Design Guide
Relevant Planning History	None
Summary of comments received	<p>NCC Highways: No objection, one suggested condition.</p> <p>No other written representations have been received in respect of this application.</p>
Comments on above	See main body of the report.
Summary	<p>The Site and Application:</p> <p>The application site is a residential property located on Eastfield Side; the site is within the main urban area of Sutton-In-Ashfield as outlined in the ALPR (2002).</p> <p>The application seeks consent to drop three kerb stones at the frontage of the property.</p> <p>When assessing this application, it was noted that the access to the property does not benefit from planning permission. Historic imagery shows that access being constructed around 2015 and it would appear that whilst unlawful, it is immune from any planning enforcement proceedings. The officer has attempted to contact the applicant to discuss this however has not succeeded. Nevertheless, any favourable decision would not retrospectively grant the access, and this application</p>

	<p>relates to the kerb stones only.</p> <p>Visual & Residential Amenity:</p> <p>The dropping of the kerbs would have a minimal impact upon the street scene, dropped kerbs are present at multiple points across Eastfield Side. It is considered the proposal would not have a detrimental harm on visual amenity.</p> <p>An assessment has been made to determine the impact upon the amenity of residents. Following this assessment, it is considered the development would not lead significant harm in this aspect.</p> <p>Highways:</p> <p>As previously mentioned, the current access is unlawful and does not benefit from dropped kerbs, therefore a vehicle has to awkwardly mount the pavement to enter the site. The provision of a dropped kerb will result in a betterment to the highway, and it is considered the development would not have an adverse impact upon highway safety.</p> <p>The highway authority has been consulted and have no objection however have suggested one condition which is the following:</p> <p>Condition: No part of the development hereby permitted shall be brought into use until the amended dropped kerb vehicular footway crossing is constructed in accordance with highways specification, and with provision to prevent the discharge of surface water from the driveway to the public highway, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety.</p> <p>After consideration, due to the small nature of the development, and the development needing to accord to highway specifications in any case, it does not appear reasonable to add this condition to any favourable decision on this occasion.</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
			<p>The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</p> <p>This permission shall be read in accordance with the following plans: Existing site location plan and proposed block plan received 04/11/2025. The development shall thereafter be</p>	

		undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.	
	Reason Code	Text	Monitor
		To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended. To define the terms of this permission and for the avoidance of doubt.	

Informative	Informative	Informative Text 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). A licence will be required to be able to construct the vehicular crossing on Eastfield Side. Applications can be made here: www.nottinghamshire.gov.uk/transport/roads/request-a-dropped-kerb
-------------	-------------	--

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		22/12/2025
Development Team Manager		22/12/2025
Determined by Service Director Or on their behalf		22/12/2025