

Member Interest:**Delegated Report**

Application Number: V/2025/0693

Address: 44, Peveril Drive, Sutton in Ashfield, Nottinghamshire, NG17 2GT

Description of Works: Single Storey Side and Rear Extension to Existing Bungalow

The Application	Single Storey Side and Rear Extension to Existing Bungalow
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <p>ST1 – Development</p> <p>ST2 – Main Urban Area</p> <p>HG7 – Residential Extensions</p> <p>National Planning Policy Framework (NPPF) (2024)</p> <p>Part 12 – Achieving Well-Designed Places</p> <p>Residential Extensions Design Guide SPD (2014)</p> <p>Residential Car Parking Standards SPD (2014)</p>
Relevant Planning History	V/2008/0304- Bungalow- Refusal- 26/06/2008
Summary of comments received	NottsCC Highways: No objections.
Comments on above	n/a
Summary	<p>The Site and Application</p> <p>The site is a detached bungalow located on Peveril Drive in the main urban area of Sutton in Ashfield where development is permitted under Policy ST2 of the ALPR 2002.</p> <p>The application seeks consent for a single storey side and rear extension to existing bungalow.</p> <p>The extensions will protrude 13.055m from the side elevation by 18.9m in length. Alterations to the roof have been proposed to accommodate the extensions, the overall roof height will be 5.218m.</p> <p>The proposal will see a reconfiguration of the internal floor plan, creating a pool/sauna, double garage, a large kitchen/ dining area, and 4 bedrooms.</p> <p>Visual Amenity</p> <p>The proposed extension will have limited visibility from the street scene as the property is situated down a private access road off of Peveril</p>

Drive. The dwelling is also set back from the street scene by the front garden and driveway which will lessen the impact on the visual amenity.

Limited details have been provided as to the materials, the application form just stating brick and slate tiles. As such any favourable decision shall include a condition requiring the exact details in relation to style and colour of the materials and finishes shall be submitted and approved in writing by the LPA.

The design of the extensions is deemed acceptable; it is therefore considered that the proposal would not lead to significant harm on the visual amenity or character of the area.

Residential Amenity

No resident comments have been received in relation to this application.

The proposal will be sited 2.5m from the boundary with no. 42 Peveril Drive and 4.75m from the side elevation of the property. there are two windows and two door proposed on this side elevation. These windows serve a toilet, store, and utility room as such these windows do not serve habitable rooms.

A condition is attached for the windows to be obscure glazed and non-opening due to the distance to the boundary in the interests of ensuring that residential amenity of residents is protected.

Parking

The proposal will see an increase in bedrooms on site from 3 beds to 4 beds and as such 3 off street spaces are required. A parking plan has not been submitted as part of this application however there is adequate parking on the front driveway and proposed double garage to accommodate this.

Climate Change

Chapter 14 of the NPPF states that addressing climate change is one of the core land use planning principles which underpins both plan making and decision making. As such opportunities for reducing climate change impacts should be reflected in all development proposals. The proposal has not made provision for electric vehicle charging, cycle parking or Solar Panels. However, there is sufficient opportunity within the site that these could be provided at a later date if required.

Conclusion

Having reviewed the submitted information and any relevant comments received against all relevant policies and material considerations, conditional consent is recommended.

Recommendation	FULCC		
Conditions & Reason	Condition Code	Text	Monitor
	1.	The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.	
	2.	No development shall take place until samples of the materials and finishes to be used for the external elevations and roof of the proposal have been agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out with those materials, unless the Local Planning Authority gives written approval to any variation.	
	3.	This permission shall be read in accordance with the following plans: Proposed Block Plan received 09/12/2025. Site Location Plan, Proposed Floor Plans, and Proposed Elevations all received 04/12/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.	
	4.	The windows in the rear elevation of the extension facing onto no.42 Peveril Drive shall be glazed in obscure glass and be non-opening below 1.7m above the room floor level and maintained as such in perpetuity. Such work to be completed prior to the commencement of use of the hereby approved development.	
	Reason Code	Text	Monitor
1.	To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.		
2.	To ensure the satisfactory appearance of the development.		

	3.	To define the terms of this permission and for the avoidance of doubt.	
	4.	To safeguard the amenities of residents living in the vicinity of the application site.	
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	L.Murray	20/01/2026
Development Team Manager		
Determined by Service Director Or on their behalf		