

Delegated Report

Application Number: V/2025/0704

Address: 62 Bestwood Road, Hucknall, Nottinghamshire, NG15 7PQ

Description of Works: Two Storey Side Extension and Single Storey Rear Extension With Associated External Works

The Application	Two Storey Side Extension and Single Storey Rear Extension With Associated External Works
Policy Considerations	<p>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 9 – Promoting Sustainable Transport• Part 12 – Achieving Well-Designed Places <p>Supplementary Planning Documents (SPD)</p> <ul style="list-style-type: none">• Residential Extensions Design Guide (2014)• Residential Car Parking Standards (2014) <p>Other Supplementary Documents</p> <ul style="list-style-type: none">• Nottinghamshire Highways Design Guide (2021)
Relevant Planning History	None
Summary of comments received	<p>Local Lead Flood Authority: No bespoke comments</p> <p>NCC Highways: No objection subject to one condition.</p> <p>Resident Comments: One representation has been received from a resident, which objects to the proposal. The points raised are as follows:</p> <ul style="list-style-type: none">• The extension will overshadow a window serving a kitchen/living area• The extension will overshadow the rear garden space• There is no party wall agreement in place
Comments on above	A party wall agreement is a separate legal entity to the planning process and permission can be granted irrespective of whether a legal

	<p>agreement is in place. The applicant would be responsible for making sure these agreements are in place prior to proceeding with any granted development.</p> <p>Highways and impact on residential amenity will be discussed in the main body of the report.</p>
<p>Summary</p>	<p>The Site and Application:</p> <p>The application site consists of a two-storey, semi-detached property located within a residential area; the site is also within the main urban area of Hucknall as outlined within the ALPR (2002).</p> <p>The application seeks consent for a two storey side extension and a single storey rear extension which would provide a snug, W.C, utility and kitchen on the ground floor along with two bedrooms with a jack and jill ensuite on the first floor.</p> <p>Visual Amenity:</p> <p>This section of Bestwood Road is largely characterised by two-storey, semi-detached dwellings that are consistent in their siting and scale but there are slight variances in design and materials. The wider street scene has a larger variety of housing typology which is largely made up on bungalows.</p> <p>The application form and plans show that the development shall utilise matching materials and finishes.</p> <p>The Residential Extensions Design Guide SPD (2014) sets out the design principles for development. One of the most characteristic features of a residential area is the visual gap between dwellings and the filling in of these spaces can significantly harm the balance between buildings and the appearance of the street scene. Side extensions should appear subordinate to the existing dwelling, be set back from the principal elevation and have a reduced ridge line.</p> <p>The neighbouring property to the north, No. 60 Bestwood Road, benefits from a two storey side extension and therefore the design of any proposal should be carefully balanced as so not to introduce the terracing effect. The extension on the neighbouring property does have a setback at first floor level and a reduced ridge.</p> <p>The proposal seeks to extend almost entirely up to the boundary wall with 60 Bestwood Road, does not have a setback and does not have a reduced ridge line.</p> <p>The proposed side extension does not exhibit good design principles as set out within the design guide and would result in an incongruous addition to the existing dwelling that creates a terracing effect between the application site and No. 60.</p> <p>The single storey rear element has an acceptable design alongside</p>

matching materials and finishes. It is considered that this element would have a limited impact on visual amenity.

Residential Amenity:

An assessment has been made to determine the impact upon the amenity of residents in relation to massing, overshadowing and loss of privacy. Concerns of overshadowing have been received from the occupiers of No.60.

An application for development was submitted in 2003 at 60 Bestwood Road for the existing two storey side extension, the side window referred to in the resident comments appears to have originally served a study. It appears that the internal arrangement has changed and this side window now serves a kitchen, this window is not the only one to serve the kitchen and there are rear windows also. Whilst a kitchen is a habitable room, from assessing the site it is clear that the side window is already substantially shadowed by the application property. Whilst the development would result in a two-storey side extension directly adjacent to the boundary and in close proximity to the kitchen window of No.60 after considering the existing shadowing that takes place alongside the other windows within the neighbouring properties kitchen, on balance it is considered not significant enough to warrant a refusal.

The representation also mentions significant overshadowing on the rear amenity space of No.62; officers have assessed the impact of both the side and rear extension on the rear amenity space of No.62 and whilst this may result in some overshadowing, this would not be considered significant enough to warrant a refusal.

First floor windows are proposed on the front and rear of the property; these have adequate separation distances between opposing properties. A single side window is proposed at first floor level which would serve the jack and jill ensuite, the plans do not show that this window would be obscurely glazed and non-opening however any favourable decision could secure this through condition.

Highways & Parking:

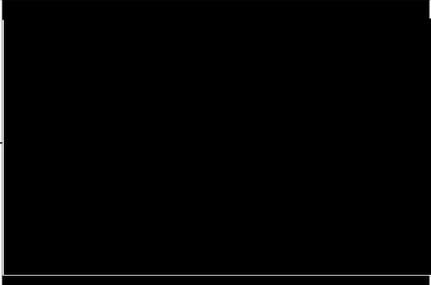
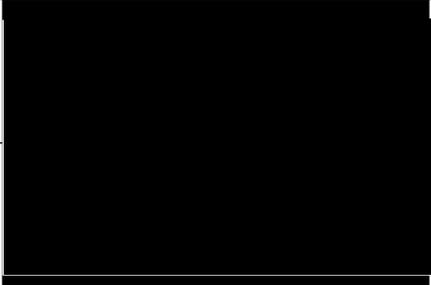
The majority of properties along Bestwood Road benefit with some form of off-street parking facility in the form of driveways and garages. The property as existing has a side driveway and carport. On-street parking is infrequent within the area however the authority would not seek to support a proposal that drastically underprovided on its parking provision.

The property as existing has three bedrooms however the proposal would have a net gain of one bedroom for a total of four. This increase in bedrooms would increase the off-street parking provision from two to

	<p>three spaces.</p> <p>The existing side driveway and car port would be removed to make way for the proposed side extension. It is proposed to remove existing green space at the front of the property and install permeable block paving. The plans also show the existing and proposed dropped kerb.</p> <p>The proposed driveway would meet length and width requirements for three parking spaces. The plans show a lamppost that is being retained which would be sited in alignment with the middle of the driveway and would be approximately 3.5 metres from the beginning of the driveway. This does have the potential to cause conflict however the drive and pavement is 11 metres in length and on balance would not have a detrimental harm on highway safety.</p> <p>The highway authority has been consulted on the application and have provided no objection subject to the inclusion of a condition, which is as follows:</p> <p>Condition: Prior to the completion of the second fix building works stage the driveway shall be surfaced in a bound material (not loose gravel) from the highway boundary and shall be drained to prevent the unregulated discharge of surface water onto the public highway, and a dropped vehicular footway crossing shall be provided.</p> <p>Reason: To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.</p> <p>After consideration, the above condition will be included on any favourable decision, as so to ensure good quality development and in the interests of highway safety.</p> <p>Conclusion:</p> <p>Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, a refusal is recommended for this application.</p>		
Recommendation	Refuse consent		
Reasons for Refusal	Reason Code	Text	Monitor
		The proposed two-storey side extension by virtue of its size, siting and design results in a prominent and incongruent addition to the property resulting in the terracing effect with the neighbouring	

		property, to the detriment of visual amenity and the character of the street scene. The proposal is therefore contrary to Policies ST1 and HG7 of the ALPR (2002), Part 12 of the NPPF (2024) and the Residential Extensions Design Guide SPD (2014).	
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Proactive Working	The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason(s) for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.
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	Signed	Dated
Case Officer		26/01/2026
Development Team Manager		26/01/2026
Determined by Service Director Or on their behalf		26/01/2026