

Delegated Report

Application Number: V/2025/0727

Address: 28, Annies Close, Hucknall, Nottinghamshire, NG15 6FR

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	<p>Application Reference: V/1995/0097 Proposal: Erection of 9 Bungalows, 20 Houses and Garages Decision: Conditional Consent Decision Date: 29/07/1999</p>
Summary of comments received	No written representations have been received in respect of this application.
Comments on above	N/A
Summary	<p>The Site and Application:</p> <p>The application site consists of a detached bungalow 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 single storey extension to the rear. The extension would project from the original rear wall by 3.6 metres and would have a width of 5.3 metres. A pitched roof is proposed with an eaves and ridge height of 2.4 metres and 3.6 metres respectively. Matching materials are also proposed.</p> <p>The extension would be meet the requirements of permitted development under Class A, Part 1, Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) however the original application for development for the housing development, V/1995/0097, removes permitted</p>

development rights for these dwellings, as contained within condition eight.

Visual Amenity:

The southern terminus of Annes Close consists of a row of detached bungalows that are similar in their siting, scale and design, properties to the north consist of two-storey detached properties that have varying scales and designs.

The extension would not be visible from the street scene. Nevertheless, its general design and the proposed material use is deemed acceptable, it is therefore considered that the development would not have a detrimental impact upon visual amenity.

Residential Amenity:

As part of the application process, an assessment has been made to determine the impact upon the amenity of residents; relating to massing, overshadowing and loss of privacy.

The proposed conservatory would be adjacent to 26 Annes Close to the northwest. The extension has been set off the boundary and considering the overall siting and scale of the proposal it is considered that it would not result in significant massing or overshadowing to No.26. The dwelling to the southeast, No.30 would be sited approximately 8 metres from the extension, and it is considered that the extension would also not detrimentally affect this property.

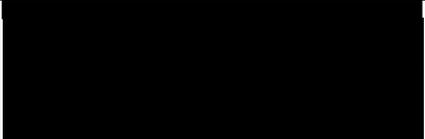
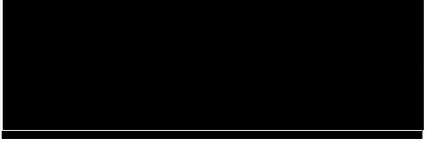
Windows are proposed on the rear elevation along with windows and bi-fold doors on the side elevation facing No.30. Considering the separation distance between the application site and No.30 along with the 2 metre high fence separating the two properties, it is considered this would not lead to a significant loss of privacy. No side windows are proposed that face No.26.

Conclusion:

Having reviewed all the submitted information and assessing this against all relevant policies and material planning considerations, conditional consent is recommended for this application.

Recommendation	Conditional consent		
Conditions & Reason	Condition Code	Text	Monitor
		The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.	

		<p>The materials and finishes to be used for the external elevations and roof of the proposal shall match those used in the construction of the existing building.</p> <p>This permission shall be read in accordance with the following plans: existing site location plan received 23/12/2025 and existing and proposed elevations, floor plans and proposed block plan (drawing number: DLS/2025/NOV/0028/PP-EPS) received 05/01/2026. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.</p>	
	Reason Code	Text	Monitor
		<p>To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.</p> <p>To ensure the satisfactory appearance of the development.</p> <p>To define the terms of this permission and for the avoidance of doubt.</p>	
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			02/02/2026

Development Team Manager		02/02/2026
Determined by Service Director Or on their behalf		02/02/2026