

Delegated Report

Application Number: V/2026/0011

Address: The Bungalow, 36A High Street, Hucknall, Nottinghamshire, NG15 7HG

Description of Works: Single Storey Side Extension

The Application	Single Storey Side 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)</p> <ul style="list-style-type: none">• Residential Extensions Design Guide (2014)
Relevant Planning History	None
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 which is accessed from Wollaton Street; the site is a predominantly residential area, but the site is within the district shopping centre of Hucknall, the site is also within the main urban area of Hucknall as outlined within the ALPR (2002).</p> <p>The application seeks consent for the demolition of an existing conservatory and its replacement with a single storey extension. The extension would project from the side wall by 7.5 metres and has a length of 6.9 metres, a pitched roof is proposed with an eaves and ridge height of 2.53 metres and 5.73 metres respectively. The room is to serve as a bedroom and ensuite.</p> <p>Visual Amenity:</p> <p>The application site is located adjacent to Torkard Way, and the dwelling is visible in the street scene, the extension would also be</p>

visible from Torkard Way. The character of the street scene is primarily residential, with some commercial uses beginning further south when encroaching further into Hucknall town centre. Dwellings in the street scene differ greatly in their siting, scale and design.

The overall design of the extension is considered acceptable; it is set back from the front elevation and does include a slightly reduced ridge line. The application form states that matching roof tiles are proposed, the facing materials are proposed as render, the existing property is of a brick construction. Render of a variety of colours is a present material within the immediate and wider street scene, and it is considered the introduction of render on this property would not detrimentally harm the character of the area.

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 extension would be adjacent to the rear gardens of properties on Wollaton Street to the east, particularly No's. 23 and 25. The extension would be located approximately 7 metres from the rear elevations of these properties and whilst the extension is larger in stature than the existing conservatory, it is considered that it would not result in significant additional massing or overshadowing to these properties. The reduced ridge line and set back alongside the boundary hedgerow and tree separating the properties will also soften the impact of the development.

No side windows facing the properties on Wollaton Street are proposed. Ground floor windows to the front and rear of the extension are proposed however after assessment it is considered that these would not result in any significant loss of privacy.

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
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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.	
		The materials and finishes to be used for the external elevations and roof of	

		<p>the proposal shall match those shown and stated on the application form and approved plans.</p> <p>This permission shall be read in accordance with the following plans: Existing site location plan received 09/01/2026, proposed floor plan and existing elevations and floor plan (drawing number: 25/3101-1) and proposed elevations, floor plan and section (drawing number: 25/3101-2) both received 08/01/2026. 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			11/02/2026

Development Team Manager		
Determined by Service Director Or on their behalf		