

PARISH Pleasley Parish

APPLICATION LOCATION APPLICANT	Erection of single front and side extensions The Croft Old School Lane Pleasley Mansfield Mr and Mrs Kirkham The Croft Old School Lane Pleasley Mansfield NG19 7PW		
APPLICATION NO.	25/00153/FUL	FILE NO.	
CASE OFFICER	Jack Clayton		
DATE RECEIVED	21st March 2025		

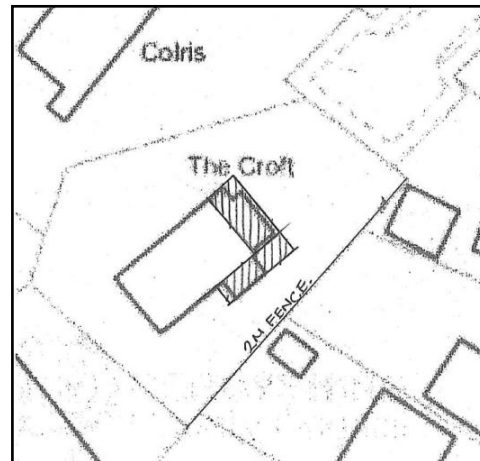
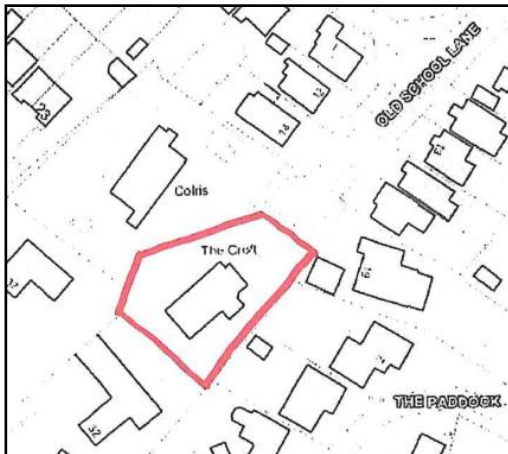
SUMMARY

This is a householder application seeking planning permission for a single storey 'wraparound' 'L-shaped' rear/side extension at 'The Croft', Old School Lane, Pleasley. The development will take place on the northern side elevation and eastern rear elevation which will facilitate an increase in living space for the occupiers of the dwelling. The key issues to address in this report are the visual impacts of the proposed development on the street scene and if any of the residential amenity impacts constitute as significant enough to negatively affect the enhancement and enjoyment of adjacent properties.

This planning application has been referred to Planning Committee as the occupier of the dwelling is Cllr Tom Kirkham. This is to ensure transparency of the planning process and to demonstrate that there is no bias from a delegated decision due to the applicant being a Councillor.

The application is recommended for approval, with conditions.

Site Location Plan



The extract on the left is a site location plan, and on the right is a block plan illustrating the position of the proposed extension

OFFICER REPORT ON APPLICATION NO. 25/00153/FUL

SITE & SURROUNDINGS

The subject site is a detached bungalow located to the southwest of Old School Lane, Pleasley. The dwelling is fronted by a mix of boundary treatments consisting of a circa 2m high hedgerow and a circa 1m high wooden gated fence. The principal elevation is orientated to the west and fronted by a large asphalt driveway which can accommodate at least six vehicular parking spaces. The rear elevation is orientated to the east, and beyond this is a landscaped garden, which contains a numerous hedgerows and mature trees, this continues beyond the northern side elevation and leads to a topographically level grassed area which is used for leisure and recreation activities.

The site sits within an established residential estate within the development envelope for Pleasley. The adjacent properties vary in size, style and design.



Looking West from the site entrance



The Principal Elevation



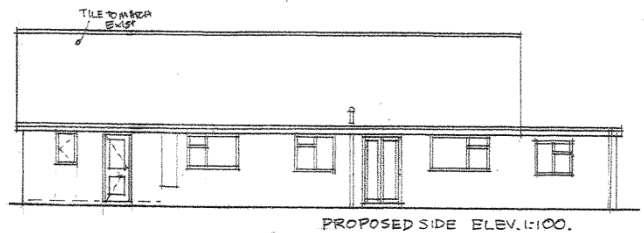
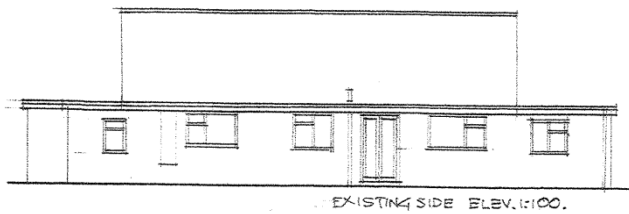
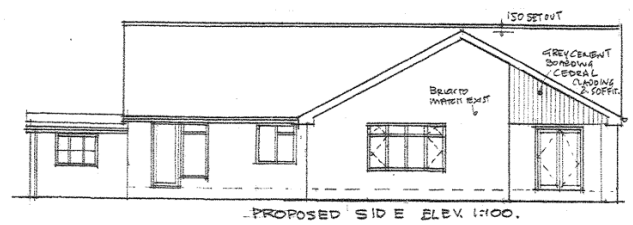
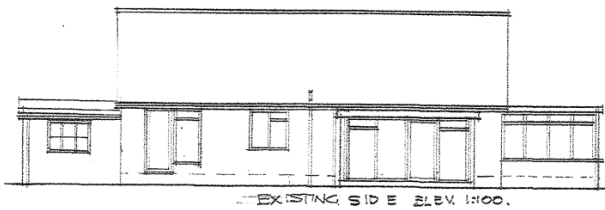
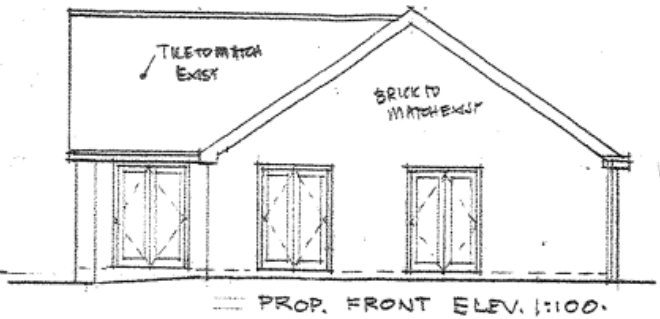
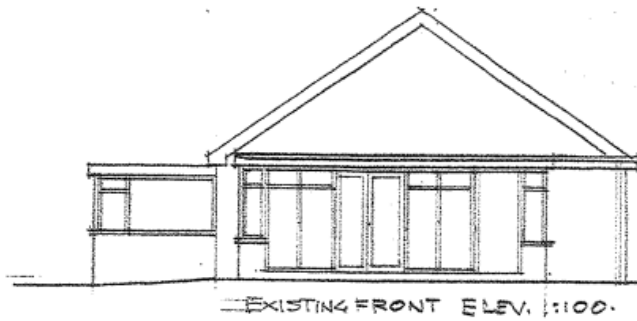
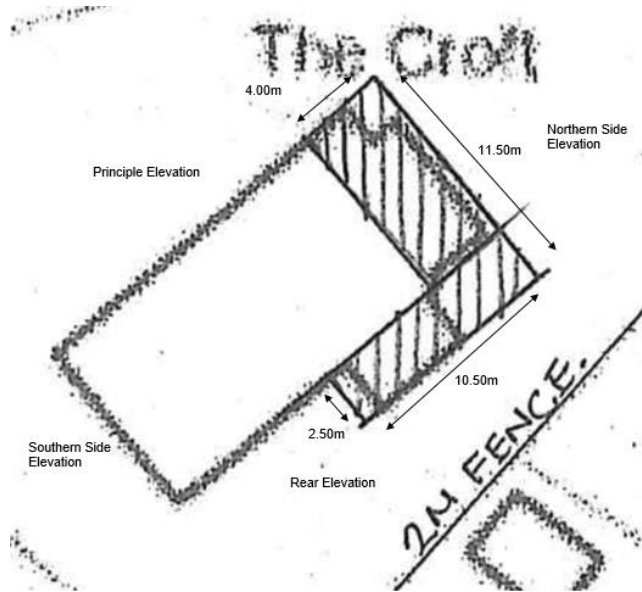
The northern side elevation / rear elevation where the proposed extension is situated.

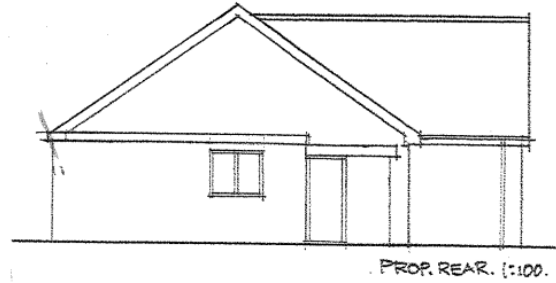
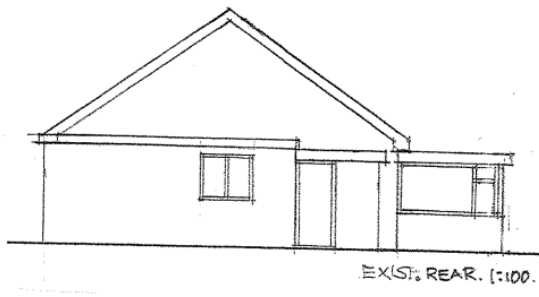
PROPOSAL

The application is for a single storey wrap around extension which will be facilitated by the demolition of the current conservatory and lounge extension. The 'wrap around extension' will be a side and rear 'L' shaped extension that will start from the side elevation of the existing dwellinghouse and extend beyond the rear elevation by 2.70m. At the rear, it will create a 'L' shape extending from the side elevation by 4.00m. The extension will have a total height of 5.30m and an eaves height of 2.40m.

The proposal will introduce three sets of French doors on the northern side elevation, and a set of windows and French doors on the rear elevation. The proposal will create a larger lounge, creation of a dining room and a utility room.

The application also proposes a 2m high fence along the eastern boundary.





Supporting Documents – None submitted.

EIA SCREENING OPINION

The proposal that is the subject of this application are not EIA development.

AMENDMENTS - None

HISTORY – None

CONSULTATIONS

Statutory consultees were invited to consider the application on 02/04/2025 requiring comments to be provided by 28/04/2025.

Pleasley Parish Council – No comments received.

Derbyshire County Council Highway Authority – Standing Advice.

Engineers –

15/04/2025 - Recommend inclusion of three standard drainage advisory notes.

All consultation responses are available to view in full on the Council's website.

PUBLICITY

The application has been publicised by way of a site notice and letters sent to six adjacent residential properties.

- The site notice was posted on 07.04.2025 and required comments by 28.04.2025.
- Neighbour notification letters were posted on 02.04.2025 and required comments by 24.04.2025

No representations have been received

POLICY

Local Plan for Bolsover District ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:

- SS1 Sustainable Development

- SC1 Development within the Development Envelope
- SC2 Sustainable Design and Construction
- SC3 High Quality Development
- SC11 Environmental Quality (Amenity)
- ITCR11 Parking Provision

National Planning Policy Framework ("the Framework")

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Chapter 2 (paras. 7 – 14): - Achieving sustainable development.
- Paragraphs 48 - 51: Determining applications.
- Paragraphs 56 - 59: Planning conditions and obligations.
- Paragraphs 124 - 128: Making effective use of land.
- Paragraphs 131 – 141: Achieving well-designed places.

Supplementary Planning Documents

Successful Places: A Guide to Sustainable Housing Layout and Design, Adopted 2013:

The purpose of the Successful Places guide is to promote and achieve high quality residential development within the District by providing practical advice to all those involved in the design, planning and development of housing schemes. The guide is applicable to all new proposals for residential development, including mixed-use schemes that include an element of housing.

Local Parking Standards:

This document relates to Policy ITCR11 of the Local Plan by advising how the parking standards contained in appendix 8.2 of the local plan should be designed and implemented with development proposals. This SPD does not revise the standards contained in the Local Plan but does provide suggested new standards for parking matters not set out in the Local Plan, such as cycle parking. The design supersedes the parking design section included within the existing Successful Places SPD (2013).

Biodiversity Net Gain Design Note:

In light of the requirement for mandatory 10% biodiversity net gain, the Council has prepared a planning advice note to provide advice on the background to the introduction of mandatory 10% Biodiversity Net Gain, how this statutory provision relates to policy SC9: Biodiversity and Geodiversity in the Local Plan for Bolsover District, and how we will expect those preparing applications to approach this new legal requirement.

ASSESSMENT

Key issues

It is considered that the key issues in the determination of this application are:

- Principle of the development.
- Visual impact of the proposed development

- Residential amenity.
- Whether the development would be provided with a safe and suitable access and impacts on highway safety.
- Ecology and biodiversity considerations

These issues are addressed in turn in the following sections of this report

Principle

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 requires planning applications to be made in accordance with the Development Plan, unless material planning considerations indicate otherwise.

The application site is located within the settlement development envelope of Bolsover where Policy SC1 of the Adopted Local Plan supports the development subject to criteria (a) to (e).

Landscape and visual impact of the proposed development

Policy SC3 of the Adopted Local Plan requires developments to achieve good quality, attractive, durable, and connected places through well designed locally distinctive development that will integrate into its setting. Paragraph 130 of the National Planning Policy Framework also requires high quality design which is visually attractive as a result of good architecture, and which respects local character and history.

Given the matching materials of the proposed extension compared with the main dwelling, the development is complimentary in design and finish. The location of the extension on the side elevation facing a highway will increase its prominence in the street scene, which is relatively uniform in scale, design and finish. The properties along Old School Lane vary in design, size and style and therefore the proposed development will not appear out of place.

Supplementary to this, the dwelling is set back over 10m from the highway and is screened by a large hedgerow meaning that it heavily reduces the visual impact on the street scene.

The timber fence is also screened from the highway due to the hedgerow and land level change and therefore has no visual impact on the street scene.

Overall, the proposal is considered to be compliant with the provisions of SC2 (Sustainable Design and Construction) and SC3 (High Quality Development) of the local plan and the 'Achieving well designed places' section of the framework (Paragraph 131-141).

Residential Amenity

The proposal is considered to improve the living accommodation for occupiers of the property and maintains sufficient outdoor amenity space in line with Bolsover Council's adopted supplementary planning document 'Successful Places'.

The proposed development introduces three new openings on the northern side elevation and two openings on the rear elevation, however, these windows do not introduce any new views. Furthermore, there are a mix of boundary treatments present consisting of mature trees and hedgerows which restrict any views into and out of the property, this will be reinforced by the 2.00m high fence which is to be erected along the eastern boundary. Consequently, it is deemed that the proposed development does not negatively impact privacy for occupiers of

the dwelling and adjacent neighbouring properties.

The proposed extension will be visible to neighbouring properties however, it does not result in any significant overbearing impacts due to its limited size and the sites topographical gradient which means the dwelling sits at a lower elevation than some of the surrounding properties. Supplementary to this, the proposed development does not impact solar gain to any adjacent neighbouring properties. Moreover, the fence along the eastern boundary is no higher than the mature trees present and will therefore present no worse impacts than the existing development.

Overall, the impact of the proposal on the amenity of the surrounding neighbouring properties is considered minimal and acceptable, and the development accords with the provisions of policy SC3 (High Quality Development) and SC11 (Environmental Quality (Amenity)) of the Local Plan and the Successful Places guidance.

Highways

The development is for a domestic extension and therefore the standing advice of the local highway authority has been considered.

Given the location of the development and fencing it will have no impact on safety and access to the highway.

Supplementary to this, the extension will not introduce any additional bedrooms to the property so there are no requirements for additional parking. As such, the proposal is considered to comply with the provisions of Local Plan policy ITCR11.

Ecology and Biodiversity Considerations

Key Biodiversity Information	
Reason if exempt from the biodiversity gain plan condition	Householder Application

The application is for a domestic extension and is therefore exempt from the mandatory 10% biodiversity net gain requirement.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposal is considered to be a suitable scheme which benefits the site by providing additional living space for current and future occupiers of the dwellings, without compromising available outdoor amenity space. The extension is considered to compliment the context and appearance of the application site and has an acceptable amenity impact on the surrounding residential properties. Consequently, a recommendation for approval has been put forward.

RECOMMENDATION

The current application be APPROVED subject to the following planning Conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development must be carried out in accordance with revised drawings received by the council on 7th April 2025.
3. The external wall and roof materials used in the development must be of the same type, texture, and colour as those used in the existing building unless otherwise approved in writing by the local authority.

Reasons for Conditions:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the terms of this permission and for the avoidance of doubt, and to ensure a satisfactory standard of external appearance in compliance with policies SS1, SC1, SC2 and SC3 of the Local Plan for Bolsover District.
3. To ensure a satisfactory standard of external appearance in compliance with policies SS1, SC1, SC2 and SC3 of the Local Plan for Bolsover District.

Notes to the Applicant:

1. The sewer records do not show any public sewers within the curtilage of the site. However, the applicant should be made aware of the possibility of unmapped public sewers which are not shown on the records but may cross the site of the proposed works. These could be shared pipes which were previously classed as private sewers and were transferred to the ownership of the Water Authorities in October 2011. If any part of the proposed works involves connection to / diversion of / building over / building near to any public sewer the applicant will need to contact Severn Trent Water in order to determine their responsibilities under the relevant legislation.
2. All proposals regarding drainage will need to comply with Part H of the Building Regulations 2010. In addition, any connections or alterations to a watercourse will need prior approval from the Derbyshire County Council Flood Team, who are the Lead Local Flood Authority.
3. This application is considered to be one which will not require the approval of a biodiversity gain plan before development is begun, because one or more of the statutory exemptions or transitional arrangements are considered to apply. However, you are still required to observe the statutory requirements of the Biodiversity Net Gain Plan Advice Note provided below.

Statement of Decision Process

The proposal complies with the adopted policies and guidance documents of Bolsover District Council. The decision has been taken in accordance with those documents and the objectives of The Framework.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e., “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.