

<b>Report To:</b>	<b>Planning Committee</b>
<b>Date:</b>	<b>25 SEPTEMBER 2024</b>
<b>Heading:</b>	<b>REMEDIAL WORKS AT 10 THORESBY DALE, HUCKNALL</b>
<b>Executive Lead Member:</b>	<b>COUNCILLOR MATTHEW RELF, EXECUTIVE LEAD MEMBER FOR REGENERATION AND PLANNING</b>
<b>Ward/s:</b>	<b>HUCKNALL NORTH</b>
<b>Key Decision:</b>	<b>No</b>
<b>Subject to Call-In:</b>	<b>No</b>

### **Purpose of Report**

To inform Members of work undertaken by officers to secure remedial works to an unauthorised extension to the front of 10 Thoresby Dale, Hucknall.

### **Recommendation(s)**

To note the content of the report.

### **Reasons for Recommendation(s)**

To bring to Members attention work secured to rectify a breach of planning control.

### **Alternative Options Considered**

*(with reasons why not adopted)*

N/A

### **Detailed Information**

In March 2022, an application was submitted seeking a front and side extension to No. 10 Thoresby Dale, Hucknall. Officers raised significant concerns with the proposal over its design and intended use and this was refused permission. Despite being refused permission, the extension was then built in breach of planning control. An application seeking permission retrospectively was submitted in March 2023.

The retrospective application went to Planning Committee in July 2023, in which Members raised concerns over the design and whether the proposal would accord with Part M of Building Regulations and the application was deferred to allow these matters to be addressed. Although amendments were provided, officers continued to raise concerns. The applicant decided to withdraw the application before it was taken back to Planning Committee in December 2023.

Following this, officers have worked positively with the applicant to secure a scheme which rectifies the breach of planning control and responds to the concerns raised previously. After considering advice provided by officers, the applicant submitted a revised application in March 2024, which proposed changes such as the inclusion of brick slips and a pitched roof to the extension. This was then approved under delegated powers in April 2024 and as of July this year the work has been successfully carried out. It is considered the alterations represent a significant improvement over what was there previously.

## **Implications**

### **Corporate Plan:**

Reporting these decisions ensures we are open and transparent in our decision making process.

### **Legal:**

Legal issues relating to specific planning appeals are set out in the report. As the report is for noting, there are no legal issues associated with the recommendation in the report.

### **Finance:**

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	None
General Fund – Capital Programme	None
Housing Revenue Account – Revenue Budget	None
Housing Revenue Account – Capital Programme	None

### **Risk:** N/A

<b>Risk</b>	<b>Mitigation</b>
N/A	N/A

### **Human Resources:**

No implications

### **Environmental/Sustainability**

None

### **Equalities:**

None

### **Other Implications:**

None

### **Reason(s) for Urgency**

N/A

**Reason(s) for Exemption**

N/A

**Background Papers**

None

**Report Author and Contact Officer**

Darius Walker

Graduate Planning Officer

[darius.walker@ashfield.gov.uk](mailto:darius.walker@ashfield.gov.uk)

**Sponsoring Executive Director**

John Bennet

Executive Director – Place

[john.bennet@ashfield.gov.uk](mailto:john.bennet@ashfield.gov.uk)