

Report of the Chief Executive

Application Number:	24/00212/FUL
Location:	28 Broad Oak Drive, Brinsley, NG16 5DJ
Proposal:	Construct two storey side extension

1. Purpose of the Report

Councillor E Williamson has requested this application be determined by Planning Committee as a neighbouring property has raised concerns in regard to access, loss of light, loss of bat habitat, and an underground stream.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the conditions outlined in the appendix.

3. Detail

- 3.1. The application seeks planning permission for a two storey side extension to a residential property. The dwelling is a two storey semi-detached property, which is adjoined to adjacent neighbouring property 30 Broad Oak Drive located north of the application site.

The main issues relate to whether or not the principle of development is acceptable, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable.

The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The negative impact of the proposal is that there would be a reduction in off-street parking space.

The Committee is asked to resolve that planning consent be granted subject to the conditions outlined in the **Appendix**.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Climate Change Implications

Climate change implications are considered within this report.

8. Background Papers

Nil.