



Land adjacent to 75 Dalestorth Road, Sutton-In-Ashfield, Nottinghamshire NG17 3AG

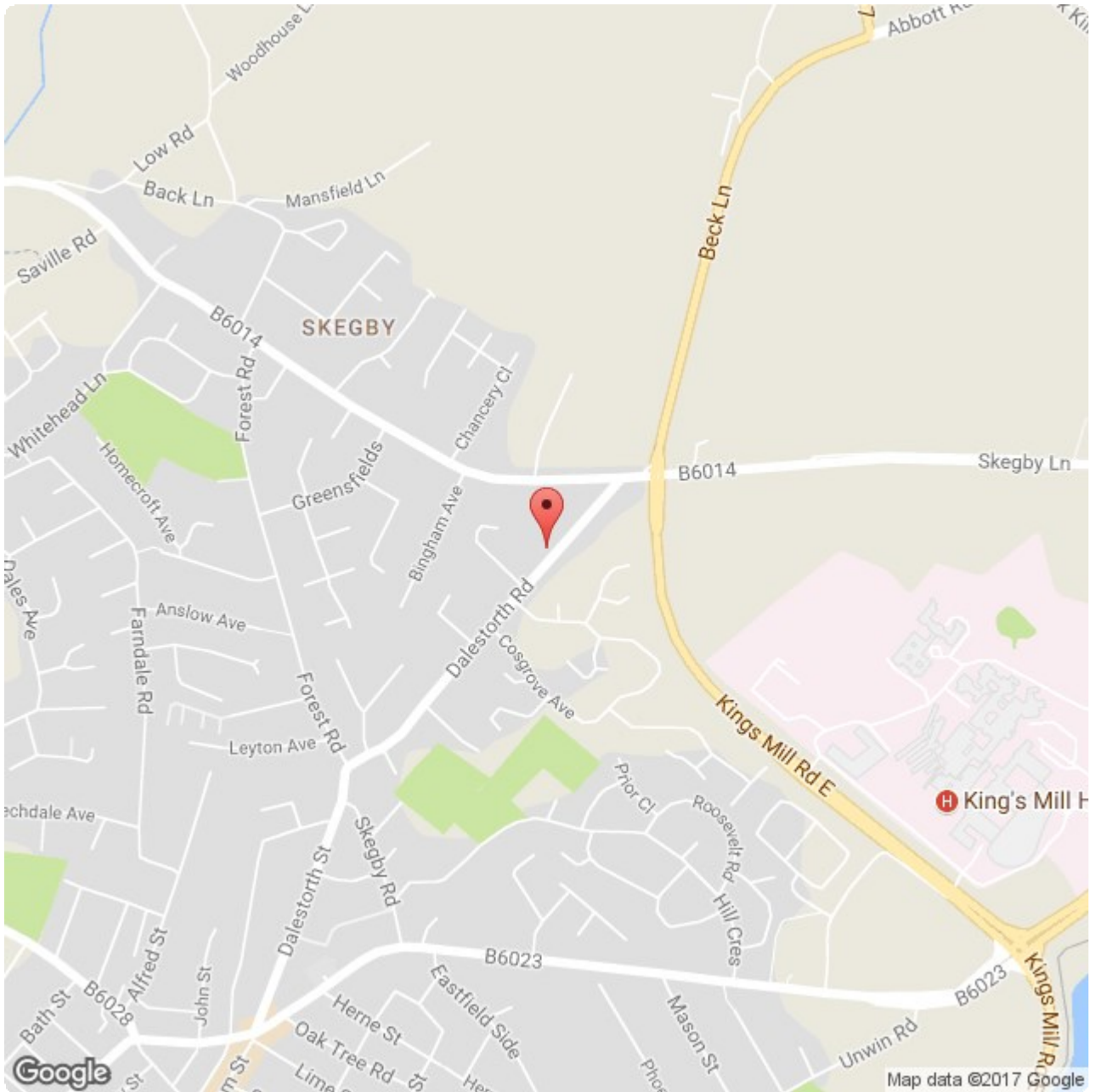
£185,000

An excellent development opportunity! Full planning consent has been granted to develop this site with five link attached bungalows. The site occupies a very pleasant position in a sought after residential area within a few minutes drive of both the centres of Sutton In Ashfield and Mansfield.

A copy of the Planning Approval Notice dated the 1st July 2015 is attached together with a site plan, proposed elevations and floor plans for the new properties. We are advised that the site area is 1024 square metres but this has not been confirmed on site.

How to find the land

Take the Sutton Road A38 out of Mansfield for approximately one mile to the traffic lights by the Sir John Cockle public house. Go straight ahead, past the public house and then immediate left into Dalestorth Road. The land is on the right hand side clearly marked by one of our signboards.



ASHFIELD DISTRICT COUNCIL

Urban Road,
Kirkby-in-Ashfield,
Nottingham,
NG17 8DA

Tel: 01623 450000
Fax: 01623 457033
www.ashfield-dc.gov.uk/planning



Ashfield

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Town and Country Planning (Tree Preservation) England Regulations 2012
Planning (Listed Buildings and Conservation Areas Act 1990
Planning (Hazardous Substances) Act 1990
Planning and Compensation Act 1991

Approval Notice

Full Planning Application

Approval has been granted by Ashfield District Council for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Planning Reference Number: **V/2015/0291**

Location of Development: **Land adjacent 75
Dalestorth Road
Sutton in Ashfield
Nottinghamshire
NG17 3AG**

Description of Development: **Five Link Attached Dwellings**

Applicant Name: **Prosper Properties Ltd
Mr M Woodcock**

Date: **01/07/2015**

R.MITCHELL, Chief Executive

If reasonable adjustments are needed to fully engage with the Authority - contact **01623 450000**

CONDITIONS:

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. No development shall take place until samples of the materials and finishes to be used for the external elevations and roof of the proposal have been agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out with those materials, unless the Local Planning Authority gives written approval to any variation.
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping. All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
4. No development shall take place until the following matters have been submitted to and agreed in writing by the Local Planning Authority:
 - (a) Full details of the proposed treatment of the site's boundaries.
 - (b) A phasing scheme for the implementation of the agreed boundary treatment.The boundary treatment shall be undertaken in accordance with the agreed details.
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
6. The private drive shall be laid out to a width of not less than 4.8 metres for at least 5 metres back from the nearside edge of the carriageway and shall provide for vehicle parking and turning in accordance with details first submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning areas shall not be used for any purpose other than the turning and parking of vehicles.
7. Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicle access. These measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.
8. No part of the development hereby permitted shall be brought into use until the parking/turning/servicing areas are surfaced in a bound material and the parking bays clearly delineated in accordance with plans to be first submitted to and approved in writing by the Local Planning Authority
9. The parking/turning/servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking/turning/loading and unloading of vehicles.
10. The gates at the access point shall open inwards only and constructed in accordance with details which have been first submitted to and approved in writing by the Local Planning Authority. The approved gates shall be retained for the life of the development.
11. This permission shall be read in accordance with the following plans: Site Location Plan, Elevations, Floor Plan and Layout Plan received 13th May 2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

REASONS:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure the satisfactory appearance of the development.
3. To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.
4. To safeguard the amenities of residents living in the vicinity of the application site.
5. To ensure that the development provides a satisfactory means of drainage, in order to reduce the risk of creating; or exacerbating a flooding problem, and to minimise the risk of pollution.
6. To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety.
7. In the interests of pedestrian safety.
8. In the interests of Highway safety.
9. To ensure the development is constructed to adoptable standards.
10. To enable a vehicle to stand clear of the highway whilst the gates are opened and to protect the free and safe passage of traffic, in the public highway.
11. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

INFORMATIVES

1. 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).
2. The applicant/developer is advised that the mitigation measures required by the submitted Protected Species Survey dated April 2015 should be adhered to during the construction process, in the interests of preventing an adverse impact upon Protected Species.
3. This permission shall be read in conjunction with a Unilateral Undertaking made under Section 106 of the Town and Country Planning Act 1990 and dated 7th May 2015, which restricts occupancy of the residential units to the over 55's or to disables persons of any age.

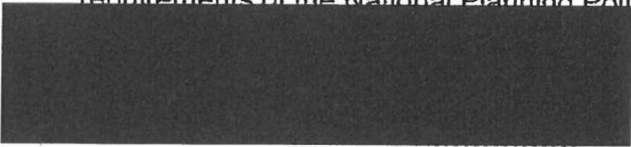
For further detail on the decision please see the application report by contacting the Development Section on 01623 457388.

REASONS FOR APPROVAL

The decision to grant permission has been taken having regard to the policies and proposals in the Ashfield Local plan Review (2002) and all relevant material considerations, including Supplementary Planning Guidance:

PROACTIVE WORKING

The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework (Core Planning Principles).

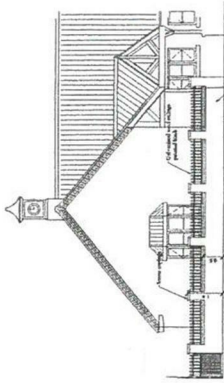

Trevor Watson



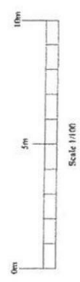
Recent New Build Ref: V2008/0036



Here working 'TBC'



Proposed elevation showing a mix between Vernacular style & Plan

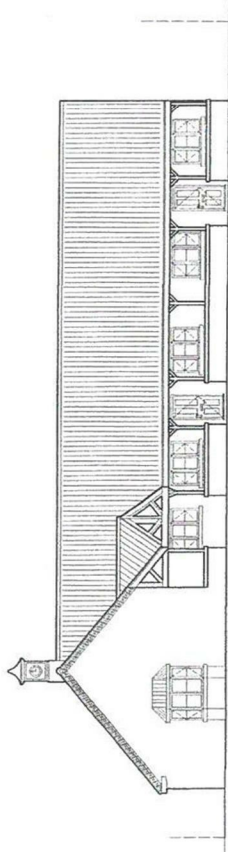


Scale 1/100

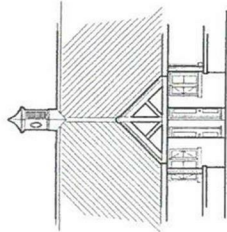
Proposed - Residential Development (Landscaping)
 Site Address - Land Adjacent 75 Duckington Road
 Surveyor - [Name]
 Client - M. M. Woodcock
 Scale - 1/100
 Paper Size - A1
 Drawn - S.E.K.
 Dwg No. 2013/18
 Date - 10/01/13

ELLIS BROS & SON
 47 Humber Drive
 North
 HD23 8EK
 Tel: 01223 841118
 Web: www.ellisbrothers.com
 Email: ellisbrothers@bt.com
 Mobile: 07770 09242

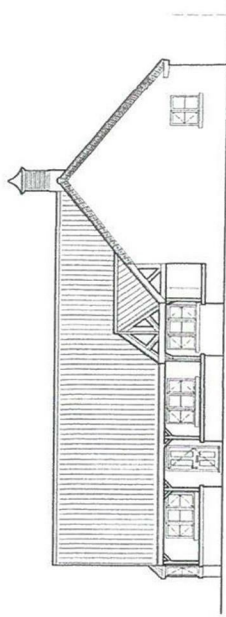
Proposed Block Plan Scale 1/100



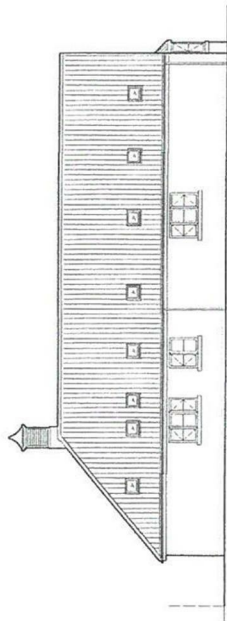
Proposed Front Elevation (wall omitted for clarity)



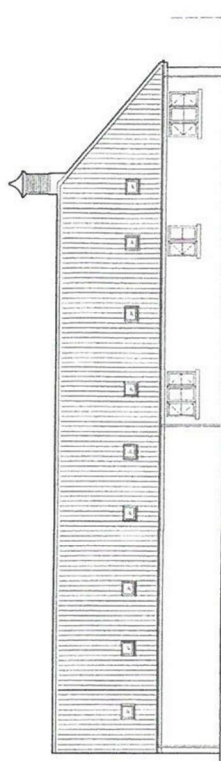
Elevation A (partial)



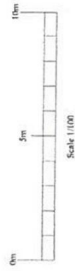
Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

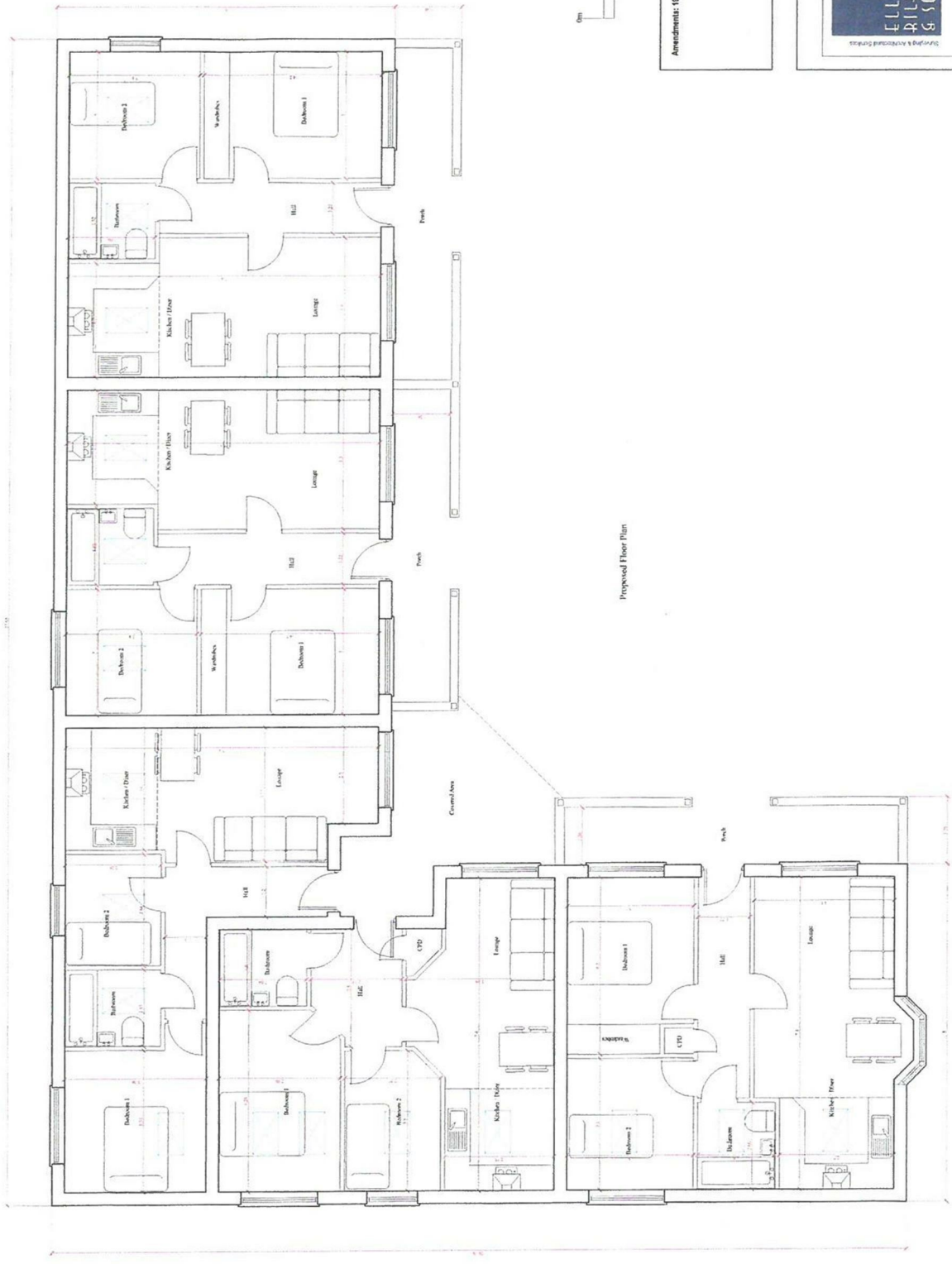


Amendments: 19-10-2011 - Ground floor windows added to all elevations

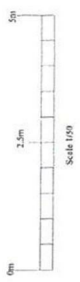


Ellis Aylev & Son
 40 Newhall Drive
 Weymouth
 Dorset
 DT99 8BA
 Tel: 01323 940118
 Fax: 01323 940119
 Email: ellis@ellisailev.com
 Mobile: 07799 58049


Proposal - Residential Development (Elevations)
 Site Address - Land Adjacent To Dalescroft Road
 Swooby
 Sully-H-Ashfield
 Neth
 NG17 3AG
 Client - Mr. M. Woodcock
 Scales - 1/100
 Paper Size - A1
 Drawn - S. Elvy
 Dwg No. 201202
 Date - 11/11/12



Proposed Floor Plan



Amendments: 15-16-2011 - Ground floor windows added to all Bedrooms



Proposal - Residential Development (Floor Plans)
Site Address - Land Adjacent To Dalestort Road
 Southdown, Southdown
 North
 NG17 3AG
Client - Mr. M. Woodcock
Scales - 1:50
Paper Size - A1
Drawn - S.Daly
Dwg No. 27/02/11
Date - 22/02/11

40 Humber Drive
 North
 NG10 1EK
 T: 01522 840118
 W: www.ellisriley.com
 E: info@ellisriley.com
 01522 840118