

**Member Interest:****Delegated Report**

Application Number: V/2025/0595

Address: Old School, Portland Road, Selston, Nottinghamshire, NG16 6BA

Description of Works: Proposal for a Single-Storey Rear Extension

The Application	Proposal for a Single-Storey Rear Extension
Policy Considerations	<p><b>Ashfield Local Plan Review (ALPR) 2002</b></p> <p>ST1 - Development</p> <p>ST3- Named Settlement</p> <p>HG7 - Residential Extensions</p> <p><b>National Planning Policy Framework (NPPF) 2024</b></p> <p>Part 12 - Achieving well-designed places.</p> <p>Part 16 - Conserving and enhancing the historic environment</p> <p><b>Residential Extensions Design Guide SPD 2014</b></p>
Relevant Planning History	<p><b>V/2003/0728</b> - Garage/Store - Conditional Consent- 14/08/2003</p> <p><b>V/1997/0586</b> - 2 Storey Side and Rear Extension - Conditional Consent- 23/10/1997</p>
Summary of comments received	<p><b>ADC EH:</b> no objection to this application.</p> <p><b>One resident comment:</b> Neither objecting nor supporting but raised a few points:</p> <ul style="list-style-type: none"> <li>• Is viewable from the public footpath.</li> <li>• Concerns over noise during building works.</li> </ul>
Comments on above	The points raised in this comment have been taken into consideration in the summary below.
Summary	<p><b>The Site and Application</b></p> <p>The site is a detached dwelling located off of Portland Road in the named settlement of Selston, where limited development is permitted under policy ST3 of the ALPR 2002. The building is also listed on the local heritage list.</p> <p>The application seeks consent for a single storey rear extension. The extension will protrude 6.35m from the rear elevation to the east of the site and 2.48m from the northern side. A flat roof has been proposed</p>

with an overall height of 3.15m.

The extension will be used as a kitchen and living area.

**Visual Amenity**  
 The proposed development will be situated to the rear of the property, therefore will not be visible from the street. A resident comment has been received which has concerns over the outlook of the extension from the public footpath. The site is shielded from the footpath by the existing boundary treatment.

The dwelling is listed on the local heritage list and as such consideration should be given to ensuring that any extension to the dwelling protects and enhances the building. The design of the extension is deemed acceptable, coupled with matching materials it is considered to not cause significant harm to visual amenity.

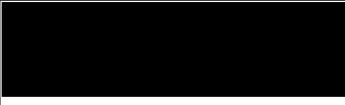
**Residential Amenity**  
 One resident comment has been received however the concerns raised are not material considerations. Any noise caused by construction of the extension is temporary in nature and is limited to the build period only. Construction activity by its nature will generate noise however this is regulated under separate statutory regimes which sit outside the scope of planning control.

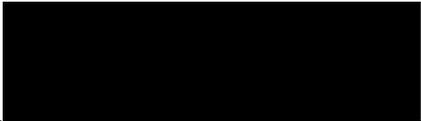
There are no neighbouring properties to the east of the site where the extension is sited and as such it is unlikely that the proposal would result in undue harm on residential amenity in terms of overshadowing, overlooking, and overbearing. It is considered that the extension will not lead to significant harm on adjacent neighbouring properties.

**Conclusion**  
 Having reviewed all the submitted information, and assessed this against relevant policies and planning considerations, conditional consent is recommended for this application.

Recommendation	FULCC
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Conditions & Reason	Condition Code	Text	Monitor
	1.	The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.	
	2.	The materials and finishes to be used for the external elevations and roof of the proposal shall match those used in the construction of the existing building.	
	3.	This permission shall be read in	

		accordance with the following plans: Site Location Plan and Proposed Site Plan (Dwg no. 1119-04A) both received 03/11/2025. Proposed Floor Plans and Elevations (Dwg no. 1119-03B) received 20/10/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.	
	Reason Code	Text	Monitor
	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 define the terms of this permission and for the avoidance of doubt.	
Informative	Informative	Informative Text  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).	
Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.		
	Signed		Dated
Case Officer			16/12/2025

Development Team Manager		
Determined by Service Director Or on their behalf		