

Delegated Report

Application Number: V/2025/0613

Address: 89a Palmerston Street, Underwood, Nottinghamshire, NG16 5GJ

Description of Works: Proposal for Detached Garage

The Application	Proposal for Detached Garage
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <ul style="list-style-type: none">• ST1 – Development• ST3 – Named Settlement• HG7 – Residential Extensions <p>National Planning Policy Framework (NPPF) (2024)</p> <ul style="list-style-type: none">• Part 9 – Promoting Sustainable Transport• Part 12 – Achieving Well-Designed Places• Part 16 – Conserving and Enhancing the Historic Environment <p>JUSt Neighbourhood Plan 2017-2032</p> <p>Supplementary Planning Documents (SPD):</p> <ul style="list-style-type: none">• Residential Extensions Design Guide (2014)• Residential Car Parking Standards (2014) <p>Other Supplementary Guidance:</p> <ul style="list-style-type: none">• Nottinghamshire Highway Design Guide
Relevant Planning History	<p>Application Reference: V/2016/0156 Proposal: Sub-Division of One Flat to Form Two Flats Decision: Conditional Consent Decision Date: 11/04/2016</p>
Summary of comments received	<p>ADC Environmental Health: No objections</p>
Comments on above	None
Summary	<p>The Site and Application:</p> <p>The application site consists of a two-storey, detached building which forms two flats. The site is within a residential area and is also within the named settlement of Underwood as outlined in the ALPR (2002).</p> <p>The application seeks consent for the construction of a detached</p>

garage at the property frontage. The garage would measure 4.9 metres in width and 6.35 metres in length; a flat roof is proposed that would reach a height of 2.7 metres.

The application form outlines that the proposed garage will utilise facing materials that closely match front boundary walling at the property.

The most recent application at the site was in 2016 for the subdivision of the property, this application did not include any alterations to the front boundary wall. Historic imagery shows the previous front boundary wall in 2016, with the current walling appearing to be in place by 2019. Consequently, it would appear that the front boundary wall is an unauthorised development.

Whilst a brick front boundary wall may be acceptable in principle, the erected wall is significantly larger in height than any other boundary walling; the construction method has also been poor with a number of mismatched bricks being used. It is therefore considered that the brick wall at present has an unsightly appearance and contributes poorly to the streetscape.

The authorities planning enforcement team will be notified of the potential planning breach. Notwithstanding this, the applicant is urged to approach the local authority and begin dialogue on any next steps. The applicant could submit a retrospective application for the wall however the local authority advises that the wall, as existing, would unlikely be viewed favourably should a formal application be received.

Visual Amenity & Heritage:

This section of Palmerston Street is largely characterised by semi-detached dwellings that are sited closely to the public highway, there are differences in design and materials but there are general and recurring characteristics within the street scene. There are no other examples present within the street scene of detached buildings forward of the building line.

The application building is registered on the local heritage list. The site does not follow the building line and has an area of frontage that other properties do not benefit from, likely due to the fact that the building originally was a local church. The building itself hosts a number of notable architectural features including large art deco style windows on the front elevation and side elevation with stone header detailing and decorative features associated with the original church use, these features contribute positively to the character of the street scene.

After considering the siting and scale of the development, it introduces

a new type of development that would appear as an obvious and incongruent addition that would appear at odds with the character of the street scene.

The design of the building relies on materials that are unauthorised. Whilst brick is present within the street scene, the use of brick for the garage would appear at odds with the locally listed building at the site and would lessen the buildings overall visual and historical impact on the street scene.

Residential Amenity:

As part of the application process, an assessment has been made in order to determine the impact upon the amenity of residents, in relation to massing, overshadowing and loss of privacy.

Considering the siting and scale of the proposed garage in relation to neighbouring property, it would appear that the proposal would not result in a significant massing or overshadowing impact.

One window is proposed on the side elevation of the garage, facing the application property. It is considered that this window would not result in a significant loss of privacy.

Highways & Parking:

The site benefits from an area of hardstanding at the frontage and side of the property. The majority of properties within the street scene do not benefit from any off-street parking and therefore on-street parking is frequent in the area. The authority would not seek to support an application that would result in further instances of on-street parking.

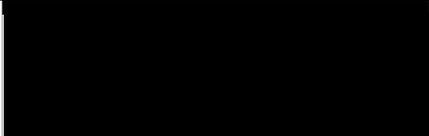
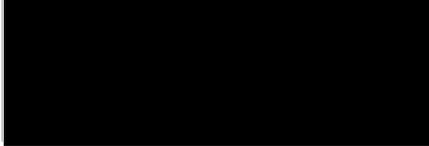
The garage has an appropriate door opening width and internal width for the parking of one vehicle. The internal length dimension should be 6 metres however the proposed internal length is 5.65 metres. This is under the guidance set out within the Residential Car Parking Standards SPD (2014).

If the garage were to be put in place, there would still be ample space for the parking of other vehicles and with a length of 5.65 metres it is likely that a small car could be parked appropriately in the garage. Considering the remaining site layout being still being able to provide the off-street provision, on balance it is considered that the development would not result in additional on-street parking or adverse highway safety impacts.

Conclusion:

Having reviewed all the submitted information and assessing this

	against all relevant policies and material planning considerations, refusal is recommended for this application.		
Recommendation	Refuse consent		
Reason for Refusal	Reason Code	Text	Monitor
		The proposed garage, by virtue of its size, siting and design would result in an obvious and incongruous addition that would appear both at odds with the character of the street scene and the character of the locally listed building at the site, to the detriment of visual amenity and heritage value. The proposal is therefore contrary to Policies ST1 and HG7 of the ALPR (2002), Parts 12 and 16 of the NPPF (2024) and the Residential Extensions Design Guide SPD (2014).	
Informative	Informative	Informative Text	
		Upon assessing the application, it appears that the current brick boundary walling to the front of the site is unauthorised development. The applicant is able to submit a retrospective application for the boundary wall if they wish however, it is unlikely that this would be viewed favourably, and the applicant is recommended to seek an amended scheme. The applicant has 30 days from the date of this notice to contact the local planning authority on their intentions to apply for planning permission. If not correspondence or application is received within this time frame, then the authority will consider its enforcement options.	
Proactive Working	The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason(s) for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.		
	Signed		Dated
Case Officer			26/01/2026

Development Team Manager		26/01/2026
Determined by Service Director Or on their behalf		26/01/2026