

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

Refusal Notice

Full Planning Application

The application referred to below has been refused by Ashfield District Council.

Application Details

Planning Reference Number: **V/2025/0613**

Location of Development: **89a Palmerston Street, Underwood,
Nottinghamshire, NG16 5GJ**

Description of Development: **Proposal for Detached Garage**

Applicant Name: **Mr Rueben Lindley**

Date: **26/01/2026**

REASONS:

1. 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).

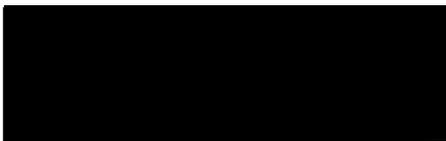
INFORMATIVE

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 no correspondence or application is received within this time frame, then the authority will consider its enforcement options.

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

PROACTIVE WORKING

The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework 2023.



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PP. Theresa Hodgkinson
Chief Executive

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).