

05.02.2026



Ashfield

DISTRICT COUNCIL

Council Offices

Urban Road, Kirkby-in-Ashfield

Nottingham, NG17 8DA

Tel: 01623 450000 / Fax: 01623 457585

[www.ashfield.gov.uk](http://www.ashfield.gov.uk)

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Steven

Surname

Green

Company Name

### Address

Address line 1

20

Address line 2

Church lane

Address line 3

Town/City

Selston Nottinghamshire

County

Country

United Kingdom

Postcode

NG166EW

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

To create a ground floor, self-contained living space for a family member with mobility disabilities.

The proposed works will include:

Partial demolish of an existing attached garage to make space for an extension to the existing dwelling house

Adding a single storey extension to the rear of the existing dwelling house that also extends to the rear of the existing garage.

The extension will comprise a shower room and a kitchenette / Lounge area with access to a room in the existing dwelling house that will become a bedroom.

A previous single storey extension will be incorporated into the new extension. Its pitched roof will be removed and a flat roof installed to the whole of the extension.

Has the work already been started without consent?

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**  
Walls

**Existing materials and finishes:**  
Original building is of 9" imperial Red clay brick Previous extension is of a metric Red clay Brick to resemble the original brick as close practical

**Proposed materials and finishes:**  
Metric Red clay Brick as per the previous extension

**Type:**  
Roof

**Existing materials and finishes:**  
Concrete tiles (Marley modern Old English - Dark Red))

**Proposed materials and finishes:**  
Extension roof will be a flat roof overcovered with EPDM rubber and incorporate Grey PVC roof lanterns (Skypod)

**Type:**  
Windows

**Existing materials and finishes:**  
White UPVC

**Proposed materials and finishes:**  
White UPVC

**Type:**  
Doors

**Existing materials and finishes:**  
White UPVC

**Proposed materials and finishes:**  
White UPVC

**Type:**  
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**  
Partial Red Clay Brick wall and Hawthorn hedge

**Proposed materials and finishes:**  
No change

**Type:**  
Vehicle access and hard standing

**Existing materials and finishes:**  
None at rear of property

**Proposed materials and finishes:**  
No change

**Type:**  
Lighting

**Existing materials and finishes:**  
Garden facing PIR activated security lights on wall of previous extension and to one side of existing garage

**Proposed materials and finishes:**  
Garden facing PIR activated security lights on wall of extension and downlights in the eaves of the extension

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

T1 - Eucalyptus tree. has to be removed (Approx' 3.5m tall)  
T3 - apple tree. is likely to be removed (Approx' 1.5m tall)  
T4 - Cherry tree is likely to be removed (Approx 2.5 m tall)

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

"As the extension which you are proposing exceeds the side elevation of the original house, it's width cannot be greater than half of the width of the original house as is proposed.

For the proposal suggested, a FUL planning application would be required"

Note. The proposed extension was going to be a maximum of 4m deep with the intent of qualifying as permitted development. Since planning consent is now required, the depth has been increased to 5m

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Steven

Surname

Green

Declaration Date

04/02/2026

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Steven Green

Date

04/02/2026