

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/2025/0714**

Location of Development: **107, Portland Road, Selston, Nottinghamshire, NG16 6AL**

Description of Development: **Proposal a 2-Storey Front Extension and Open Sided porch, Single Storey Rear Extension, 2 Storey Rear Extension Plus Detached Garden Building to rear and Render to Main Dwelling**

Applicant Name: **Mr M Renshaw**

Date: **10 February 2026**

CONDITIONS:

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 submitted within the application form.
3. This permission shall be read in accordance with the following plans: Proposed Site Plan, Elevations and Floor Plans (Dwg no. 25/107PRS/02d) and Proposed Outbuilding (Dwg no. 25/107PRS/03c) both received 15/12/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
4. No part of the development hereby permitted shall be brought into use until a detailed parking layout plan has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall provide three parking spaces surfaced in a hard bound material. The parking spaces and shall be constructed in accordance with the approved details and thereafter retained for the parking of vehicles associated with the development.
5. The hereby permitted outbuilding shall be used for purposes ancillary to the main residential use of 107 Portland Road. The outbuilding shall not be used for any commercial or business purposes or as an independent residential unit.

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 define the terms of this permission and for the avoidance of doubt.
4. In the interests of highway safety
5. To safeguard the amenities of residents living in the vicinity of the application site

INFORMATIVE

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).

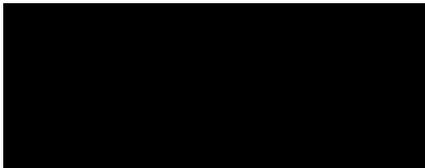
For further detail on the decision please see the Council's website <https://planning.ashfield.gov.uk/planning-applications> and search for the planning reference number.

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 2024.



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PP. Theresa Hodgkinson
Chief Executive