

Member Interest:

Delegated Report

Application Number: V/2025/0714

Address: 107, Portland Road, Selston, Nottinghamshire, NG16 6AL

Description of Works: 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

The Application	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
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <p>ST1- Development</p> <p>ST3- Named Settlement</p> <p>HG7- Residential Extensions</p> <p>National Planning Policy Framework (NPPF) (2024)</p> <p>Part 12 - Achieving well-designed places</p> <p>Residential Extensions Design Guide SPD (2014)</p> <p>Residential Car Parking Standards SPD (2014)</p>
Relevant Planning History	<p>V/1990/0375- Vehicular Access- Conditional- 29/06/1990</p>
Summary of comments received	<p>NottsCC Highways: The existing property has three bedrooms, which will increase to four following the proposed works. According to the Nottinghamshire Highways Design Guide (NHDC), properties with four or more bedrooms must provide a minimum of three parking spaces.</p> <p>The Highway Authority requests that the applicant clarify the parking arrangements, and we would welcome a re-consultation to review this information.</p> <p>Access to the property already benefits from a dropped kerb to the front, adjoining the highway, which will not require alteration as part of the proposed works.</p> <p>EH: The Developer is strongly advised to ensure that all appropriate measures are taken to identify and manage any potential land contamination in accordance with current legislation, relevant environmental guidance, and recognised best practice.</p> <p>No objections regarding this application.</p>

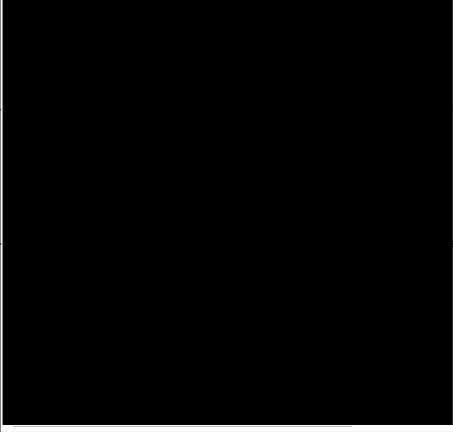
Comments on above	n/a
Summary	<p>The Site and Application</p> <p>The site is a semi-detached property located on Portland Road in the named settlement of Selston where limited development is acceptable under policy ST3 of the ALPR 2002.</p> <p>The application seeks consent for a 2-storey front extension and porch, single storey rear extension, 2 storey rear extension and render to main dwelling. A detached garden building to rear has also been proposed. The front extension will protrude 2.01m by 2.83m in width. This will be set back by 0.2m from the existing frontage.</p> <p>The rear extension incorporates both a single storey and 2 storey element. On ground floor the extension protrudes out 4.545m by 6.36m. At first floor the extension is 4.545m by 3.93m to the North and 2.43m by 2.43m to the South. The proposed gables on the front and rear will have a reduced ridge from the existing gables of the property sitting at 6.51m to the frontage and 6.5m to the rear.</p> <p>The outbuilding is proposed to be 7m in width by 4m in depth with an overall height of 3.49m.</p> <p>Visual Amenity</p> <p>The proposed front extension will be visible in the street scene but is set back from the street by a front garden and driveway space. The rear extension and outbuilding will not be visible within the street scene.</p> <p>The application seeks to render the whole property to Ecobond render in the colour Portland Stone with Marley Ashmore roof tiles in the colour Smooth Grey. Portland Road is characterised by a mixed palette of materials. It is not uncommon for render and grey roof tiles to be incorporated into the street scene. As such it is considered that the proposal will not have a detrimental impact on the character of the street scene or visual amenity of the area.</p> <p>Residential Amenity</p> <p>No resident comments have been received in relation to this application.</p> <p>The property is located 1.47m from the boundary with no. 105 Portland Road and 0.425m from the boundary with 109 Portland Road. The Residential Extensions Design Guide SPD states under paragraph 5.3 that two storey extensions should not cross the 45-degree code line when applied to the nearest edge of the neighbouring properties window. The submitted Floor plans demonstrate that the proposal does not breach the 45 degree code in either plan or elevation. The single storey element of the rear extension ensures this.</p> <p>No new window openings are proposed on either side elevation.</p>

	<p>The outbuilding is situated at the end of the garden and as such will not result in any undue harm on neighbouring properties.</p> <p>As such, it is considered that the proposal will not lead to significant harm on adjacent neighbouring properties that would warrant a refusal on these grounds.</p> <p>Parking The proposal will see an increase in bedrooms on site from 3 to 4. The Councils Residential Car Parking Standards SPD (2014) states that a 4 bedroom house should have 3 off street parking spaces. The agent has been asked to provide a parking plan however this has not been submitted. It is clear that the site could accommodate 3 parking spaces, as such a condition will be placed to ensure that details of the parking is submitted.</p> <p>Climate Change Chapter 14 of the NPPF states that addressing climate change is one of the core land use planning principles which underpins both plan making and decision making. As such opportunities for reducing climate change impacts should be reflected in all development proposals. The proposal has not made provision for electric vehicle charging, cycle parking or Solar Panels. However, there is sufficient opportunity within the site that these could be provided at a later date if required.</p> <p>Conclusion Having reviewed the submitted information and any relevant comments received against all relevant policies and material considerations, conditional consent is recommended.</p>														
Recommendation	FULCC														
Conditions & Reason	<table border="1"> <thead> <tr> <th data-bbox="395 1361 667 1406">Condition Code</th> <th data-bbox="667 1361 1273 1406">Text</th> <th data-bbox="1273 1361 1450 1406">Monitor</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 1406 667 1541">1.</td> <td data-bbox="667 1406 1273 1541">The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.</td> <td data-bbox="1273 1406 1450 1541"></td> </tr> <tr> <td data-bbox="395 1541 667 1809">2.</td> <td data-bbox="667 1541 1273 1809">The materials and finishes to be used for the external elevations and roof of the proposal shall match those submitted within the application form.</td> <td data-bbox="1273 1541 1450 1809"></td> </tr> <tr> <td data-bbox="395 1809 667 2033">3.</td> <td data-bbox="667 1809 1273 2033">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.</td> <td data-bbox="1273 1809 1450 2033"></td> </tr> </tbody> </table>	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 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.			
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	4.	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.	
	5.	<p>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.</p> <p>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.</p>	
	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.	
	4.	In the interests of highway safety	
	5.	To safeguard the amenities of residents living in the vicinity of the application site	
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).
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Proactive Working	The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant.
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	Signed	Dated
Case Officer		10/02/2026
Development Team Manager		
Determined by Service Director Or on their behalf		