

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

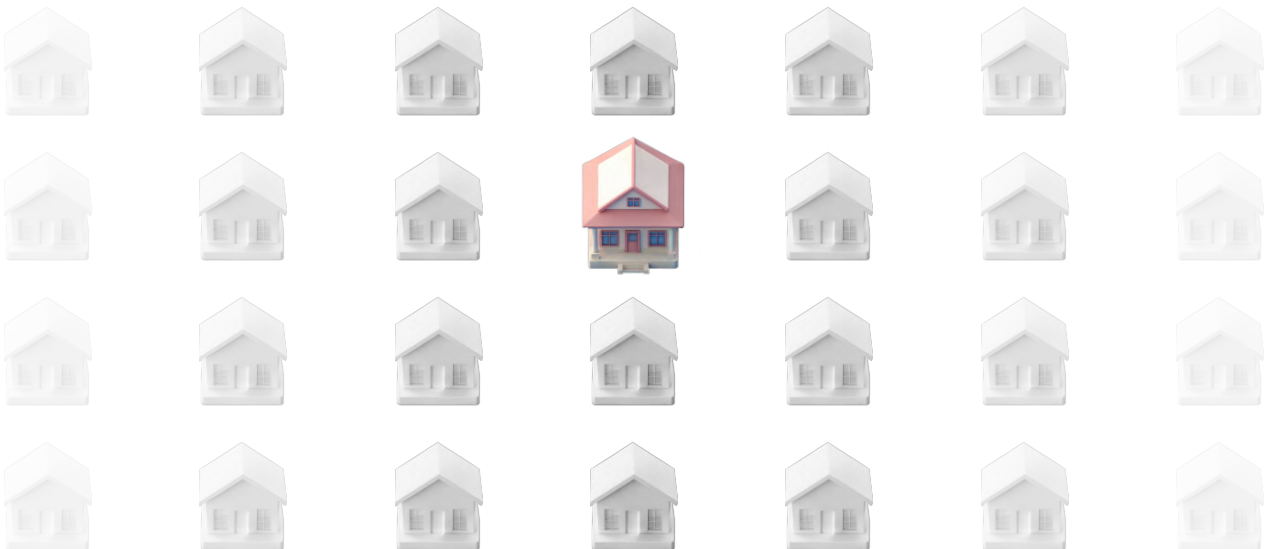
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

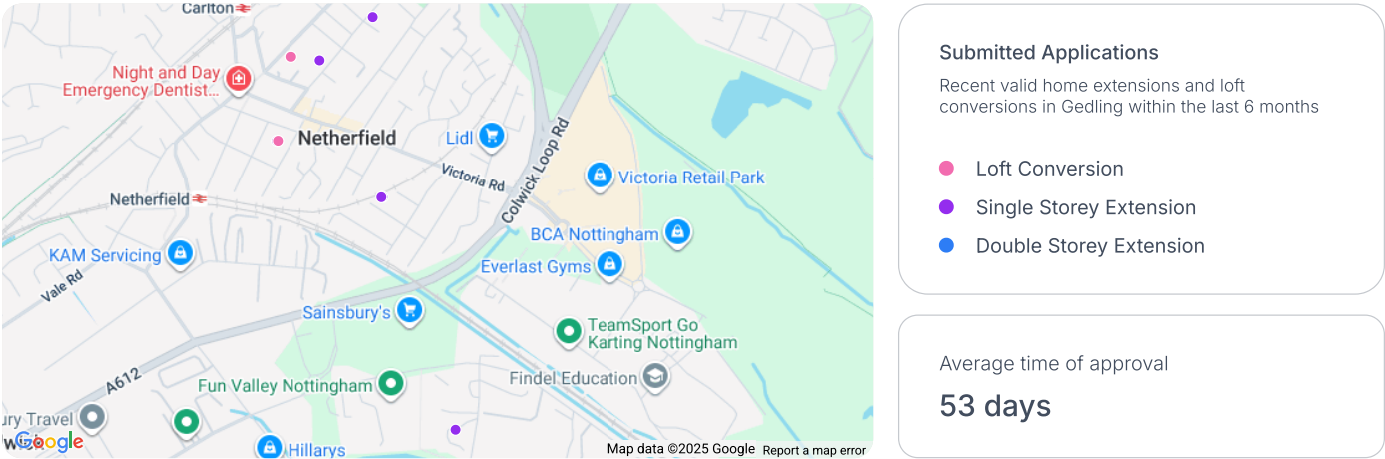
19, Godfrey Street, Nottingham, NG4 2JH

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



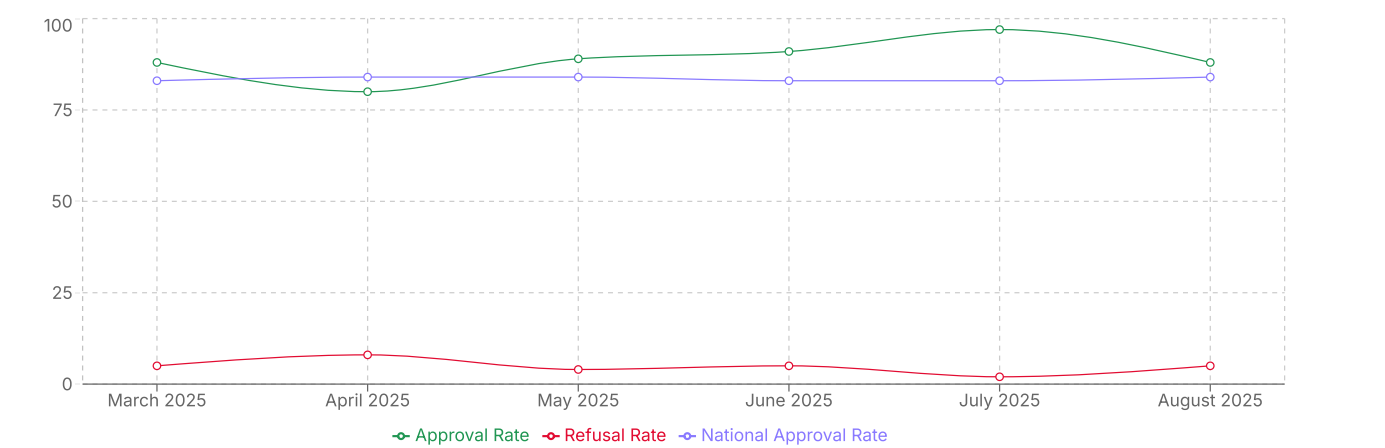
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **90% chance** of obtaining planning permission for a loft conversion.

Excellent



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

11

The number of loft conversions

that have been approved in the last 6 months in Gedling council

0

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

42
days

An estimated timeline

for decisions to be made, based on historical data and current trends

✦ Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Gedling. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure that the proposed loft conversion does not result in a disproportionate addition to the original dwelling by carefully evaluating the existing extensions and ensuring the total increase in floor space is below 50%.
- Provide sufficient evidence and detailed documentation to support claims of compliance with permitted development rights, including clear descriptions and photographic evidence of current building status.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **98% chance** of obtaining planning permission for a single storey extension.

Excellent



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

95

The number of single storey extensions that have been approved in the last 6 months in Gedling council

4

The number of single storey extensions that have been approved within a 500m radius to you in the last 6 months

61 days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Gedling. Here are our recommendations based on common refusal points to consider when preparing your application.

- Keep the eaves height of the proposed extension below 3 metres if it is within 2 metres of the boundary of the property.
- Confirm that the proposed extension does not exceed a height of 4 metres and does not extend beyond the side elevation wall of the original dwellinghouse.
- Position the extension more than the required distance from the established building line to blend better with the street scene and not create a prominent visual feature.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

20 Nether Pasture Netherfield 2JZ NG4

● 79 meters away

[ref 2018/0871](#)

26.10.2018



Single Storey Extension

Approved

4 Deabill Street Netherfield Nottinghamshire 2HW NG4

● 120 meters away

[ref 2024/0369](#)

04.10.2024



Single Storey Extension

Approved

24 Hodgkinson Street Netherfield Nottinghamshire 2HZ NG4 ● 141 meters away

[ref 2025/0423](#)

11.07.2025

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **87% chance** of obtaining planning permission for a double storey extension.

Excellent



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

17

The number of double storey extensions that have been approved in the last 6 months in Gedling council

0

The number of double storey extensions that have been approved within a 500m radius to you in the last 6 months

55
days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Gedling. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure the design of the double storey extension minimizes the intensification of site use to protect the residential amenity of neighboring properties and maintains the character of the area.
- Conduct a thorough assessment of parking demands before submission, and consider providing off-street parking solutions to avoid placing additional pressure on limited on-street parking.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

Approved

66 Bourne Street Netherfield 2FH NG4

● 422 meters away

[ref 2017/1310](#)

23.01.2018



Double Storey Extension

Approved

Land Off Private Road No 3 Colwick Industrial Estate Notting...

● 435 meters away

[ref F/4262](#)

14.09.2021

Previous Applications Overview

19 Godfrey Street, Nottingham, NG4 2JH

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 19 Godfrey Street

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years."

Other Applications at 19 Godfrey Street

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years."

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



55 New Applications submitted

within 500m in the last year.

187 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

External Wall Insulation

External wall insulation

40 Godfrey Street Netherfield Nottinghamshire 2JG NG4

● 19 meters away

[ref 2022/0214](#)

Approved

23.05.2022

External Wall Insulation

External wall insulation

36 Godfrey Street Netherfield Nottinghamshire 2JG NG4

● 23 meters away

[ref 2022/0221](#)

Approved

23.05.2022

External Wall Insulation

External wall insulation

16 Godfrey Street Netherfield Nottinghamshire 2JG NG4

● 63 meters away

[ref 2022/0220](#)

Approved

23.05.2022

Double Storey Side/Rear Extension (Resubmission)

Double storey side/rear extension (resubmission of 2017/0829)

20 Nether Pasture Netherfield 2JZ NG4

● 79 meters away

[ref 2018/0871](#)

Approved

26.10.2018

2 Dwellings (New Construction)

Erection of two dwellings and associated parking

Land At Pearson Street Netherfield Nottinghamshire 2JA NG4

● 106 meters away

[ref 2024/0267](#)

Approved

26.11.2024

2 Houses (New)

Erection of 2no. 2 bed semi-detached dwellings and installation of vehicular access

Land Adjacent To 87 Deabill Street Nottinghamshire

● 111 meters away

[ref 2018/0932](#)

Approved

06.02.2019

Rear Extensions (Double & Single Storey)

Double and single storey rear extension

4 Deabill Street Netherfield Nottinghamshire 2HW NG4

● 120 meters away

[ref 2024/0369](#)

Approved

04.10.2024

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

6 Apartments (New Construction)

Approved

Demolition and site clearance of commercial buildings and construction of a new apartment building (containing 6 × 1 b...

1 A Pearson Street Netherfield Nottinghamshire 2JA NG4

● 116 meters away

[ref 2018/0931](#)

27.08.2019

2 Semi-Detached Houses (New Construction)

Approved

Erect 2 No. semi-detached houses

Land Between 24 And 32 Manvers Street Nottinghamshire

● 265 meters away

[ref 2018/0173](#)

03.08.2018

2 Dwellings (New Construction)

Approved

Erection of two dwellings

Garage Site Dunstan Street Nottinghamshire

● 341 meters away

[ref 2024/0268](#)

08.11.2024

Industrial Development (5 New Buildings)

Approved

Demolition of existing redundant buildings and construction of 5 new industrial buildings.

Goodman Metal Works Road No 7 Colwick Nottinghamshire 2JW NG...

● 351 meters away

[ref 2023/0669](#)

13.05.2024

7 Bedroom House in Multiple Occupation (HMO)

Approved

Change of use of six bedroom property (C4 use) into a 7 bedroom, 7 person HMO (Sui Generis use).

48 Bourne Street Netherfield Nottinghamshire 2FH NG4

● 410 meters away

[ref 2023/0925](#)

12.04.2024

2 Dwellings (Conversion/Alterations)

Approved

Proposed alterations to existing garages and workshops to provide two single storey dwellings.

Rear Of 2 Festus Street Netherfield Nottinghamshire 2LN NG4

● 489 meters away

[ref 2017/0363](#)

18.05.2017

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

18 Units (Office/Research/Industrial Development) Demolition of two industrial units and erection of 18 units in 3 blocks for E(g), Office, Research and Development and in... Midland Catering Road No 5 Colwick 2JU NG4	● 324 meters away	ref 2020/0873	15.01.2021	Approved
40 Dwellings (Outline Planning Application) Outline planning application for up to 40 No. dwellings with all matters reserved except access. Kendon Packaging Ltd Meadow Road Netherfield 2FF NG4	● 675 meters away	ref 2018/0045	16.01.2018	Pending
11 Speculative Business & Industrial Units (Demolition/New Build) Application for the demolition of existing unit to form 11 no. speculative units in 2 no. blocks for Class Uses E(g), B2 and... D And P Car Breakers Road No 4 Colwick Nottinghamshire 2JT N...	● 922 meters away	ref 2023/0447	14.06.2024	Approved
20 Residential Apartments (New Construction) Construction of 20 No. residential apartments Site Of Highclere Lodge 73 Burton Road Nottinghamshire	● 1077 meters away	ref 2020/1254	21.06.2022	Approved
23 Sheltered Accommodation Flats & Office Erection of 23 sheltered accommodation flats with one office Site Of The Earl Of Chesterfield Carlton Hill Nottinghamshir...	● 1491 meters away	ref 2019/1031	23.03.2021	Approved