Simon Gladwin
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Minicom: 01773 841490
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr Marshall
54 Alfreton Road
Codnor
Ripley
Derbyshire
DE5 9QY

TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2021/1216**) which was valid on the 17 November 2021 for permission for **Proposed new bungalow dwelling and associated parking within land adjacent to Hockley yard at 54 Alfreton Road Codnor Ripley**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **REFUSED for the following reasons:**

Conditions/Reasons

1. As a result of the limited footprint of the application site and its close proximity to existing residential dwellings, the site is unable to accommodate a development which demonstrates acceptable impacts on residential amenity. The separation distances achieved are sub-standard to those required by the Borough Council's Supplementary Planning Document for New Residential Development and would cause loss of light and outlook, of detriment to existing occupiers. The existing occupiers would also directly overlook the garden curtilage of the new dwelling from upper floor windows, of detriment to the living conditions of future occupiers. The proposal is contrary to saved Policy H12 (d) of the Adopted Amber Valley Borough Local Plan 2006 as the development would unduly affect the amenities of the adjacent properties. The proposal is also contrary to Part 12 of the National Planning Policy Framework which seeks to secure a high standard of amenity for all existing and future occupiers of land and buildings through Paragraph 130 (f). The proposal fails to meet the requirements of sustainable development contrary to Paragraph 8 of the National Planning Policy Framework and results in adverse impacts that would significantly and demonstrably

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outweigh the benefits of the single dwelling, contrary to paragraph 11 d) ii of the NPPF.

2. The development is considered to be out of scale and character with the immediate locality and represents poor quality design, with the erection of a detached flat roofed bungalow in this location resulting in a cramped and contrived form of development that does not reflect or respect the relationship between the existing properties in the street scene and the scale and nature of the adjacent development. This is contrary to saved policy LS3 of the Adopted Amber Valley Borough Local Plan 2006, which requires development proposals to reflect the principles of good design by conserving or enhancing the quality and local distinctiveness of the natural and built environment, and by respecting the character of the locality, including the scale and nature of development, its layout, density, height and massing; contrary to saved policy H12 (a) of the Amber Valley Borough Local Plan 2006, which requires that housing proposals are in scale and character with their surroundings; contrary the Borough Council's Supplementary Planning Document: Residential Development which requires development to respect established patterns of development; contrary to Part 12 of the National Planning Policy Framework, which in Paragraph 130 requires a good quality of development. The proposal fails to meet the requirements of sustainable development as defined and required by paragraph 8 of the National Planning Policy Framework and would result in adverse impacts that would significantly and demonstrably outweigh the benefits of the development contrary to paragraph 11 d) ii of the NPPF.

Notes

Attention is drawn to the attached notes:

In detail:

The processing of this planning application has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF). Dialogue between the applicant and Local Planning Authority has been undertaken which has included a meeting and the processing of amended drawings. However no opportunity could be identified to overcome the concerns raised in the form of proactive working due to the limited footprint of the site and its proximity to residential properties.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House,
   2 The Square
   Temple Quay
   Bristol
   BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

6. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**