Planning Statement

Proposed 1-Bedroom Bungalow on Land Adjacent to 77 Flowery Leys Lane, Alfreton

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the erection of a modest single-storey bungalow on land adjacent to No. 77 Flowery Leys Lane, Alfreton.

The application site forms part of the residential curtilage associated with the surrounding dwellings and is located within the defined settlement boundary where the principle of residential development is supported.

The proposal seeks to deliver a small and sensitively designed one-bedroom dwelling that responds to the physical constraints of the site while respecting the character and appearance of the surrounding residential area.

2. Site Description

The application site comprises a small parcel of land located at the corner of Flowery Leys Lane and Normanton Avenue, and forms part of the side garden area associated with the host dwelling.

The site is surrounded by established residential development and benefits from direct frontage onto Flowery Leys Lane.

The surrounding area is characterised by a mix of residential properties, the majority of which are two-storey dwellings. However, bungalow development can also be found within the wider area, including examples located within approximately 30 metres of the site.

The site is not subject to any known environmental or heritage constraints.

3. Relevant Planning History

Planning permission was previously refused in August 2022 for the construction of a two-storey detached three-bedroom dwelling on the site.

The refusal was based primarily on:
• the perceived overdevelopment of the plot
• the prominence of a two-storey building on a corner location
• insufficient private garden space

The current proposal has been fundamentally redesigned in response to these concerns.

4. Description of the Proposal

The proposal comprises the construction of a single-storey one-bedroom bungalow.

The dwelling has been intentionally designed to be modest in scale, with a total gross internal floor area of approximately 46m².

The building incorporates:
- living room
- kitchen
- bedroom
- bathroom
- utility space

The bungalow features a traditional pitched roof with a ridge height of approximately 5.1 metres, ensuring the building remains visually subservient within the street scene.

Two off-street parking spaces are provided within the site, ensuring adequate parking provision.

5. Design and Layout

The layout of the development has been carefully considered to maximise the usability of the site while ensuring a comfortable living environment for future occupiers.

Unlike the previous proposal, the revised scheme provides a generous private garden area of approximately 92m² located to the side and rear of the property.

This ensures:
- adequate outdoor amenity space
- improved outlook from habitable rooms
- a high quality residential environment.

The dwelling has been positioned to respect the existing building line and to avoid creating an overly dominant feature within the streetscape.

6. Site Constraints and Layout

The application site is relatively narrow, measuring approximately 12 metres in width at its widest point. The layout of the proposed bungalow has therefore been carefully considered in order to achieve an appropriate balance between separation distances and the provision of usable private garden space.

A one metre wide access corridor is retained along the boundary with No.77 Flowery Leys Lane. This maintains physical separation between the properties and provides practical access for maintenance and servicing.

The dwelling has been positioned slightly offset within the plot in order to maximise the width of the private garden area to the opposite side of the building. This arrangement ensures that the principal living space

benefits from an open outlook across the garden, creating a more pleasant living environment for future occupants.

Importantly, the modest single-storey scale of the proposed bungalow significantly reduces any potential impact on neighbouring amenity when compared with the previously refused two-storey dwelling.

The proposed layout therefore represents a balanced and proportionate response to the physical constraints of the site.

7. Residential Amenity

The proposal has been designed to ensure acceptable living conditions for both future occupants and neighbouring residents.

The single-storey height avoids any potential issues relating to overlooking or overshadowing.

Adequate separation is retained between the new dwelling and neighbouring properties, including the adjacent dwelling at No. 77.

The proposed private garden area significantly exceeds that associated with the previous scheme and provides a functional outdoor space for future occupants.

The development therefore provides an appropriate standard of residential amenity in accordance with local policy and national guidance.

8. Internal Space Standards

The proposed dwelling provides a compact but functional internal layout appropriate for a single-bedroom dwelling.

While the overall floorspace is modest, the internal arrangement has been designed to maximise usability and comfort for future occupants. The principal living area benefits from direct outlook across the private garden space, ensuring the main habitable room receives good natural light and a pleasant outlook.

The proposal therefore delivers a practical and efficient form of accommodation appropriate for a small household, consistent with the objectives of good residential design.

9. Access and Parking

Vehicular access to the site is proposed directly from Flowery Leys Lane.

Two off-street parking spaces are provided within the site to accommodate both residents and visitors.

The level of parking provision is considered appropriate for a one-bedroom dwelling and ensures the development would not result in parking pressures within the surrounding area.

10. Planning Balance

The proposal delivers a modest new dwelling within an established residential area and makes efficient use of residential garden land.

Importantly, the development has been specifically designed to overcome the concerns identified in the previous refusal by:

- substantially reducing the scale of the dwelling
- improving the provision of private amenity space
- ensuring the building integrates more sensitively within the street scene.

The proposal represents a proportionate and appropriate form of development that would contribute to the supply of smaller homes within the Borough while maintaining the character and amenity of the surrounding area.

The proposal should be understood in the context of the site's physical constraints. Rather than attempting to maximise development potential, the scheme has been deliberately designed as a modest single-storey dwelling that reflects the limited width of the plot and its corner position within the street scene. The scale and form of the bungalow represent a restrained design response which allows a previously underutilised piece of residential land to be used efficiently while maintaining an appropriate relationship with neighbouring properties and the surrounding streetscape.

11. Conclusion

The proposed bungalow represents a carefully considered response to the constraints of the site and the issues identified in the previous refusal.

The development provides:

- a modest and well-designed dwelling
- adequate private amenity space
- appropriate parking provision
- a low visual impact within the street scene.

The proposal therefore accords with the relevant policies of the Amber Valley Local Plan and the principles of the National Planning Policy Framework.

With the above in mind, the applicant would ask Amber Valley Borough Council to look favourably upon this application.