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PROJECT 2340 · FULL PLANNING APPLICATION · AVBC — 1–3 HIGH STREET, ALFRETON

Planning Statement

Creation of 1no. self-contained one-bedroom flat at ground floor rear, internal alterations to the existing second floor flat, associated new window to the rear elevation and alterations to the front elevation fenestration

1–3 High Street, Alfreton, Derbyshire, DE55 7DR

Prepared on behalf of the Applicant · For submission to Amber Valley Borough Council · August 2026

01 INTRODUCTION

This Planning Statement has been prepared by Kiyani Architecture and Developments Ltd on behalf of the Applicant in support of a full planning application to Amber Valley Borough Council ("the Council", as Local Planning Authority) in respect of proposed works at 1–3 High Street, Alfreton, Derbyshire, DE55 7DR.

The application property is an existing mixed-use building arranged over basement, ground, first and second floors. It presently comprises 2no. commercial units occupying the ground floor High Street frontage together with basement storage, ancillary back-of-house accommodation at ground floor rear, and 2no. self-contained one-bedroom flats at first and second floor levels. The building is already in mixed commercial and residential use and is already served by an independent residential access and stair core.

The proposal comprises: (i) the creation of 1no. self-contained one-bedroom flat at ground floor level to the rear of the property, formed within existing ancillary back-of-house accommodation and with its own separate entrance at the rear; (ii) internal alterations to the existing second floor flat (Flat 2) to provide a properly separated bedroom, shower room and open-plan kitchen/living/dining space; (iii) the formation of 1no. new window in the rear elevation at second floor level, to match the existing window, arising from that internal reconfiguration; (iv) alterations to the ground floor front elevation fenestration to the 2no. retained commercial units, comprising new top-hung windows set in line with the existing glazing break and the amendment of the existing unit entrance doors to be fully glazed; and (v) the provision of a cycle store and refuse store within the existing rear yard, with the existing 4no. car parking spaces retained.

The proposal delivers 1no. additional dwelling within the most sustainable location in the settlement hierarchy — the centre of one of the Borough's four market towns — without the loss of any part of the High Street trading frontage, without any loss of commercial trading floorspace at ground or basement level, and without any extension to, or alteration of, the footprint, height, massing or roof form of the existing building. All of the works are internal, save for one new window at second floor rear and modest fenestration alterations at ground floor front.

This Statement should be read in conjunction with the application drawings prepared by Kiyani Architecture and Developments Ltd: Location and Block Plan (2340/10); Existing and Proposed Basement Plan (2340/100); Existing and Proposed Ground Floor Plan (2340/101); Existing and Proposed First Floor Plan (2340/102); Existing and Proposed Second Floor Plan (2340/103); and Existing and Proposed Elevations (2340/200) — all first issued 28.08.2026.

02 THE SITE AND THE EXISTING BUILDING

The application site and its key characteristics are summarised in the table below.

Site address	1–3 High Street, Alfreton, Derbyshire, DE55 7DR

Local Planning Authority	Amber Valley Borough Council
Property type	Mixed-use building over basement, ground, first and second floors, forming part of the historic High Street frontage
Existing use	2no. commercial units (Use Class E) at ground floor with basement storage and ancillary back-of-house accommodation; 2no. self-contained one-bedroom flats (Use Class C3) at first and second floors
Proposed use	2no. commercial units (Use Class E) retained at ground floor and basement; 3no. self-contained one-bedroom flats (Use Class C3) at ground floor rear, first floor and second floor
Application type	Full planning application
Net residential gain	+1no. one-bedroom flat (44 sq m GIA)
Loss of commercial floorspace	No loss of trading floorspace to either commercial unit; the flat is formed within existing ancillary back-of-house accommodation only
Location	Within Alfreton town centre, an Urban Area and one of the four market towns identified in the adopted Local Plan
Parking	4no. existing car parking spaces retained to the rear; new cycle store and refuse store proposed
Applicant	Venesha Ferguson
Agent	Kiyani Architecture and Developments Ltd — Project No. 2340

2.1 Location and setting

The application site is located on the northern side of High Street, Alfreton, within the historic core of the town centre and a short walk from the Market Place, the war memorial and the principal bus stops serving the town. The site sits within the administrative area of Amber Valley Borough Council.

The immediate context is a continuous town centre frontage of two- and three-storey buildings in mixed commercial and residential use, with retail, financial and professional services, food and drink uses and a public house within a very short distance of the site. The adjoining and nearby buildings include a bank to the east, a club to the north-west and a mixture of commercial units with residential accommodation on their upper floors — a pattern of which the application building is itself a typical example.

The site is exceptionally well served by services and facilities. Alfreton town centre provides a full range of convenience and comparison shopping, banking, professional services, food and drink, health and community facilities, all within walking distance of the site. Alfreton railway station and the town's bus services provide access to Derby, Nottingham, Chesterfield, Mansfield and beyond. A future occupier of the proposed flat would have no need of a private car to access day-to-day services, and the proposal is therefore located in one of the most sustainable and accessible locations in the Borough.

2.2 The existing building

The application building is a three-storey building over a basement, forming part of the established High Street frontage. It is constructed in brickwork with a rendered/painted finish to the principal elevation, with stone or reconstituted stone heads and cills to the upper floor windows, a parapet and flat roof behind, and a plainer brick treatment to the rear. The front elevation is arranged with two ground floor commercial frontages, each with its own recessed entrance door, and a regular arrangement of vertically proportioned windows at first and second floor levels.

To the rear the building steps down and back in a series of two-storey and single-storey elements, with an external stair and a yard area beyond which provides 4no. car parking spaces accessed from the rear of the site. The rear elevation is of a domestic and utilitarian character,

with an irregular arrangement of windows and doors of differing sizes and dates, and is not visible from High Street.

2.3 The existing accommodation

The existing accommodation is arranged as follows, as shown on the existing plans accompanying this application:

- Basement: 2no. storage areas serving the commercial units. No change is proposed at this level;
- Ground floor: 2no. commercial units (Unit 1 and Unit 2) occupying the High Street frontage, with the trading areas addressing the street. To the rear of the units is a body of ancillary back-of-house accommodation comprising an office, a kitchen, a store and 2no. WCs, together with the entrance and stair rising to the upper floor flats;
- First floor: Existing Flat 1 — a self-contained one-bedroom flat comprising kitchen/living room, bedroom and bathroom;
- Second floor: Existing Flat 2 — a self-contained one-bedroom flat, presently arranged with a combined kitchen/living/bedspace, a separate bedroom and a bathroom.

The building is therefore already established in a mixed commercial and residential use, with a self-contained residential access from the rear of the site serving the existing upper floor flats. The proposal does not introduce residential use to a wholly commercial building; it adds one further flat to a building in which residential use is already the established and lawful use of the majority of the floor area.

2.4 Planning designations and planning history

The Applicant understands that the application building is not statutorily listed. The site lies within Alfreton town centre and forms part of the established historic frontage of High Street; Alfreton contains a designated Conservation Area (originally designated 10 September 1971 and extended 19 December 1974). The proposal has accordingly been designed on the basis that the building makes a positive contribution to the character and appearance of the town centre frontage and that the front elevation of the building should be treated with corresponding care. The heritage position is addressed at Section 5.7 below.

The site is not identified as being at risk of fluvial flooding and is understood to lie within Flood Zone 1. There are no trees within the site and no Tree Preservation Orders are known to affect it. The site is previously developed land in a fully built-up town centre location.

03 THE PROPOSED DEVELOPMENT

3.1 Overview

The proposal is a modest and carefully contained intervention which makes better use of an existing town centre building. The building already accommodates two flats above two commercial units; the proposal adds a third flat within under-used ancillary accommodation at ground floor rear, improves the internal arrangement of the existing second floor flat, and makes minor improvements to the appearance and functionality of the ground floor shopfronts. There is no extension, no increase in footprint, no increase in height and no change to the roof form or massing of the building.

3.2 The proposed ground floor flat

The proposed flat is formed within the existing ancillary back-of-house accommodation at the rear of the ground floor — presently comprising an office, kitchen, store and WCs — which is surplus to the operational requirements of the commercial units. The proposed flat provides 44 sq m of gross internal area and comprises an open-plan kitchen/living/dining space, a double bedroom, a shower room and a dedicated storage/utility cupboard.

The flat is entered directly from its own entrance at the rear of the building, entirely independently of the commercial units and independently of the existing stair serving Flats 1 and 2. The stair to the existing upper floor flats is retained and remains unaffected. The layout

has been designed so that the habitable rooms are served by windows to the rear and side of the building, with new and altered openings formed as shown on the proposed plans, and so that the bedroom and living space are separated by the shower room and storage core, giving the flat a proper degree of internal privacy and acoustic separation.

A WC serving the commercial units is retained at ground floor within the retained commercial area, so that the commercial units continue to be provided with the sanitary accommodation they require. The proposal has been laid out specifically so that the operational needs of the retained commercial units are not compromised by the introduction of the flat.

3.3 The retained commercial units

Both commercial units are retained in full. The entirety of the High Street trading frontage is retained, both units retain their own street entrances and display frontages, both units retain their trading floor areas, and both units retain their basement storage. The floorspace taken to form the flat is ancillary back-of-house accommodation set well behind the trading areas, with no frontage to High Street and no display function.

The proposal therefore involves no loss of the primary shopping frontage, no reduction in the number of commercial units available in the town centre, and no change of use of any trading floorspace. The vitality and viability of the town centre is preserved in full, and is arguably enhanced by the introduction of an additional household within the town centre.

3.4 Internal alterations to the existing second floor flat and the new rear window

The existing second floor flat (Flat 2) is a one-bedroom flat with an unsatisfactory internal arrangement in which a bedspace is accommodated within the combined kitchen/living area alongside a separate bedroom, and with a bathroom in a position which uses the plan inefficiently. The proposal reconfigures the flat internally to provide a single, properly proportioned double bedroom, a new shower room, and a generous open-plan kitchen/living/dining space. The number of bedrooms is unchanged; the flat remains a one-bedroom unit. The works simply produce a better-organised and more comfortable dwelling.

The reconfigured layout requires the provision of 1no. new window in the rear elevation at second floor level in order to serve the reorganised accommodation with adequate daylight, outlook and ventilation. The new window is proposed to match the existing window in the same elevation in size, proportion, head detail and materials, and is positioned so as to read as part of the established fenestration rhythm of the rear elevation. It faces over the rear yard and parking area of the application site.

3.5 Alterations to the front elevation

Two modest alterations are proposed to the ground floor of the front elevation, both of which relate to the retained commercial units:

- New windows to the commercial units, in a top-hung arrangement set in line with the existing glazing break on the existing commercial unit entrance doors, so that the new glazing follows a horizontal line already present in the elevation; and
- The amendment of the existing commercial unit entrance doors to be fully glazed.

The works are confined to the existing openings. There is no alteration to the position, width or height of the existing shopfront openings, no alteration to the pilasters, fascia or stallriser arrangement of the frontage, and no alteration whatsoever to the first and second floor elevations, the parapet or the roofline. The effect of the works is to increase the transparency and active frontage of the two units at street level — replacing a substantially solid and inactive ground floor treatment with a properly glazed shopfront that allows views into the units and improves natural surveillance of the street.

3.6 Refuse, cycle parking and car parking

A dedicated cycle store and refuse store are proposed within the existing rear yard, in the position shown on the Block Plan, serving the residential units. The 4no. existing car parking spaces to the rear of the site are retained and are available to serve the building. Refuse is

presented for collection in accordance with the Council's normal arrangements for High Street properties.

3.7 Materials

All new external work is proposed to match the existing building. The new second floor rear window is to match the existing windows in that elevation in material, colour, proportion and detailing. The new ground floor front windows and the altered unit doors are to be finished to match the existing shopfront treatment. No new materials are introduced to the building, and precise specifications can be secured by condition should the Council consider it necessary.

04 PLANNING POLICY FRAMEWORK

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

4.1 The development plan

The statutory development plan for the application site comprises the Amber Valley Borough Local Plan 2022–2040, adopted by Amber Valley Borough Council on 2 March 2026. The adopted Local Plan is a recently examined and up-to-date plan, and full weight attaches to its policies. There is no made neighbourhood plan covering the application site.

4.2 Spatial strategy and town centre policies

The adopted Local Plan identifies Alfreton as an Urban Area and as one of the Borough's four market towns, and directs development to such locations in preference to less sustainable ones. Policy SS5 (Development in Town Centres) supports town centre uses within the defined town centres, and Policy SS6 (Primary Shopping Areas) protects the primary shopping function of the defined Primary Shopping Areas within Alfreton, Belper and Ripley by controlling the change of use of existing Class E floorspace, requiring that proposals should not undermine the primary role of the area as the principal shopping location within the town centre.

The relevance of Policy SS6 to this application is addressed directly at Section 5.2 below. In short, the proposal does not involve the change of use of any trading floorspace within either commercial unit: both units are retained in their entirety, with their frontages, trading areas and basement storage intact.

4.3 Housing policies

Policy H1 (Housing Development Within Urban Areas & Key Villages) supports housing development on land within the built framework of the Urban Areas, of which Alfreton is one. The application site lies squarely within the built framework of Alfreton and is previously developed land in a highly sustainable location.

Policy H4 (Housing Types, Mix & Choice) seeks a mix of new housing reflecting the most up-to-date evidence of local housing need, having regard to any imbalance in the existing mix of housing within settlements, the needs of elderly and disabled people (including suitable flatted accommodation at sustainable locations), and the local circumstances and viability of the site. The policy also sets accessibility expectations by reference to Part M of the Building Regulations. The proposal delivers a small one-bedroom flat at ground floor level, entered at grade from the rear of the site, in the town centre — precisely the form of accommodation to which the policy refers when it identifies suitable flatted accommodation at sustainable locations.

4.4 Environment, design and amenity policies

The environment policies of the adopted Local Plan (the EN series of policies) contain the Council's requirements in relation to the quality of design, the protection of residential amenity, the standard of accommodation for future occupiers, and the historic environment. Those requirements are addressed in turn at Section 05 below. The proposal is of a scale and character which engages these policies only lightly: the works are almost entirely internal, there is no

change to the form or massing of the building, and the only new external opening is a single window in a rear elevation which is not publicly visible.

4.5 National planning policy

The National Planning Policy Framework is a material consideration of substantial weight. Of particular relevance to this proposal:

- the Framework's presumption in favour of sustainable development and its objective of significantly boosting the supply of homes, including through small and medium sized sites and through windfall development;
- the Framework's support for the vitality of town centres, including its express recognition that residential development often plays an important role in ensuring the vitality of town centre areas, and its encouragement of residential development on appropriate sites in and on the edge of town centres;
- the Framework's emphasis on making effective use of land, including the use of under-utilised land and buildings, the reuse of previously developed land, and support for upward extension and conversion where this makes better use of existing buildings; and
- the Framework's requirement that developments should be well designed, functional, visually attractive, sympathetic to local character and history, and should provide a high standard of amenity for existing and future users.

The National Design Guide and the National Model Design Code are also material. The proposal is a conversion within an existing building and the relevant design considerations are those of internal layout, daylight, outlook and privacy, together with the treatment of the small number of external alterations proposed.

05 PLANNING ASSESSMENT

5.1 The principle of residential development

The principle of an additional dwelling at this location is strongly supported by the development plan and by national policy. The site lies within the built framework of Alfreton, an Urban Area under the adopted spatial strategy, where Policy H1 supports housing development. It is previously developed land. It is in the most accessible location in the town, within walking distance of the full range of shops, services, employment, health facilities, bus services and the railway station.

The proposal makes use of accommodation which is presently under-used and which, in its existing form as back-of-house office, kitchen and store space, makes no meaningful contribution either to the vitality of the town centre or to the Borough's housing supply. Bringing that accommodation into residential use secures an additional dwelling with no loss of any other planning benefit, no loss of greenfield land, no extension to the built form, and no new infrastructure requirement.

The contribution of one dwelling to housing supply is, in absolute terms, modest. However, national policy is explicit that the supply of homes is to be boosted through small sites and windfall development of exactly this kind, and the cumulative contribution of small town centre conversions is a recognised and important component of housing delivery. The proposal also supports the Government's and the Council's objective of increasing footfall and activity in town centres by increasing the resident population living within them.

The principle of residential development at this site is accordingly considered to be fully in accordance with the development plan.

5.2 Effect on the commercial units and on town centre vitality

The principal policy consideration raised by the proposal is its relationship to the Council's town centre policies, and in particular to Policy SS6, which protects Class E floorspace within the defined Primary Shopping Areas of Alfreton, Belper and Ripley.

The proposal is consistent with the objective of that policy for the following reasons.

- Both commercial units are retained. The proposal does not result in the loss of any commercial unit, and does not reduce the number of units available for occupation in the town centre;
- The whole of the High Street frontage is retained in commercial use. The proposal does not remove any part of the primary shopping frontage, does not introduce a residential frontage to High Street, and does not create a dead frontage or a gap in the retail circuit;
- No trading floorspace is lost. The accommodation converted is back-of-house ancillary space — office, kitchen, store and WCs — located behind the trading areas, with no display function and no public access;
- Basement storage serving both units is retained in full and is unaltered;
- A WC serving the commercial units is retained, so that the operational requirements of the units continue to be met; and
- The proposal actively improves the commercial frontage, through the introduction of properly glazed shopfront windows and fully glazed entrance doors in place of a substantially solid ground floor treatment.

The primary role of the area as the principal shopping location within the town centre is therefore not undermined by the proposal; it is preserved and, in frontage terms, improved. The residual back-of-house accommodation is of no value as shopping floorspace and its retention in ancillary use would deliver no benefit to the vitality or viability of the town centre. To hold otherwise would be to treat the protection of ancillary storage and staff accommodation as an end in itself, which is not the purpose of the policy.

The proposal is, moreover, positively consistent with the wider objectives of the Council's town centre strategy and with the Framework's recognition that residential use plays an important role in ensuring the vitality of town centre areas. An additional household living in the centre of Alfreton generates additional daily footfall and spending for the town's businesses, contributes to natural surveillance outside trading hours, and helps to sustain the town centre as a living place rather than one which empties in the evening.

Should the Council take the view that the proposal engages the marketing requirement contained within Policy SS6, the Applicant would respectfully invite the Council to consider that the requirement is directed to the change of use of trading floorspace capable of independent commercial occupation, and not to ancillary back-of-house space which has never been, and could not be, marketed or occupied as an independent Class E unit. The Applicant will of course engage with the case officer on this point.

5.3 Standard of accommodation for future occupiers

The proposed ground floor flat provides 44 sq m of gross internal floor area, arranged as an open-plan kitchen/living/dining space, a double bedroom, a shower room and a dedicated storage/utility cupboard. It is a well-proportioned one-bedroom dwelling which compares favourably with the two existing flats within the building and with the general standard of town centre flatted accommodation in the locality. The adopted Local Plan does not apply the Nationally Described Space Standard as a local requirement; nevertheless, the floor area proposed exceeds the national minimum for a one-bedroom one-person dwelling, and the layout provides genuinely usable room proportions, a separate bedroom, a properly separated bathroom, and built-in storage and utility provision of a kind frequently absent from small flats.

The habitable rooms are served by windows providing adequate daylight, outlook and ventilation, with openings formed or altered as shown on the proposed drawings. The flat benefits from a level, independent entrance directly from the rear of the site, which makes it inherently suitable for occupiers with restricted mobility — a form of accommodation which Policy H4 expressly identifies as being needed at sustainable locations.

The internal reconfiguration of the second floor flat similarly improves the standard of accommodation for its occupiers, replacing an arrangement in which a bedspace is accommodated within the kitchen/living area with a properly separated bedroom, a new shower room and a coherent open-plan living space served by the new rear window. The proposal therefore improves the standard of existing accommodation as well as adding a new dwelling.

Neither the proposed flat nor the existing flats have private garden amenity space, which is entirely characteristic and wholly acceptable for town centre flatted accommodation of this type. The rear yard provides an area of external space and is available for the cycle and refuse stores. Alfreton's public open spaces are within easy walking distance. The absence of private garden space is not a matter which weighs against a proposal of this kind in this location, and would not justify the refusal of an additional town centre home.

5.4 Design and external appearance

The design considerations raised by the proposal are limited, because the external works are limited. There is no extension, no increase in height, no change to the roof form, and no change to the massing or footprint of the building. The building will continue to read from High Street exactly as it does at present, save at ground floor level where the shopfront glazing is improved.

In relation to the front elevation, the works are confined within the existing openings. The new top-hung windows are set in line with the glazing break already present on the existing commercial unit entrance doors, so that the new work follows an established horizontal datum in the elevation rather than introducing a new one. The amendment of the unit doors to be fully glazed is a conventional and reversible shopfront alteration. The effect is a more transparent, more active and more attractive ground floor frontage, better able to support the occupation and trading of the two units, and better contributing to the character and appearance of the High Street than the existing substantially solid treatment. The upper floors of the principal elevation — which are the elements of the building that carry its architectural character and contribute to the townscape — are entirely unaltered.

In relation to the rear elevation, the single new window at second floor level is proposed to match the existing window in the same elevation in size, proportion, head detail and materials. It sits within an elevation which is already characterised by an irregular arrangement of openings of differing dates and sizes, and which is not visible from High Street or from any public vantage point of consequence. Its visual effect is negligible.

The proposal accordingly represents a sympathetic and well-considered response to the existing building, respects its character and the character of the surrounding area, and accords with the design requirements of the adopted Local Plan, with the National Planning Policy Framework and with the National Design Guide.

5.5 Impact on neighbouring amenity

The proposal gives rise to no material harm to the amenity of neighbouring occupiers.

- There is no extension and no increase in the built form. The proposal therefore causes no loss of light, no overshadowing, no loss of outlook and no increase in visual dominance in relation to any neighbouring property;
- The new second floor rear window faces over the application site's own rear yard and parking area. It does not directly face any neighbouring habitable room window at close range and gives rise to no material overlooking or loss of privacy beyond that which already arises from the existing windows in the same elevation;
- The ground floor front alterations are within existing openings on a public street frontage and raise no privacy issue;
- The introduction of one additional one-bedroom flat within a town centre building which already contains two flats gives rise to no material intensification of use, and no noise or disturbance beyond that ordinarily associated with residential occupation. The application building sits within a town centre where residential accommodation above and behind commercial premises is the established and characteristic pattern of development; and
- Conversely, the future occupiers of the proposed flat will enjoy an acceptable standard of amenity. The flat is located to the rear of the building, away from the High Street frontage, and is physically separated from the retained commercial units. Sound insulation between the flat and the commercial units, and between the flat and the circulation areas, will be provided in accordance with Part E of the Building Regulations.

5.6 Access, parking, cycle parking and refuse

The proposal does not alter the vehicular access to the site and does not alter the position or geometry of any access. The 4no. existing car parking spaces to the rear of the site are retained.

The site is in the most accessible location in Alfreton, within walking distance of the full range of town centre services and of the town's bus services and railway station. In such a location, a one-bedroom flat generates a very low level of car ownership and vehicle movement, and both national policy and the adopted Local Plan support a reduced level of parking provision in accessible town centre locations. The proposal does not, in any event, remove any existing parking provision.

A dedicated cycle store is proposed within the rear yard, in the position shown on the Block Plan, providing secure cycle parking for the residential units and supporting sustainable travel choices. A dedicated refuse store is provided in the same area, so that bins are stored discreetly within the site rather than on the frontage, with presentation for collection in accordance with the Council's normal arrangements.

The proposal therefore raises no highway safety or parking issue, and is supported by its provision for cycle parking and refuse storage.

5.7 Heritage considerations

The Applicant understands that the application building is not statutorily listed. The building forms part of the historic frontage of High Street within the historic core of Alfreton, and the proposal has been prepared on the basis that the appearance of that frontage is a matter to be treated with care, whether or not the site falls within the boundary of the Alfreton Conservation Area.

On any view, the proposal preserves the character and appearance of the area. The architectural character of the building resides in its upper floors — its proportions, its window rhythm, its heads and cills and its parapet — and none of those elements is altered in any way. The alterations proposed at ground floor are confined within the existing shopfront openings and comprise the introduction of properly glazed windows and doors in place of a solid and inactive treatment. Well-glazed, active shopfronts are the historically correct and characteristic treatment of a market town High Street frontage, and the proposal accordingly enhances rather than harms the appearance of the building in the street scene.

The single new window at second floor rear is in a plain, non-public elevation, matches an existing window in the same elevation, and has no effect on the significance of any heritage asset. No demolition of any external fabric is proposed. The proposal is therefore consistent with the statutory duties in relation to conservation areas and with the heritage policies of the adopted Local Plan and the National Planning Policy Framework.

5.8 Other matters

Flood risk and drainage: the site is understood to lie within Flood Zone 1 and is not at risk of fluvial flooding. The proposal introduces no additional impermeable area and no increase in surface water run-off, the building footprint being wholly unchanged. Foul drainage will connect to the existing mains drainage serving the building.

Biodiversity: the proposal is a conversion of existing floorspace within an existing building. It involves no loss of on-site habitat, no removal of vegetation and no works to the roof, and is understood to fall within the exemptions from the statutory biodiversity net gain requirement. This will be confirmed on the application form.

Contamination, land stability and archaeology: no ground works of consequence are proposed and no excavation below existing floor levels is required. No issue arises.

Building Regulations: fire safety, means of escape, sound insulation, ventilation, thermal performance and accessibility are matters for the Building Regulations and will be addressed in full at that stage. The internal arrangement has been designed with those requirements in mind,

including the retention of the existing separate stair serving Flats 1 and 2 and the provision of a wholly independent entrance to the proposed ground floor flat.

Waste and construction: the works are internal and of small scale. Construction traffic and deliveries can be managed within the existing rear yard, and any construction management requirements can be secured by condition.

06 CONCLUSION

The proposal is a modest, carefully contained and well-considered scheme which makes better use of an existing mixed-use building in the centre of Alfreton. It creates 1no. self-contained one-bedroom flat within under-used ancillary accommodation at ground floor rear, improves the internal arrangement of the existing second floor flat, and makes minor improvements to the ground floor frontage of the two retained commercial units.

The proposal delivers an additional dwelling on previously developed land within the built framework of an Urban Area, in the most accessible and sustainable location in the town, in accordance with Policy H1 of the adopted Amber Valley Borough Local Plan 2022–2040 and with the National Planning Policy Framework's objectives of boosting housing supply through small sites and making effective use of existing buildings.

It achieves that without any loss to the town centre. Both commercial units are retained in full, with their High Street frontages, trading areas and basement storage intact and with their sanitary accommodation retained. No trading floorspace is lost and no primary shopping frontage is removed. The primary role of the area as the principal shopping location within the town centre is preserved, consistent with Policies SS5 and SS6, and the frontage is improved by the introduction of properly glazed shopfront windows and doors.

The external works are minimal: one new window in a non-public rear elevation, matching an existing window, and fenestration alterations within existing openings at ground floor front. There is no extension, no change to height, massing or roof form, and no harm to the character or appearance of the area or to the significance of any heritage asset. Neighbouring amenity is unaffected, the standard of accommodation for future occupiers is good, existing parking is retained and new cycle and refuse storage is provided.

The proposal is considered to accord with the development plan taken as a whole, and with national planning policy. There are no material considerations which indicate that permission should be withheld. The Applicant respectfully invites the Council to grant planning permission, and would be pleased to discuss any element of the proposal with the case officer, including the resolution by condition of any matter of detail.