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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 policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2025/0757**) which was valid on the 5 November 2025 for permission for **Conversion of ground floor to 3 residential flats at 76 and 78 Bridge Street Belper Derbyshire.**

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. The proposal, by virtue of the number and arrangement of the flats within a deep and constrained ground-floor building footprint, would provide an unacceptable standard of residential accommodation.

   Flat 76 would be, for all practical purposes, a single-aspect dwelling with principal accommodation positioned at depth from the available external openings; Flat 78b would be provided with a restricted and enclosed outlook toward a limited rear area dominated by boundary treatment, screening, storage, circulation and servicing functions; and the applicant has failed to demonstrate, through an appropriate daylight and sunlight assessment, that the habitable rooms of all three flats would receive adequate natural light. The scheme would also provide little meaningful private amenity space, and the proposed communal amenity area would be fragmented,

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Signed

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constrained and compromised by its relationship with parking, refuse storage, cycle storage and access arrangements.

The development would therefore fail to provide healthy, comfortable and good-quality living conditions for future occupiers, contrary to Policy EN15 of the Amber Valley Borough Local Plan 2022-2040, the relevant guidance in the Amber Valley Residential Development Supplementary Planning Document, national decision-making Policies DP3 and P3 of the National Planning Policy Framework.

Notes

Attention is drawn to the attached notes:

1 Informative

The Local Planning Authority considers that the fundamental objection to the proposal relates to the number and arrangement of dwellings within the existing building rather than the principle of residential use itself. The site occupies a sustainable location where residential development is acceptable in principle and the reuse of vacant floorspace is supported by both local and national planning policy. However, the submitted scheme has failed to demonstrate that the building can accommodate three additional flats whilst providing an acceptable standard of living conditions for future occupiers.

Should the applicant wish to pursue residential development of the site, a materially revised scheme is likely to be required. Such a proposal should be based upon a reduced or significantly reconfigured number of units and be supported by a robust evidence base, including a daylight and sunlight assessment, a comprehensive Nationally Described Space Standards schedule, fully dimensioned floor plans, confirmation of intended occupancy levels, detailed information relating to window provision and outlook, and a coherent external amenity strategy demonstrating the provision of usable and meaningful outdoor space for future occupiers.

Separately, the determination of this application does not prejudice the Local Planning Authority's powers in relation to any alleged breach of planning control. Considering the concerns identified, the matter will be referred to the Council's Planning Enforcement Team for investigation. The Planning Enforcement Team will consider the circumstances of the case and determine whether it is expedient to take formal enforcement action, including the service of an enforcement notice requiring the cessation of any unauthorised use or operational development, having regard to the relevant provisions of planning legislation, national planning policy and the public interest

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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 to try and address the issues associated with the proposal, however, the issues have failed to be resolved.

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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.**