Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall, Market Place
RIPLEY
Derbyshire
DE5 3XE

Highway Officer: Robert Smith
Our ref: AVBC/2025/014079
Your ref: AVA/2025/0671
Date: 2 October 2025

Dear Katja Graham

TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY

PROPOSAL: Extensions and conversion of existing attached garage and construction of new double garage with link to main house.

LOCATION: Hilltop House Belper Lane Hilltop Belper Derbyshire DE56 2UJ

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection subject to conditions being imposed should approval be granted.

The justification for this decision is provided below.

The application proposes extensions and conversion of an existing attached garage and construction of a new double garage with link to main house.

In line with DCC's design guidance document Parking Guidance for New Developments (PGND) the proposal will not increase the level of parking provision required. Whilst paragraph 4.5.1 of the PGND states that garages, in all circumstances, do not count towards car parking provision it is considered that sufficient space will be retained within the site for vehicles to both park and manoeuvre.

Accordingly, based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety. There are no justifiable grounds on which an objection could be maintained.

Conditions

The remaining area of hardstanding within the curtilage of the application site, as shown on drawing 25003-SH-XX-XX-M3-A-PLANNING, shall be used for the parking and turning of vehicles clear of the highway and shall be maintained free of any impediment to its designated use.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

Yours sincerely,

Robert Smith
Transport Development Management