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/2025/013910
Your ref: AVA/2025/0630
Date: 3 October 2025

Dear Rebecca Smith

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

PROPOSAL: Proposed internal rearrangements to partially convert a garage into a living space to be ancillary to the house, and occasional use for a holiday let. New doors to the front of the outbuilding

LOCATION: Chevin End Farm, Jacksons Lane, Milford, Belper, Derbyshire DE56 0QH

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 application proposes the internal rearrangement to partially convert a garage into a living space to be ancillary to the house, and occasional use for a holiday let, together with new doors to the front of an existing outbuilding.

The site is accessed via a private shared lane off Chevin Road, that also carries a Public Right of Way. Chevin Road is a non-classified road subject to a 30mph speed limit at this point. The existing access to Chevin Road has restricted visibility, due to the lack of a highway margin and limited controlled frontage. These constraints obstruct visibility on both sides of the access. The access has insufficient width to

enable two vehicles to pass in the mouth of the access. The acute angle at which the access meets Chevin Road also makes the right turn into and left turn out of the access difficult for larger vehicles.

The proposal to convert the garage to a holiday let represents a diversification of the site's use and will inevitably increase trip generation, particularly given the short-term nature of holiday accommodation and the associated turnover of occupants. This intensification of use must be considered in the context of the existing access, which is substandard in both width and visibility. The additional vehicle movements arising from the development would exacerbate the existing highway safety concerns and cannot be adequately mitigated.

Having regard to the above issues, the LHA considers that the occasional use of the living space for a holiday let will intensify the use of the existing substandard access onto the non-classified Chevin Road which will result in an unacceptably adverse impact on highway safety, contrary to paragraphs 115 b) and 117 c) of the National Planning Policy Framework (NPPF).

Whilst there is no in-principle highway objection to the proposed new doors to the existing outbuilding or the partial conversion of the garage into a living space, ancillary to the house, with sufficient space considered available for parking and manoeuvring, the LHA therefore objects to the use of the living space, the subject of the development, for a holiday let in accordance with paragraph 116 of the NPPF.

A planning condition to restrict use of the living space as ancillary to the main dwelling would overcome the LHA's objection.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
11 September 2025	**Robert Smith**	**AN**	**3 October 2025**