DERBYSHIRE County Council

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: Amelia Williams
Our ref: AVBC/2025/014757
Your ref: AVA/2025/0759
Date: 25 November 2025

Dear Alex Shaw

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

PROPOSAL: External alterations to Garage in the form of new doors and windows

LOCATION: Field Gate Church Lane Kirk Langley Ashbourne Derbyshire DE6 4NG

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**.

This planning application seeks approval for external alterations to an existing garage in the form of new doors and windows at Field Gate, Church Lane, Kirk Langley. The Planning Statement confirms that the works are to allow the creation of ancillary accommodation including a home gym, office and bathroom within the garage, as illustrated on the submitted floor plan.

The proposed works do not affect the existing driveway or access arrangements.

The highway authority's Parking Guidance for New Developments confirms that garages are not counted towards parking provision. The current level of parking provision is therefore unaffected.

Provided that the proposed use of the garage does not generate any additional traffic flow, the proposed development would have no material impact on highway safety.

The highway authority would therefore have no objection to this planning application subject to the following recommended planning condition.

1. The development hereby permitted shall be used only as a gym/office, with no additional bedroom(s) to be provided, and shall be wholly ancillary to the host dwelling at Field Gate, Church Lane.

Reason: To ensure that the proposed development does not give rise to an unmitigated increase in car or cycle parking demand in the interest of highway safety.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
5 November 2025	**Amelia Williams**	**SD**	**25 November 2025**