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/2025/015001
Your ref: AVA/2025/0803
Date: 2 December 2025

Dear Alex Shaw

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

PROPOSAL: Conversion of existing attached garage into habitable room, single storey rear extension, porch extension, and associated alterations. Construction of a double garage to the rear with driveway extension

LOCATION: Amberdale Bowmer Lane Fritchley Belper Derbyshire DE56 2FY

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 h**as no objection subject to conditions.**

Background

This planning application seeks approval for the conversion of the existing attached garage into a habitable room, the construction of a single-storey rear extension, and an extension to the front porch at Amberdale, Bowmer Lane, Fritchley.

The application also includes the construction of a new double garage to the rear of the dwelling, supported by an extension of the existing driveway to provide access.

Parking

The proposed extension will not increase the number of bedrooms, so the car parking requirement remains unchanged. In any event, the site has sufficient parking provision to meet the minimum parking requirement set out in the highway authority's Parking Guidance for New Developments (PGND).

PGND section 4.7 stipulates that secure, covered cycle parking should be provided at a minimum rate of 1 space per bedroom i.e. the proposed dwelling should have at least 4 cycle spaces. PGND section 4.5 confirms that cycle parking can be provided within garages subject to design and location.

Electric vehicle (EV) charging facilities are not shown.

Details of the above requirements can be secured by planning condition.

Driveway and Access

The proposal includes extending the driveway along the southern and eastern sides of the property to provide access to the proposed double garage at the rear.

The proposed driveway must be surfaced in a bound material where is falls within 5m of the highway boundary, to prevent loose material from being carried onto the highway, in line with section 5.8 of the highway authority's Planning, Streets, and Places (PSP) guidance.

The proposed extended driveway must incorporate appropriate drainage measures to prevent uncontrolled surface water discharge onto the highway.

Details of the above requirements can be secured by planning condition.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions:

1. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, over the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development

REASON: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

3. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, and electric vehicle charging facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

   REASON: In the interest of highway safety and furthering travel by sustainable
   modes.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 November 2025	**Amelia Williams**	**SD**	**2 December 2025**