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/2025/015019
Your ref: AVA/2025/0814
Date: 11 December 2025

Dear Katja Graham

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

PROPOSAL: Proposed attic conversion with rear flat roofed dormer and associated balcony.

LOCATION: 47 Windmill Lane Belper Derbyshire DE56 1GP

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**.

Background

This application is seeking permission for the development of a proposed attic conversion with rear flat roofed dormer and associated balcony at 47 Windmill Lane, Belper.

The property currently has two bedrooms with the proposed conversion adding a third bedroom.

Car Parking

In accordance with the highway authority's Parking Guidance for New Developments (PGND) 4.2 Table 2, the minimum number of car parking spaces for dwellings with 3 bedrooms is 2 spaces.

Whilst the proposed development would increase the minimum car parking requirement, the existing driveway can accommodate the required 2 car parking spaces, satisfying the PGND requirement.

The parking spaces available will require the vehicles to be parked in tandem, although this is in line with PGND 8.6.3.

Electric vehicle (EV) charging facilities are not shown but details can be secured by planning condition.

Cycle Parking

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 3 cycle spaces.

Details will be required to show adequate cycle parking and cycle equipment storage facilities and can be secured by planning condition.

Public Footpath

47 Windmill Lane is located directly next to a public footpath (Belper AV4/40/1).

The County Council's Rights of Way section has no objection, subject to recommended informatives to assist in ensuring that the footpath remains unobstructed and undisturbed.

Recommended Planning Conditions

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions being attached to the decision notice should planning permission be granted:

1. 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.

Informatives

The highway authority recommends that the following informatives should be appended to the decision notice should planning permission be granted:

Notes to Applicant:

- The footpath must remain open, unobstructed and on its legal alignment.

- There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.
- Consideration should be given to the safety of members of the public using the path during and after the works. A temporary closure of paths will be permitted on application to DCC where the path(s) remain unaffected on completion of the development.
- There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way section.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
20 November 2025	**Amelia Williams**	**SD**	**11 December 2025**