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/2025/015037
Your ref: AVA/2025/0813
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 first floor extension to existing dwelling.

LOCATION: Archways Lodge Drive Belper Derbyshire DE56 2TP

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 condition.**

This planning application seeks permission for a proposed first-floor extension to the existing dwelling known as Archways at Lodge Drive, Belper.

The existing dwelling has four bedrooms with the proposed extension to add a fifth bedroom.

Car Parking

In accordance with Section 4.2, Table 2 of the highway authority's Parking Guidance for New Developments (PGND), a dwelling with five bedrooms must provide at least three external parking spaces.

Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision.

The existing driveway can accommodate the minimum parking space requirement, satisfying the PGND requirement.

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 5 cycle spaces.

PGND section 4.5 confirms that cycle parking can be provided within garages subject to design and location.

Details of cycle parking and cycle equipment storage facilities 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 condition:

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.

Yours sincerely,

Amelia Williams
Transport Development Management

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