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/2025/015120
Your ref: AVA/2025/0758
Date: 15 December 2025

Dear Katja Graham

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

PROPOSAL: Two storey side extension and single storey rear extension

LOCATION: 111 Belper Lane Hilltop Belper Derbyshire DE56 2UH

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 recommends that the application is **deferred** pending additional information.

This planning application seeks approval for a two-storey side extension and single-storey rear extension at 111 Belper Lane, Hilltop, Belper.

The current property has 3 bedrooms with the proposed extensions adding an additional 2 bedrooms. No detail of the on-site car parking arrangements has been submitted.

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 required for dwellings with 5 bedrooms is 3 spaces.

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

The applicant should provide a site layout plan showing how 3 parking spaces can be accommodated on the site, without mutual obstruction, in accordance with the PGND.

Should the scheme require widening of the existing driveway access onto Belper Lane, that should be provided with 2m x 2m pedestrian splays in accordance with paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

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

Summary

In view of the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted revised details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
27 November 2025	**Amelia Williams**	**SD**	**15 December 2025**