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/R1
Your ref: AVA/2025/0758
Date: 24 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.

Background

The highway authority's initial observations on this planning application were issued on 15/12/25. The applicant has submitted a block plan, showing the required 3 external parking spaces on the driveway.

Driveway

The position of the driveway shown on the updated block plan does not correspond with the existing driveway or the originally submitted site plan. The applicant must submit an accurate amended plan that correctly reflects the driveway position.

Car Parking

In line with the highway authority's Parking Guidance for New Developments (PGND), parking spaces should be 2.4m wide, with an additional 0.9m circulation

space, by 4.8m long.

The parking spaces shown by the applicant on the block plan satisfy the width and length requirement.

However, the submitted layout does not show the 0.9m circulation width with no path to allow pedestrian access to the front door of the property.

The applicant should therefore submit revised details.

Summary

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

AW; DCC TDM; 24/12/25.

CONTROLLED