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/2026/015740
Your ref: AVA/2026/0020
Date: 5 February 2026

Dear Katja Graham

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

PROPOSAL: Proposed single-storey rear extension incorporating a flat roof with provision for a roof terrace above. Installation of a new oak-framed front porch, including alterations to the front elevation with updated materials.

LOCATION: 21 Broadway Duffield Belper Derbyshire DE56 4BT

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**.

This planning application seeks permission for a single-storey rear extension with a flat roof and a roof terrace above at 21 Broadway, Duffield, Belper.

The single-storey extension will remove the existing garage to create an open plan kitchen, living, and dining area.

Site Access

No change is proposed to the width of the site access. New entrance pillars will replace part of the current hedge at the driveway entrance.

The highway authority has no objection to the access arrangement.

Car Parking

The proposed development gives rise to no changes to the car parking requirement or to parking provision.

Cycle Parking

Section 4.7 of the highway authority's Parking Guidance for New Developments (PGND) requires secure, covered cycle parking to be provided at a minimum rate of one space per bedroom. Accordingly, the dwelling should have at least four cycle parking spaces.

The existing garage is to be removed, preventing cycle parking/storage within the garage.

Details demonstrating adequate cycle parking provision and appropriate storage for cycle equipment will therefore be required and 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 being attached to the decision notice if planning permission is 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 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
15 January 2026	**Amelia Williams**	**SD**	**5 February 2026**