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/2026/016008
Your ref: AVA/2025/0758
Date: 20 February 2026

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 most recent observations on this planning application were issued on 24/12/2025. The applicant has submitted a revised block plan showing the existing and proposed driveway layouts, with 3 car parking spaces shown on the proposed driveway layout.

Assessment

The proposed driveway layout shown on the revised plan indicates that the existing driveway must be widened to accommodate the proposed parking spaces. The existing driveway layout shown on the revised plan, which has the same footprint as that proposed, does not therefore reflect the existing driveway on the ground.

The bay window on the front elevation of the dwelling, not shown on the submitted plans, will prevent vehicles from being parked in the spaces shown on the proposed layout plan.

The highway authority's most recent observations noted that the applicant had not provided circulation space, i.e. a path from the driveway to the front door of the dwelling. This remains outstanding. The path would need to run alongside the south-easternmost parking space.

The applicant should therefore submit revised details showing the correct existing driveway layout and a proposed layout plan showing parking spaces which have regard to the bay window and including the necessary path.

Summary

Having regard to the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted further detail which satisfactorily address the above issues. The highway authority will comment again upon receipt of further information.

AW; DCC TDM; 20/2/26.