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/2026/015712/R1
Your ref: AVA/2026/0013
Date: 24 February 2026

Dear Alex Shaw

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

PROPOSAL: Two storey side extension to create ancillary accommodation and new detached garage

LOCATION: 370 LOWER SOMERCOTES
SOMERCOTES
ALFRETON
DE55 4NQ

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 application were issued on 5/2/26. The applicant has submitted amended floor and site layout details. No access improvements, as previously recommended by the highway authority, are shown.

Floor Plans

The original floor plans on drawing 1225/2567 – 1 showed the existing property as a three-bedroom house. Revised drawing 1225/2567 – 1 Rev A now shows two bedrooms and a study.

The revised proposed floor plan (drawing 1225/2567 – 2 Rev C) now shows three, rather than four, bedrooms and a study.

The room currently labelled as a study was previously shown as a bedroom and could still function as one. Online sources confirm this, showing the property advertised as having three bedrooms.

The highway authority therefore considers that the proposed development will give rise to a four-bedroom house, with provision of an additional bedroom in addition to the three existing bedrooms. The parking requirement and traffic impacts should therefore be assessed on these bases.

The issues raised in the highway authority's 5/2/26 observations therefore remain to be addressed.

Summary

Having regard to 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 and those raised in the 5/2/26 observations. 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
10 February 2026	**Amelia Williams**	**SD**	**24 February 2026**