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/2026/015961
Your ref: AVA/2026/0049
Date: 25 February 2026

Dear Katja Graham

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

PROPOSAL: Dwelling house first floor extension and internal alterations

LOCATION: Oakholt 24 Wood Lane Horsley Woodhouse Ilkeston Derbyshire DE7 6BN

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 and informative.**

Background

This planning application seeks permission for a first-floor extension and internal alterations at Oakholt, 24 Wood Lane, Horsley Woodhouse.

The existing dwelling has 5 bedrooms, and the proposed extension would add a further bedroom.

Car Parking

The highway authority's Parking Guidance for New Developments (PGND; table 2) requires the level of parking provision for dwellings having 6 or more bedrooms to be subject to discussion with the highway authority.

The PGND stipulates a minimum car parking requirement for 5-bedroom dwellings of 3 spaces. For a 6-bedroom dwelling, the highway authority therefore recommends a minimum of 4 parking spaces.

The driveway can accommodate at least 4 car parking spaces, satisfying the PGND requirement.

Cycle and Electric Vehicle (EV) 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 6 cycle spaces.

PGND section 4.5 confirms that cycle parking can be provided within garages subject to design and location.

Details will be required to show adequate cycle parking and cycle equipment storage facilities and can be secured by planning condition.

EV charging facilities are not shown but details 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 conditions and informative being attached to the decision notice if planning permission is granted:

1. The development hereby permitted shall be implemented in accordance with drawing number PS3205-02, except where otherwise agreed in writing by the Local Planning Authority.

   REASON: To define the development.

2. 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, and electric vehicle charging 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.

   <u>Note to Applicant</u>

   The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980.

The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
4 February 2026	**Amelia Williams**	**SD**	**25 February 2026**