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: Gemma Statham
Our ref: AVBC/2026/016160
Your ref: AVA/2026/0095
Date: 4 March 2026

Dear Alex Shaw

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

PROPOSAL: **Proposed single storey wrap around extension, first floor dormer extension to rear and alterations to existing dormer windows. Internal alterations and conversion of existing garage.**

LOCATION: **57 HALL FARM ROAD**
DUFFIELD
BELPER
DE56 4FJ

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.

Background

The proposal is for extensions and alterations to the existing 3-bedroom dwelling, which will not increase the number of bedrooms.

The existing access and frontage parking will remain unaltered, with access currently taken from Hall Farm Road.

Car Parking

In accordance with the highway authority's Parking Guidance for New Developments (PGND) Table 2, the minimum number of car parking spaces required for dwellings with 3 bedrooms is 2 spaces.

2 spaces are currently available within the site frontage.

No electric vehicle (EV) charging facilities are shown but details can be secured by planning condition.

Cycle 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 3 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.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning condition and informative being attached to the decision notice if planning permission is granted.

Conditions

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, 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.

Informative

Notes for Applicant

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,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
17 February 2026	**Gemma Statham**		**4 March 2026**