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/2026/016048
Your ref: AVA/2026/0075
Date: 2 March 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 extension to side

LOCATION: 34 WINDMILL RISE
SOMERCOTES
ALFRETON
DE55 4LF

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

This planning application seeks permission for a two-storey extension at 34 Windmill Rise, Somercotes.

The existing property has two bedrooms with the proposed development adding two further bedrooms.

Car Parking

In accordance with Table 2 of the highway authority's Parking Guidance for New Developments (PGND), a dwelling with four bedrooms must provide at least three external parking spaces.

In line with PGND 8.6.3, a maximum of two vehicles can be in a tandem arrangement.

The existing driveway has inadequate depth within which to accommodate two tandem parking spaces without encroachment onto the footway.

The applicant should therefore submit a site layout plan showing the required three parking spaces on land within the applicant's ownership.

If this requires improvements to the driveway, para 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance requires provision of 2m x 2m pedestrian visibility splays on each side of the driveway. This is of particular importance in this instance given the proximity of the dropped kerb pedestrian crossing facilities close to the site access.

Electric vehicle (EV) charging facilities are proposed to be implemented in the future. Details can be secured by 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 dwelling should have at least 4 cycle spaces.

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

Details can be secured by planning condition

Summary

In view of 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. 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	2 March 2026