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/2026/016094
Your ref: AVA/2026/0079
Date: 2 March 2026

Dear Katja Graham

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

PROPOSAL: Conversion of existing garage, associated works and construction of new double garage.

LOCATION: 44 Broadway Duffield Belper Derbyshire DE56 4BU

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 the conversion of an existing garage, associated works, and construction of new double garage at 44 Broadway, Duffield.

The existing garage is to be converted into a games room/gym. A new double garage is to be located within the existing garden area on the site frontage.

There is no change to the number of bedrooms. The car parking requirement therefore remains the same.

Car Parking

Paragraph 4.5.1 of the highway authority's Parking Guidance for New Developments (PGND) states that, in all circumstances, garages are not counted towards parking provision.

Site layout plan 25.4641.03 shows 3 parking spaces which result in triple tandem parking. This is likely to lead to inefficient use of the driveway and potential on-street parking.

The driveway, if served by an appropriate access (see later), could accommodate 3 parking spaces aligned at 90-degrees to the footway. This car parking arrangement would be in line with PGND guidelines.

The applicant should submit a revised site layout plan showing 3 parking spaces which satisfy PGND guidelines.

Cycle parking

PGND section 4.7 stipulates that secure, covered cycle parking should be provided at a minimum rate of 1 space per bedroom.

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

Driveway

The driveway access is circa 6.6m wide where it meets the footway on Broadway. An access width of 8.1m is required to serve 3 car parking spaces aligned at 90-degrees to the footway, that width including a path which should be 0.9m wide. The applicant should submit a revised site layout plan which shows a widened driveway access.

The driveway should be surfaced in a bound material in line with Planning, Streets, and Places (PSP) para 5.8.3. This can be secured by condition.

Pedestrian Visibility Splays

2m x 2m visibility splays are required on both sides of the driveway access, in line with PSP paragraph 4.8.1. The revised site layout plan should include such details.

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. 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
13 February 2026	Amelia Williams	SD	2 March 2026