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/2026/016092
Your ref: AVA/2026/0083
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: Two storey side extension

LOCATION: 5 Oak Avenue Langley Mill Derbyshire NG16 4FB

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, recommends that the application is **deferred** pending additional information.
AVA/2026/0083

Background

This application seeks permission for a two-storey side extension at 5 Oak Avenue, Langley Mill.

The existing property has three bedrooms, and the proposal adds a fourth. The ground floor plan also includes a large room labelled only as “room”, with no indication of its intended use, which could function as an additional bedroom. Whether the property has four or five bedrooms, the parking requirement is the same under the highway authority’s guidance.

Car Parking

In accordance with Section 4.2, Table 2 of the highway authority's Parking Guidance for New Developments (PGND), a dwelling with four to five bedrooms must provide at least three external parking spaces.

Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision.

The existing driveway can accommodate two vehicles. The site layout plan shows that the proposed development reduces the driveway from circa 10m to circa 7.7m long. This means that the driveway can only accommodate one vehicle in line with PGND guidelines.

To accommodate a third parking space, the driveway will have to be widened into the garden area.

The applicant should therefore submit a revised site layout plan showing the required three parking spaces.

Electric vehicle (EV) charging facilities are proposed to be implemented in the future. Details can be secured by condition.

Driveway

If the driveway is to be widened to accommodate three parking spaces, the dropped kerb must also be widened to span the full width of the driveway plus two dropper kerbs.

The driveway must be surfaced in a bound material.

2m x 2m visibility splays should be provided on both sides of the driveway in line with para 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

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 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
12 February 2026	Amelia Williams	SD	2 March 2026