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/2026/016227
Your ref: AVA/2026/0103
Date: 11 March 2026

Dear Alex Shaw

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

PROPOSAL: Replacement garage

LOCATION: WINDLEY LODGE
236 ASHBOURNE ROAD
TURNDITCH
BELPER
DE56 2LH

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 demolition of the existing garage and the construction of a new double garage at 236 Ashbourne Road, Turnditch.

Ashbourne Road is a classified road (the A517), subject to a 30mph speed limit in the vicinity of the site.

Proposed Use

The proposed garage detail shows a car lift. It is assumed that this is for the personal use of the applicant and does not constitute a business use. Clarification is required.

Site Access

The existing vehicular access onto Ashbourne Road serves the existing dwelling and garage.

The application form states that no alterations will be made to the existing access. However, the site layout plan shows that it is proposed to demolish an existing brick outbuilding and to widen the existing access on its western side.

New inward opening gates are proposed at the access, to be set 5m into the site from the carriageway edge, which is appropriate.

Paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance stipulates that pedestrian visibility splays should be provided on any new or widened private driveway. 2m x 2m pedestrian visibility splays should therefore be provided on both sides of the driveway access at the back of footway within the application site.

The width of the dropped kerbs serving the footway crossing should be increased to match the width of the widened driveway, plus a new dropper kerb on the western side of the dropped kerb crossing.

Internal Layout

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

Details should be provided which demonstrate adequate parking provision within the site in accordance with PGND Table 2.

Parking space dimensions should accord with the requirements of section 8.6 of the highway authority's Parking Guidance for New Developments (PGND). PGND paragraph 8.6.1 requires parking spaces adjacent to garage doors to be 6m long.

Provision should be shown for vehicles to enter, turn within, and leave the site in forward gear on roads with high levels of vehicle flow, such as Ashbourne Road.

Conclusion

Revised site layout details are required to address the above issues.

The highway authority therefore recommends that this planning application should not be determined until the applicant has submitted amended details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
23 February 2026	Gemma Statham		11 March 2026