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: Robert Smith
Our ref: AVBC/2026/016420
Your ref: AVA/2026/0122
Date: 16 March 2026

Dear Katja Graham,

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

PROPOSAL: Extension to existing outbuildings and conversion to dependant living accommodation

LOCATION: 65 Upper Dunstead Road Langley Mill Derbyshire NG16 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 being imposed should approval be granted.

Background

This planning application proposes the extension of existing outbuildings and conversion to dependant living accommodation.

It is usual for annexes to generate few vehicle movements as they tend to be occupied by relatives to the owners/occupiers of the main dwelling and trips are often shared with the main owners/occupiers on the site.

The highway authority would therefore have no in principle objection to this planning application if the annexe is for private and ancillary use only, associated with the existing dwelling.

The proposal creates an additional bedroom. The existing dwelling has 3 bedrooms (assumed from planning application AVA/2012/0213). A total of 4 bedrooms results from the proposed development.

It is evident from satellite imagery that there is sufficient space within the site curtilage to provide 3 parking spaces in line with the highway authority's guidance Parking Guidance for New Developments (PGND).

Conclusion

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

Conditions

The development hereby permitted shall be occupied solely in connection with, and ancillary to, the host dwelling (65 Upper Dunstead Road, Langley Mill), and shall not be sold off, sub-let, or used as a separate dwelling, holiday let, or other business premises.

Reason: In the interests of highway safety.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
5 March 2026	**Robert Smith**	**SD**	**16 March 2026**