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/2026/016280
Your ref: AVA/2026/0111
Date: 16 March 2026

Dear Alex Shaw

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

PROPOSAL: First floor and roof extension built off structural steel frame

LOCATION: 82 Church Road Quarndon Derby Derbyshire DE22 5JA

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

The proposal is for extensions and alterations to the existing dwelling. The dwelling currently has 5 bedrooms, and the proposal will result in the property having 6 bedrooms.

The property is served via a private driveway which takes access from Church Road, Quarndon.

The application details do not demonstrate what parking provision is available within the site.

From the application details it would appear that the applicant only has parking available within the double garage, however, this is not completely clear from the application details. No parking details have been submitted.

Car Parking

In accordance with Table 2 of the highway authority's Parking Guidance for New Developments (PGND) the current parking requirement for a 4 to 5 bedroom dwelling is 3 parking spaces.

In accordance with PGND Table 2, the parking requirement for 6+ bedroom dwellings should be subject to discussion with highway authority. The highway authority consider that a 6-bedroom dwelling be provided with 4 parking spaces, an additional parking space to that required for a 5-bedroom dwelling.

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

Details should therefore be provided which demonstrate how 4 car parking spaces can be provided within the site frontage, with dimensions which accord with the requirements of PGND section 8.6.

No electric vehicle (EV) charging facilities are shown but details can be secured by planning 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 proposed dwelling should have at least 6 cycle parking spaces.

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

Details will be required to show adequate cycle parking and cycle equipment storage facilities and can be secured by planning condition.

Conclusion

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
25 February 2026	Gemma Statham		16 March 2026