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/2026/016465
Your ref: AVA/2026/0107
Date: 23 March 2026

Dear Alex Shaw

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

PROPOSAL: Construction of double garage with access to loft space above

LOCATION: Hunters Keep Main Road Pentrich Ripley Derbyshire DE5 3RE

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.

Background

The proposal is for the construction of a detached garage within the existing frontage of Hunters Keep, Main Road.

Site Access

The proposal does not propose to alter the existing access onto Main Road.

Internal Layout

It is not clear from the application drawings which side the garage doors will be located and whether they will face the road or the dwelling, Given that no new access is proposed I have assumed the garage doors will face the dwelling on the north eastern side of the garage building. If this is not the case I will need to review my comments and the garage will need to be relocated to provide appropriate

distances between the garage doors and the highway boundary. Also new access would need to be provided onto Main Street.

Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision. Given that all the existing parking will remain unaltered within the frontage and subject to the garage doors being located towards the dwelling as stated above there are no highway objection.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 March 2026	Gemma Statham		23 March 2026