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/2026/016536
Your ref: AVA/2026/0161
Date: 25 March 2026

Dear Katja Graham

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

**PROPOSAL: Convert domestic garage to form habitable room**

**LOCATION: 29 Smalley Manor Drive Smalley Ilkeston Derbyshire DE7 6NW**

---

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 change of use of the existing integral garage into habitable living area.

## Site Access

The dwelling has an existing access onto Smalley Manor Drive, the access is across the entire frontage and the entire frontage is available for parking.

Smalley Manor Drive does not form part of the adopted highway.

## 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 |
|---|---|---|---|
| **16 March 2026** | **Gemma Statham** | | **25 March 2026** |