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/2026/016537
Your ref: AVA/2026/0164
Date: 25 March 2026

Dear Alex Shaw

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

PROPOSAL: Proposed Rear two storey extension and internal modifications

LOCATION: 6 Colledge Street Riddings Alfreton Derbyshire DE55 4EZ

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 an existing dwelling served from Colledge Street, Riddings. The proposal does not propose to alter the existing access onto Colledge Street.

Colledge Street in this location does not form part of the adopted highway. It has therefore been assumed that the applicant has right of access over Colledge Street. This should be shown within the red line boundary of the application site.

The plans show an increase from 3 to 4 bedrooms, increasing the car parking requirement

Car Parking

In accordance with the highway authority's Parking Guidance for New Developments (PGND) Table 2, the minimum number of car parking spaces required for dwellings with 4 bedrooms is 3 spaces.

Details should be provided which demonstrate 3 parking spaces are available within the site frontage, with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guide for New Developments.

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

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 4 cycle 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
16 March 2026	**Gemma Statham**		**25 March 2026**