From:clerk@quarndon-pc.gov.uk
Sent:8 Apr 2026 14:41:53 +0100
To: Development
Subject:**External Email**Ava/2026/0111

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Please accept the below which was agreed 30th March - I have been off with the flu

Please confirm it will be included for consideration and posted in the website

Parish Clerk

AVA/2026/0111 82 Church Road First floor and roof extension built off structural steel frame

This amended application is to extend the existing three storey, five bedroom house with a single bathroom to incorporate an ensuite bathroom and a larger shared bathroom.

The property is not within Green Belt or the Quarndon Conservation Area

The communal driveway is generally not for parking on and there is only room in the double garage at number 82 to park one car due to an internal ground floor alteration.

QPC recommends that AVBC should not approve this application unless parking provision to meet Derbyshire County Council Highways' requirement of three vehicle spaces (for a five-bedroom home) can be demonstrated.

Quarndon Neighbourhood Plan, together with the adopted Local Plan, forms the statutory development plan for the area. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the development plan, unless material considerations indicate otherwise.