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: Amelia Williams
Our ref: AVBC/2026/016092/R1
Your ref: AVA/2026/0083
Date: 13 April 2026

Dear Katja Graham

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

PROPOSAL: Two storey side extension

LOCATION: 5 OAK AVENUE
LANGLEY MILL
HEANOR
NG16 4FB

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 highway authority's most recent observations on this planning application were issued on 02/03/2026. The applicant has submitted a revised site layout plan showing 3 car parking spaces on the proposed extended driveway layout.

Car Parking

In accordance with Section 4.2, Table 2 of the highway authority's Parking Guidance for New Developments (PGND), a dwelling with four to five bedrooms must provide at least three external parking spaces.

The three parking spaces satisfies the minimum requirement, but the layout does not follow PGND guidance. The proposed arrangement is triple tandem, which is not acceptable. It is recommended that all three parking spaces should be aligned at 90-degrees to the footway on Oak Avenue. A 0.9m minimum width path should be provided on the driveway so that residents can access the dwelling.

The south-westernmost parking space, if moved further towards the south-western edge of the extended driveway, would create sufficient width between that parking space and the two spaces to the north-east to accommodate the 0.9m wide path on the driveway.

The highway authority's normal requirement is for widened driveways to be provided with 2m x 2m pedestrian splays. However, given that the site is located towards the south-western end of a short cul-de-sac, where traffic speeds and pedestrian volumes are low, this requirement can be waived in this instance.

The applicant should submit a revised site layout plan showing the 3 car parking spaces and a 0.9m wide path laid out in accordance with the above recommendations.

Driveway

The driveway should be surfaced in a bound material in line with paragraph 5.8.3 of the highway authority's Planning, Streets, and Places (PSP) guidance. This can be secured by condition.

The applicant should ensure adequate drainage is provided on the extended driveway to prevent the unregulated discharge of water onto the public highway. This can be secured by condition.

Summary

Having regard to the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted further detail which satisfactorily address the above issues. The highway authority will comment again upon receipt of further information.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 March 2026	Amelia Williams	SD	13 April 2026