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/2026/016640
Your ref: AVA/2026/0168
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: Demolition of porch and garage, single storey front and rear extension, 2 storey side extension, and increasing masonry and roof structure by 1002mm and associated works

LOCATION: 123 Broadway Duffield Belper Derbyshire DE56 4BW

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 the demolition of the porch and garage and the construction of side and rear extensions to the existing property.

Site Access

The proposal is served by an existing access onto Broadway, there are no proposals to alter the existing access point.

Internal Layout

Car parking

The dwelling currently has 2 bedrooms and an office which could be used as a bedroom, the proposed extensions will result in an additional 2 bedrooms, resulting in a potential of 5 bedrooms in total. In accordance with the highway authority's Parking Guidance for New Developments (PGND) 4.2 Table 2, the minimum number of car parking spaces required for dwellings with 5 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.

Should the driveway/access need to be widened in order to provide suitable parking, this will also require the widening of the highway crossover and provision of pedestrian splays as set out in 4.8.1 of the Authority's Planning Streets and Places Design guide.

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

19 March 2026	**Gemma Statham**		**13 April 2026**