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/2026/016048/R1
Your ref: AVA/2026/0075
Date: 20 April 2026

Dear Alex Shaw

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

PROPOSAL: Two storey extension to side

LOCATION: 34 WINDMILL RISE
SOMERCOTES
ALFRETON
DE55 4LF

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 subject to conditions.**

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.

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 bedrooms must provide at least three external parking spaces.
The three parking spaces satisfies the minimum requirement.
Electric vehicle (EV) charging facilities are proposed to be implemented in the future. Details can be secured by condition.

Driveway

The driveway has been extended by 1m along its length on its south-eastern side. 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.

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 dwelling should have at least 4 cycle spaces. Details can be secured by planning condition

Summary

The highway authority would have no objection to this planning application subject to the following recommended planning conditions being attached to the decision notice should planning permission be granted:

1. No part of the development hereby permitted shall be brought into use until the driveway/parking/turning areas are provided in accordance with the scheme illustrated on drawing number 1493/03. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

   REASON: In the interest of highway safety.

3. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, and electric vehicle charging

facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

REASON: In the interest of highway safety and furthering travel by sustainable modes.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
24 March 2026	**Amelia Williams**	**SD**	**20 April 2026**