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/2026/016754/R1
Your ref: AVA/2026/0131
Date: 20 April 2026

Dear Katja Graham

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

PROPOSAL: Ground and first floor extension (above existing lower ground floor extension), along with internal and external alterations

LOCATION: 19 Mount Pleasant Drive Belper Derbyshire DE56 2TQ

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

This planning application proposes extensions and alterations to the existing dwelling at 19 Mount Pleasant, Belper. The existing dwelling has 3 bedrooms which will not change with the proposed extensions and alterations in place.

The highway authority originally responded to this planning application on 24 March 2026, requesting additional details of the access and parking layout.

Site Access and Internal Layout

A site visit has been undertaken which confirmed that the driveway parking layout and alterations to the dropped kerb footway/verge crossing along the site frontage to Mount Pleasant Drive have already been implemented.

The driveway has space for up to 4 car parking spaces within the site, which is satisfactory. Parking spaces of the appropriate lengths can only be achieved between the columns supporting the porch roof above the widened driveway. This precludes the use of the south-western end of the driveway for car parking.

Paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance requires widened driveways to be provided with 2m x 2m pedestrian visibility splays. It is not possible to provide a 2m x 2m splay on the north-eastern side of the original driveway. However, space is available on the south-western side of the driveway to provide such a splay to ensure intervisibility between vehicles using the extended driveway and pedestrians, clear of the boundary hedge. Provision of such a splay can be secured by condition.

No cycle parking or electric vehicle charging facilities are shown but details can be secured by planning condition.

The works within the highway have been constructed to a satisfactory specification.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions and informative being attached to the decision notice if planning permission is granted.

Planning Conditions

1. The driveway/parking areas illustrated on site plan 102 Rev. B shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.
   REASON: In the interest of highway safety.

2. A 2m x 2m pedestrian splay shall be provided at the back of footway on the south-western side of the site access driveway and shall be maintained free of obstruction above a height of 0.6m above adjacent footway level for the life of the development.
   REASON: In the interest of pedestrian 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 furthering travel by sustainable modes.

Informatives

Notes for Applicant

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or

refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
30 March 2026	**Gemma Statham**		**20 April 2026**