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/2026/016196/R1
Your ref: AVA/2026/0087
Date: 28 April 2026

Dear Alex Shaw

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

PROPOSAL: Proposed rear extension, internal and external alterations and demolition of conservatory.

LOCATION: 39 Cherry Tree Avenue Belper Derbyshire DE56 1FR

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 extensions and alterations to the existing property. The proposal will result in the property increasing from a 2 bedroom dwelling to a 3 bedroom dwelling.

The Highway Authority originally responded to the application in response dated 4th March 2026 requesting details of parking.

Amened details have been submitted.

Site Access

Whilst the application form states no new access will be provided, the amended details now show a new access onto Duncan Close.

Highway Safety

It will need to be demonstrated that the proposed new access is at least 15m from the junction in accordance with paragraph 5.4 of Derbyshire Planning Streets and Places design guide (PSP).

Any new access also needs to be provided with 2m x 2m pedestrian splays on both sides, as required by PSP paragraph 4.8.1.

Internal Layout

The layout of the proposed parking to be provided off Duncan Close needs to be at 90^0 to the carriageway, it will need to be demonstrated that sufficient depth is available with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guide for New Developments.

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.

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Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
8 April 2026	Gemma Statham		28 April 2026