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: Steve Dudhill
Our ref: AVBC/2026/017109
Your ref: AVA/2026/0252
Date: 1 May 2026

Dear Ms Graham,

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

PROPOSAL: Build a garden room in the back garden of existing property. Build a shed in the back garden of existing property

LOCATION: Southernwood Cottage Church Lane Kirk Langley Ashbourne Derbyshire DE6 4NG

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 a planning condition being attached to the decision notice if planning permission is granted.

Background

This planning application seeks permission for the construction of a garden studio and a shed in the garden to the rear of the existing property at Southernwood Cottage, Church Lane, Kirk Langley.

The proposed development would have no impact on existing access or car parking arrangements at the site. The studio is intended for use as a textile art studio.

The submitted floor plans show no internal details for either the shed or studio.

Subject to the proposed development being ancillary to the host dwelling, there will be no highway impact.

The highway authority would therefore have no objection to this planning application subject to the following planning condition being attached to the decision notice if planning permission is granted.

Planning Condition

The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the host dwelling known as Southernwood Cottage, Church Lane, Kirk Langley and shall not provide a self-contained unit of accommodation.

Reason: In the interest of highway safety.

SD; DCC TDM; 1/5/26.