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/2026/017016
Your ref: AVA/2026/0222
Date: 11 May 2026

Dear Alex Shaw

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

PROPOSAL: Proposed refurbishment and extension to existing property, erection of garage, and creation of turning circle to the front

LOCATION: 36 THE COMMON
CRICH
MATLOCK
DE4 5BH

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 seeks permission for extensions and alterations to the existing property to include the construction of a new garage and alterations to the parking layout.

Site Access

The proposal does not propose to alter the existing access point onto The Common, a classified road subject to a 30mph speed limit in the vicinity of the site.

It is not clear whether the applicant intends to provide gates on the driveway. Gates should not be provided within 5m of the carriageway edge of The Common and this requirement can be controlled by planning condition.

The increased driveway area could increase the volume of surface water discharged from the site onto the public highway. It is necessary to provide drainage facilities to prevent the unregulated discharge of surface water from the site onto the highway. Details can be secured by planning condition.

Car Parking

The proposal intends to alter the existing parking layout and to include space for vehicles to manoeuvre within the site.

The proposal will increase the size of the property from a 2-bedroom dwelling to a 4-bedroom dwelling.

In accordance with the highway authority's Parking Guidance for New Developments (PGND), the minimum number of car parking spaces required for dwellings with 4 bedrooms is 3 spaces. Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision.

The proposal shows that 3 parking spaces can be provided on the increased driveway area.

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 parking 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

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

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on the approved site plan 26-103-08-

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 access driveway/parking/turning areas are constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
REASON: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

3. No gates shall be erected at the access to the driveway unless they are located at least 5m from the carriageway edge on The Common.
REASON: In the interest of highway safety.

4. 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.

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
16 April 2026	Gemma Statham		11 May 2026