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/2026/016951
Your ref: AVA/2026/0220
Date: 11 May 2026

Dear Katja Graham

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

PROPOSAL: Erection of double storey extension to the rear, creation of a new entrance door and window and replacement of existing windows

LOCATION: Greystone Cottage Makeney Road Duffield Belper Derbyshire DE56 4BD

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 application is for extensions and alterations to the existing dwelling.

The proposal will result in the dwelling increasing from a 3 bedroom dwelling to a 4 bedroom dwelling.

Site Access

The dwelling has an existing vehicular access from Mackeney Road a classified road subject to 30mph speed limit.

The existing access appears from google images to have been closed for many years although the vehicular cross-over has remained on Mackeney Road. From my

site visit the access has been re-opened and appeared in use. I have assumed that no planning permission was required for this. However, if this is not the case I will need to review my comments.

Internal Layout

Car Parking

In accordance with the highway authority's Parking Guidance for New Developments (PGND) 4.2 Table 2, the minimum number of car parking spaces required for dwellings with 4 bedrooms is 3 spaces.

Details should be provided which demonstrate 3 parking spaces are available within the site frontage, with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guide for New Developments.

Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision.

Given the classified nature of Mackeney Road space should also be available within the site curtilage for vehicles to manoeuvre in order to enter and exit in a forward gear.

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 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

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
14 April 2026	**Gemma Statham**		**11 May 2026**