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/2026/017052
Your ref: AVA/2026/0237
Date: 13 May 2026

Dear Alex Shaw

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

PROPOSAL: Domestic dormers to roof of bungalow

LOCATION: The Bungalow Rear Off Hill Top House School Lane Crich Matlock Derbyshire DE4 5DF

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.

Background

The proposal is for domestic dormers to the existing bungalow roof.

Site Access

School Lane in this location does not form part of the adopted highway. The red line of the application boundary does not abut the public highway, I have assumed that the applicant has a right of access to the adopted highway. If this is not the case, I will need to review my comments.

Internal Layout

The proposal does not provide any details with regards existing parking available within the site curtilage.

From the existing and proposed floor plans it does not appear that the proposed dormers will result in any additional bedrooms at the property.

PROW

School Lane carries the route of a public footpath.

Whilst the footpath will be unaffected by the proposals the applicant should have consideration for the safety of the public during construction.

The following notes should be attached to the decision notice, if planning permission is granted, for the applicant's information.

There is a public right of way running through the site. The applicant's attention is drawn to the restrictions imposed by Section 34 of The Road Traffic Act, 1988, regarding the driving of motor vehicles over public footpaths/bridleways.This permission does not authorise additional use by motor vehicles, or obstruction, or diversion of the path.

The applicant is advised to seek independent legal advice on the use of the public right of way for vehicular traffic.

The applicant will be required to contact the County Council's PRoW team to arrange for temporary closure of the path, if the applicant cannot guarantee the safety of path users during the construction phase. Any such application must be made to the County Council's PRoW team at: www.derbyshire.gov.uk/leisure/countryside/access/rights-of-way/faqs/frequently-asked-questions-faqs.aspx.

Conclusion

Assuming the applicant has a right of access to the public highway and that the proposal will not result in an increase in the number of bedrooms at the property, with no loss of existing parking, there are no highway objections to the proposal.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued

21 April 2026	**Gemma Statham**		**13 May 2026**