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: Robert Smith
Our ref: AVBC/2026/017215
Your ref: AVA/2026/0276
Date: 18 May 2026

Dear Alex Shaw,

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

PROPOSAL: First-floor side extension, single storey rear extension and associated alterations

LOCATION: 29 Nottingham Road, Somercotes, Alfreton DE55 4HQ

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.

The planning application proposes a first-floor side extension, single-storey rear extension, and associated alterations to the existing dwelling at 29 Nottingham Road, Somercotes.

From a recent site visit it is apparent that existing parking is accessed via an existing lane which runs along the site boundary, associated with an electricity distribution site. This lane is not included within in the applicant's "red line" planning application site boundary. The site location plan should be revised accordingly.

The proposed first-floor side extension will lead to an additional bedroom, resulting in the dwelling having 4 bedrooms.

In accordance with the Local Highway Authority's (LHA's) Parking Guidance for New Developments (PGND), car parking provision should be 3 no. parking spaces per 4-bedroom dwelling, compared with 2 spaces for a 3-bedroomed dwelling.

No additional parking is proposed as part of the proposal.

The applicant should demonstrate parking provision for 3 vehicles within the site. Each parking space should measure 2.4m x 5.5m (absolute minimum 2.4m x 4.8m). Circulation space around the vehicle is needed so the width should increase to 3.3m or a 0.9m path should be provided.

Conclusion

The LHA recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
5 May 2026	**Robert Smith**	**SD**	**18 May 2026**