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/2026/017093
Your ref: AVA/2026/0242
Date: 18 May 2026

Dear Katja Graham

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

PROPOSAL: Bricking up existing carport opening to facilitate the creation of an enclosed entrance hall and dining area. Demolition of existing coal store to enable the provision of off-street parking, including the installation of a dropped kerb.

LOCATION: 59 Tamworth Street Duffield Belper Derbyshire DE56 4EZ

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

This planning application seeks permission to convert the existing carport into part of the dwelling and to remove the coal bunker to provide a parking space with a new vehicular access onto Tamworth Street, a non-classified road subject to a 30mph speed limit.

The proposal does not result in any additional bedrooms, the dwelling continuing to have 2 bedrooms.

No site layout plan has been provided.

Site Access and Internal Layout

As well as a new dropped kerb footway crossing, the proposal will require the existing dropped kerbs at the access to the carport to be replaced with full height kerbs with footway levels to match.

Details should be provided which demonstrate that a single parking space can be provided within the site, with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guidance for New Developments (PGND).

The applicant should also demonstrate that the driveway has sufficient width to accommodate access to and from a parked vehicle, along with pedestrian access to the rear of the dwelling.

Paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance stipulates that 2m x 2m pedestrian visibility splays should be provided on any new private driveway. The width available in which to form the proposed driveway does not appear capable of accommodating this requirement. However, the existing carport has no pedestrian splays. The applicant should therefore seek to provide whatever pedestrian splays can be achieved within the available driveway width.

A site layout plan is required to show the above details

No electric vehicle (EV) charging facilities are shown but details can be secured by planning condition.

Conclusion

Having regard to the above, the highway authority 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.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
23 April 2026	**Gemma Statham**		**18 May 2026**