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/2026/017347/R1
Your ref: AVA/2026/0273
Date: 9 June 2026

Dear Alex Shaw

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

PROPOSAL: Two-storey rear extension to dwelling with single garage to side elevation

LOCATION: 61 Hickton Road Swanwick Alfreton Derbyshire DE55 1AG

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 objections subject to conditions.

Background

This planning application seeks permission for a two-storey rear extension to the existing 3-bedroom dwelling and the relocation of the garage.

The highway authority's initial observations on this planning application were issued on 20/5/26.

The applicant has submitted amended drawing 2026-3-1.

Site Access

The amended drawing now shows 3 parking spaces being provided along with the access being widened and a 2m x 2m pedestrian splay on the widened side of the access.

The dropped kerb footway crossing serving the site will need to be widened to match the width of the widened driveway, plus two dropper kerbs.

Given the widening of the driveway, it is necessary to provide improved visibility along Hickton Road to the south-west of the site. The maximum available level of visibility should be secured across the site frontage by providing a visibility splay measured from a minor road visibility setback distance of 2.4m centred on the south-westernmost car parking space and projected to the south-western extent of the site frontage where it meets the highway. A planning condition is recommended to secure an appropriate detail.

No cycle parking or electric vehicle (EV) charging facilities have been shown. However, details can be secured by condition.

Conclusion

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 should planning permission be granted.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the on-site access and driveway/parking areas are provided in accordance with the scheme illustrated on drawing number 2026-3-1. The driveway/parking 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 a hard surfaced footway crossing to serve the widened driveway from Hickton Road is available for use and has been constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.
   REASON: In the interest of highway safety.

3. No part of the development hereby permitted shall be brought into use until a visibility splay measured between a point located 2.4m along the centre line of the south-westernmost car parking space and the south-westernmost extent of the site frontage where it meets the highway has been provided. The splay shall be free of obstruction above a height of 0.6m above the adjacent carriageway channel level on Hickton Road and shall be maintained for the life of the development.
   REASON: To improve site access visibility along Hickton Road in the interest of highway safety.

4. A 2m x 2m pedestrian visibility splay shall be provided on the south-western side of the widened site access driveway. Such a splay shall be free of obstruction above a height of 0.6m above adjacent footway level and shall be maintained for the life of the development.
   REASON: In the interest of pedestrian safety.

5. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and

approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.
REASON: In the interest of highway safety.

6. 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 furthering travel by sustainable modes.

Informatives

Notes for the Applicant

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

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
27 May 2026	Gemma Statham		9 June 2026