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/R1
Your ref: AVA/2026/0276
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: 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 determination of the application should be deferred pending the submission of additional information.

Background

Following the Local Highway Authority's (LHA's) initial observations dated 18/5/26, the applicant has submitted further information in the form of a parking plan (Ref: 133.102 Rev A).

Assessment

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

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

In accordance with the 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.

The parking plan (Ref: 133.102 Rev A), demonstrates parking for two vehicles to the front of the dwelling together with a third space at the end of the adjacent lane, circa 60m from the dwelling.

Access to both parking areas is via the adjacent lane which is not included within in the applicant's planning application "red line" site boundary. The applicant should confirm a right of access over the lane between the car parking spaces and the public highway, and the site location plan should be revised accordingly with appropriate notice(s) served on the landowner if necessary.

Access to the third parking space would be through a security gate and, from street view and satellite imagery (copy extracts below) would appear to be in the location of an existing garage.





The LHA's PGND excludes garages from counting towards car parking provision, and, in any event, the above parking space is inconveniently located and may not be used efficiently.

In view of the above, the LHA has concerns over the level of parking provision. A potential solution would be to provide three spaces on an enlarged driveway at the front of the dwelling, similar to the existing situation and in line with guidance.

Each parking space should measure 2.4m x 5.5m (absolute minimum 2.4m x 4.8m). Circulation space, i.e. a 0.9m path, should be provided to ensure pedestrian access to the dwelling.

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
20 May 2026	**Robert Smith**	**SD**	**9 June 2026**