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: Steve Dudhill
Our ref: AVBC/2026/017533
Your ref: AVA/2026/0337
Date: 15 June 2026

Dear Ms Graham,

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

PROPOSAL: Two storey side extension

LOCATION: 72 Far Laund Belper Derbyshire DE56 1FN

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 subject to conditions.

Background

This planning application seeks permission for a 2-storey side extension at 72 Far Laund Belper.

The scheme will increase the number of bedrooms from 3 in the existing dwelling to 4 in the extended dwelling. This would change the minimum car parking requirement from 2 to 3 spaces, which the applicant intends to address by providing 3 car parking spaces on the site frontage to Far Laund.

Assessment

The proposal to provide 3 car parking spaces satisfies the highway authority's minimum requirement. The proposed parking spaces shown on drawing number 0526/2604-2 are of an appropriate size, with the driveway having a greater depth than the minimum parking space length to accommodate longer vehicles as necessary.

The proposed parking spaces must be served by a widened dropped kerb footway crossing, the same width as the widened driveway plus a dropper kerb to the north-eastern side of the driveway.

The driveway must be hard paved to avoid loose material being carried onto the highway

Widened driveways should normally be provided with 2m x 2m pedestrian splays in accordance with paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance. The site has an insufficient length of frontage within which to provide such splays. However, the highway authority is satisfied that the lack of pedestrian splays will not, in this instance, give rise to an unacceptable impact on pedestrian safety. However, the site boundary on the north-eastern side of the proposed driveway parking spaces should be kept clear of obstructions above 0.6m in height above adjacent footway level.

A drainage facility is required at the back of footway to prevent the unregulated discharge of surface water from the driveway onto the public highway.

Secure, covered cycle parking should be provided at a rate of 1 space per bedroom i.e. 4 spaces in total.

The above requirements can be secured by planning conditions.

Conclusion

Having regard to the above, 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 of planning permission is granted.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on drawing number 0526/2604-2. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall remain free of obstruction for the life of the development.

   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 full width of the driveway from Devonshire Drive has been constructed in accordance with the highway authority's specification and made available for use.

   REASON: In the interest of highway safety.

3. No new boundary features shall be implemented along the north-eastern site boundary within 2m of the highway boundary. This 2m length of the north-eastern site boundary shall be maintained free of obstruction above a height of 0.6m above adjacent footway level for the life of the development.

REASON: In the interest of pedestrian safety.

4. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The driveway shall be maintained in the bound material for the life of the development.

   REASON: In the interest of highway safety.

5. Prior to the commencement of the development hereby permitted, details of measures to prevent the unregulated discharge of surface water to the public highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the development hereby permitted being brought into use and shall be maintained for the life of the development.

   REASON: To ensure the appropriate specification of on-site access, parking, and turning areas and that surface water from the site is not deposited on the public highway causing danger to road users.

6. No part of the development hereby permitted shall commence until details for the provision of secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, and bin storage facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the development hereby permitted and shall be maintained for their designated purpose for the life of the development.

   REASON: In the interest of highway safety and furthering travel by sustainable modes.

Informatives

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.

SD; DCC TDM; 15/6/26.