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/2026/017664
Your ref: AVA/2026/0369
Date: 17 June 2026

Dear Ms Graham,

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

PROPOSAL: Single-storey side extension

LOCATION: Eden Futures 2 Bluebell Way Heanor Derbyshire DE75 7RF

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 single-storey side extension at 2 Bluebell Way, Heanor.

Assessment

It is understood that the dwelling has 3 bedrooms, for which the minimum car parking requirement is 2 parking spaces.

No new bedroom is proposed, so the proposed development does not change the minimum car parking requirement. However, the side extension reduces the length of the paved driveway adjacent to the dwelling to circa 5m along its shortest edge, which is sufficient to accommodate only one car parking space.

The front garden to the dwelling is used as a parking area, has been laid in loose stone/gravel, and has no dropped kerb footway crossing over the width of the loose

surfaced area. Whilst there is sufficient space on that area to accommodate parking for up to two cars, the use of loose gravel, which can be carried onto the highway, and lack of a dropped kerb are detrimental to highway and pedestrian safety.

It is therefore necessary for the applicant to hard pave the loose surfaced parking area and install a dropped kerb footway crossing to highway authority specification. The dropped kerbs should extend over the full width of the parking area, tying-in to the existing dropped kerbs to the north and south of the site. Provision should also be made to prevent the unregulated discharge of surface water from the whole of the driveway area (existing and as improved) onto the highway.

The above requirements can be secured by planning conditions.

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 if planning permission is granted.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the driveway along the whole width of the site frontage 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 and clear of obstruction save for its intended use 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 dropped kerb footway crossing to serve the driveway from Bluebell Way has been constructed in accordance with the highway authority's specification and made available for use.

   REASON: In the interest of highway safety.

3. Prior to the commencement of the development hereby permitted, details of measures to prevent the unregulated discharge of surface water to the public highway from the whole of the surfaced driveway area within the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the development and shall be maintained for the life of the development.

   REASON: In the interest of highway safety.

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; 17/6/26.