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/R2
Your ref: AVA/2026/0276
Date: 18 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, has no objection subject to a planning condition being imposed should planning permission be granted.

Background

The Local Highway Authority's (LHA's) most recent observations on this planning application were issued on 9/6/26. The applicant has submitted an amended parking plan.

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 amended parking plan (Ref: 133.102 Rev B), demonstrates parking for three vehicles to the front of the dwelling together with a fourth space at the eastern end of the adjacent lane, circa 60m from the dwelling.

Access to the fourth parking space would be through a security gate and, from street view and satellite imagery, 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.

However, three spaces are shown to the site frontage, in line with the LHA's PGND. Whilst the layout of such parking is not ideal, given the constrained nature of the site, it is not considered that a highway objection could be sustained.

Conclusion

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. It is assumed that the Local Planning Authority will satisfy itself that the applicant as a right of access over the lane between the car parking spaces and the public highway prior to determining this planning application.

If so, and having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice if planning permission is granted.

Planning Condition

The development hereby permitted shall not be brought into use until the access, parking, and turning facilities have been implemented as shown on drawing number 133.102 Rev B. Such facilities shall be maintained free of obstruction for their intended use for the life of the development.

Reason: To ensure conformity with submitted details and in the interest of highway safety.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 June 2026	Robert Smith	SD	18 June 2026