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/2026/017819
Your ref: AVA/2026/0385
Date: 4 July 2026

Dear Katja Graham,

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

PROPOSAL: Front and rear two-storey extensions, single-storey side extension and resurfacing of garden area in permeable block paving

LOCATION: 18 Devonshire Drive Duffield Belper Derbyshire DE56 4DD

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 planning conditions being imposed should planning permission be granted.

Background

This planning application seeks permission for front and rear two-storey extensions, a single-storey side extension, and resurfacing of the front garden area in permeable block paving.

Assessment

The existing dwelling has 3 bedrooms. The proposed development will add an additional bedroom, resulting in a total of 4 bedrooms.

In accordance with the Local Highway Authority's (LHA) Parking Guidance for New Developments (PGND), car parking provision should be 3 no. parking spaces for a 4-bedroom dwelling.

The submitted plan (Ref: 5738/PL/01) demonstrates parking provision in accordance with the above requirement, together with removal of a dwarf wall fronting the site to facilitate access.

Each parking space should measure 2.4m x 5.5m (absolute minimum 2.4m x 4.8m). A minimum 0.9m wide path should be provided for pedestrian access.

Despite the proposal to remove the dwarf wall, the site layout scheme shows reliance on the existing single-vehicle width dropped kerb footway/verge crossing. That would result in the parking area having to take the form of a "triple tandem" layout, which is not acceptable within the PGND. The dropped kerb footway/verge crossing must therefore be widened to the same width as the widened driveway plus two dropper kerbs.

Where a widened driveway emerges onto a footway, 2m x 2m pedestrian visibility splays shall be provided on both sides of the access at the back of the footway, in accordance with paragraph 4.8.1 of the LHA's Planning, Streets, and Places (PSP) guidance. Such splays shall be maintained clear of any object greater than 0.6m in height relative to adjacent footway level.

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

The above requirements, together with the appropriate driveway specification, can be secured by planning conditions.

Conclusion

Having regard to the above, the LHA 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

No part of the development hereby permitted shall be brought into use until at least three car parking spaces have been provided on the driveway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. 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 any other obstruction for the life of the development.

Reason: In the interest of highway safety.

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

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until the driveway has been constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such provision shall be maintained for the life of the development.

Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

No part of the development hereby permitted shall be brought into use until a widened and hard surfaced footway/verge 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 to the satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until 2m x 2m pedestrian splays have been provided on both sides of the site access driveway. Such splays shall be free of obstruction above a height of 0.6m above adjacent footway level and shall be maintained as such for the life of the development.

Reason: In the interest of pedestrian safety.

No part of the development hereby permitted shall commence until details for the provision of secure, covered cycle parking, secure cycle equipment storage, and electric vehicle charging facilities have first 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.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
22 June 2026	**Robert Smith**	**SD**	**4 July 2026**