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/2026/018098
Your ref: AVA/2026/0446
Date: 16 July 2026

Dear Alex Shaw,

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

PROPOSAL: Roof alterations/replacement, including the formation of a rear dormer extension. Demolition of the existing garage and its replacement with a single-storey side extension. Alterations to the existing front porch, together with all associated internal and external works.

LOCATION: 2 High Street Swanwick Alfreton Derbyshire DE55 1AA

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 attached to the decision notice if planning permission is granted.

Background

This planning application seeks planning permission for roof alterations/replacement, including the formation of a rear dormer extension, demolition of the existing garage and its replacement with a single-storey side extension, and alterations to the existing front porch, together with all associated internal and external works.

Assessment

The proposed development will replace a garage with a single-storey side extension to provide an additional bedroom, resulting in an increase in the number of bedrooms within the dwelling, from 4 to 5.

In accordance with the Local Highway Authority's (LHA's) Parking Guidance for New Developments (PGND), car parking provision should be 3 no. parking spaces for 4- and 5-bedroom dwellings. Accordingly, no additional car parking provision is required. The existing driveway can accommodate 3 cars.

The additional bedroom will increase the cycle parking requirement whilst replacement of the garage will remove the opportunity to provide cycle parking. It is therefore necessary for the applicant to provide secure, covered and accessible cycle parking.

Electric vehicle charging facilities will also be required.

Details can be secured by planning condition.

Conclusion

Having regard to the above, the LHA 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

1. No part of the development hereby permitted shall commence until details for the provision of secure, covered, and accessible cycle parking, secure cycle equipment storage, and electric vehicle charging 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 furthering travel by sustainable modes.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 July 2026	**Robert Smith**	**SD**	**16 July 2026**