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/2026/017984
Your ref: AVA/2026/0413
Date: 7 July 2026

Dear Alex Shaw

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

PROPOSAL: Single storey rear extension

LOCATION: 32 Cedar Avenue Ripley Derbyshire DE5 3PA

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.

Background

The planning application proposes a single storey rear extension 32 Cedar Avenue, Ripley. Cedar Avenue is a non-classified residential street in Ripley.

Assessment

It is not clear from the submission whether the proposed development will result in an increase in the number of bedrooms associated with the property. However, the ground floor plan (Ref: A301) shows the proposal resulting in an additional bedroom over the existing situation.

In accordance with the Local Highway Authority's (LHA) guidance document Parking Guidance for New Developments (PGND), car parking provision should be 2 no. or 3 no. parking spaces per 3 bedroom or 4+ bedroom dwelling, respectively.

It would appear that there is sufficient space within the site curtilage to provide 2 off-street parking spaces currently.

Whilst the LHA would typically seek additional parking provision, based on the above. In this instance it seems reasonable to presume that an upstairs bedroom is likely to be used as living accommodation under the circumstances. Should this not be the case provision of additional parking should be considered.

Further to the above, based on census data it is considered for this geographical location parking for 2 vehicles is sufficient for the scale of development proposed.

Accordingly, whilst the proposal has the potential to result in additional parking demand associated with the site. In this instance, given the sites' location and existing parking provision, the LHA's advice is that, in its view, the impacts of the development on highway safety would not be unacceptable and the impacts on the road network would not be severe.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
2 July 2026	**Robert Smith**	**AN**	**7 July 2026**