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/2026/018084
Your ref: AVA/2026/0431
Date: 23 July 2026

Dear Katja Graham,

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

PROPOSAL: Proposed two-storey side extension with open parking area to ground floor

LOCATION: 16 Lapwing Close Kilburn Belper Derbyshire DE56 0AB

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, recommends that the determination of this planning application should be deferred pending the submission of additional information.

Background

This planning application seeks permission for a two-storey side extension with open parking area to ground floor.

Assessment

The existing dwelling has 2 bedrooms. The proposed development will add an additional bedroom, resulting in a total of 3 bedrooms.

In accordance with the Local Highway Authority's (LHA's) Parking Guidance for New Developments (PGND), car parking provision should be 1 no. or 2 no. parking spaces per 2-bedroom or 3-bedroom dwelling, respectively. Each parking space

should measure 2.4m x 5.5m (absolute minimum 2.4m x 4.8m). Dwellings should have a 0.9m path for pedestrian access.

The submitted plan (Ref: PA/26-018 SK 81 01) illustrates brick pillars, supporting the first-floor side extension, located at the eastern side of the existing parking bay, reducing the width of the parking bay to circa 4.3m. Whilst the piers should not affect the opening of car doors, they will restrict the overall available width to a level below the recommended minimum for the provision of the necessary 2 car parking spaces.

Solutions to address this might include relocation of the brick piers to allow provision of a 4.8m wide driveway beneath the first-floor extension or the provision of an additional parking space elsewhere within the site.

The LHA notes that the submitted plan shows an 'additional parking space if required' at the front of the dwelling. Whilst there would appear to be sufficient space within the site to provide an additional parking space at the front of the dwelling, this would require a surfaced driveway and path, both with the required dimensions.

The area to the front of the dwelling is surfaced in a bound material. However, a hard surfaced dropped kerb footway crossing, constructed in accordance with the highway authority's specification, is required to provide access to that area. The dropped kerb footway crossing should be the same width as the driveway plus a dropper kerb on both sides of the driveway.

A parking space at this location would be close to a lighting column. Street furniture such as lighting columns must be protected by a full height kerb, otherwise they are at risk of damage. The column may require relocating beyond the length of the dropped kerb and dropper kerbs.

A revised plan should be submitted which demonstrates parking provision in line with the above comments. If the applicant proposes the use of the parking space to the front of the dwelling, the plan should show the proposed kerbing details to determine whether the street light can be retained in its current position or must be relocated.

Conclusion

The LHA therefore recommends that this application should not be determined until the applicant has submitted further information which satisfactorily addresses the above issues.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
9 July 2026	**Robert Smith**	**SD**	**27 July 2026**