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/2026/017837/R1
Your ref: AVA/2026/0395
Date: 30 July 2026

Dear Katja Graham,

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

PROPOSAL: Double-storey side, single-storey rear extension with dropped kerb to front boundary

LOCATION: 13 Lake Avenue, Loscoe, Heanor DE75 7LJ

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 attached to the decision notice should planning permission be granted.

Background

The Local Highway Authority's (LHA's) initial observations on this planning application were issued on 5/7/26. Further information has been provided by the applicant, in the form of an amended plan (Ref: 1166-02 Rev F).

Assessment

The amended drawing now omits the provision of dropped kerbs to the full width of the site boundary with Lake Avenue, to avoid the provision of additional substandard car parking on the front garden, satisfactorily addressing the previous LHA recommendation. A planning condition is recommended to ensure that no such car parking arrangements are brought forward in future.

No secure, covered cycle parking, at a rate of 1 cycle parking space per bedroom, is proposed to mitigate the lack of parking provision, as previously requested. However, 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 conditions being attached to the decision notice if planning permission is granted.

Planning Condition

On-site car parking provision for the development hereby permitted shall be limited to the single existing car parking space with no additional on-site driveway car parking space(s) to be provided on the site frontage adjacent to Lake Avenue.

Reason: In the interest of highway and pedestrian safety.

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking and secure cycle equipment storage facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained 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
23 July 2026	**Robert Smith**	**SD**	**30 July 2026**