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/2026/017759/R1
Your ref: AVA/2026/0348
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: Change of use of detached garden room/outbuilding to ancillary residential accommodation incidental to the main dwellinghouse.

LOCATION: 87 Wirksworth Road Duffield Belper Derbyshire DE56 4GY

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

Background

This planning application proposes the change of use of a detached garden room/outbuilding to ancillary residential accommodation incidental to the main dwelling.

The Local Highway Authority's (LHA) initial observations on this planning application were issued on 6/7/26. Further information has been provided by the applicant, in the form of a parking plan dated 23/7/26.

Assessment

The submitted details do not fully or properly address the highway authority's 6/7/26 observations.

Whilst the parking plan illustrates provision of driveway car parking space for 4 vehicles, space nos.1 and 2 are blocked by space nos. 3 and 4. As noted in the LHA's 6/7/26 observations, tandem parking spaces for an individual dwelling are permitted but tandem parking is limited to no more than 2 vehicles.

The applicant is referred to the LHA's 6/7/26 observations for detailed site layout requirements. An amended site layout plan is required to fully and properly address the issues summarised in those observations.

Conclusion

In view of the above, the LHA recommends that this planning application should not be determined until the applicant has submitted details which satisfactorily address 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
24 July 2026	**Robert Smith**	**SD**	**30 July 2026**