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: Gemma Statham
Our ref: AVBC/2026/016512/R3
Your ref: AVA/2026/0156
Date: 4 August 2026

Dear Alan Redmond

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

PROPOSAL: Proposed one storey, proposed two storey rear extension and internal works.

LOCATION: FERNBANK
54 MAIN ROAD
LOWER HARTSHAY
RIPLEY
DE5 3RP

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

This planning application seeks permission for extensions and alterations to the existing dwelling. The existing dwelling has 3 bedrooms. The proposed extensions and alterations will result in the property having 4 bedrooms.

The highway authority commented on this application on 25/3/26 and 28/4/26, requesting details of suitable parking and manoeuvring space. A further response was provided on the 3/6/26 to drawing numbers R0566 – 001 Rev P2 and R0566 – 003 Rev P5, recommending appropriate planning conditions.

The application has now submitted an amended parking layout, shown on drawing number R0566 – 003 Rev P7.

Assessment

The submitted plan shows 3 car parking spaces within the existing dwelling curtilage, with access retained to the land to the north of the site.

This layout is acceptable to the highway authority. The planning conditions previously recommended by the highway authority should be reworded as set out below.

Conclusion

The highway authority would have no objection to this planning application subject to the following recommended planning conditions and informative being attached to the decision notice if planning permission is granted.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the on-site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on the approved site plan R0566 – 003 Rev P7. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall be maintained for the life of the development.
   REASON: In the interest of highway safety.

2. 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, secure cycle equipment storage, electric vehicle charging, and bin 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 highway safety and furthering travel by sustainable modes.

Informative

Note for the Applicant

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Gemma Statham

Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
21 July 2026	**Gemma Statham**		**4 August 2026**