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/2026/017665/R1
Your ref: AVA/2026/0372
Date: 12 August 2026

Dear Katja Graham,

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

PROPOSAL: First-floor side extension

LOCATION: 79 Dovedale Crescent Belper Derbyshire DE56 1HJ

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 and informatives being attached to the decision notice if planning permission is granted.

Background

This planning application seeks permission for a first-floor side extension to 79 Dovedale Crescent, Belper.

The Local Highway Authority's (LHA's) initial observations on this planning application were issued on 23/6/26. Further information has been submitted by the applicant, in the form of a parking plan drawing (Ref: 1517/03).

Assessment

The proposed extension will result in an increase in the number of bedrooms within the dwelling, from 3 to 4.

In accordance with the LHA's Parking Guidance for New Developments (PGND), car parking provision should be 2 no. parking spaces for 3-bedroom dwellings and 3 no. parking spaces for 4-bedroom dwellings.

The submitted parking plan demonstrates space for 3 vehicles to park clear of the highway, in accordance with the LHA's requirements.

The driveway must be hard paved to avoid loose material being carried onto the highway.

Widened driveways should normally be provided with 2m x 2m pedestrian splays in accordance with paragraph 4.8.1 of the LHA's Planning, Streets, and Places (PSP) guidance. The site has an insufficient length of frontage within which to provide such splays. It is therefore recommended that the site boundaries on both sides of the proposed driveway parking spaces be kept clear of obstructions above 0.6m in height above adjacent footway level.

Secure, covered cycle parking, cycle equipment storage facilities, and electric vehicle charging facilities will be required.

Details can be secured by means of planning conditions.

Conclusion

Having regard to the above, the LHA would have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice if planning permission is granted.

Planning Conditions

No part of the development hereby permitted shall be brought into use until the site access and driveway/parking area are provided in accordance with the scheme illustrated on drawing number 151/03. The driveway/parking area shall not be used for any purpose other than parking/loading/unloading of vehicles and shall be maintained free of encumbrance to its intended purpose for the life of the development.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the full width of the driveway from Dovedale Crescent has been constructed in accordance with the highway authority's specification and made available for use.

Reason: In the interest of highway safety.

No new boundary features shall be implemented along the south-western site frontage or along the north-western and south-eastern site boundaries within 2m of the back of footway on Dovedale Crescent. The driveway area defined by these dimensions shall be maintained free of obstruction above a height of 0.6m above adjacent footway level for the life of the development.

Reason: In the interest of pedestrian safety.

No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway 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, secure cycle equipment storage, and electric vehicle charging 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.

Informatives

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

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,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
29 July 2026	**Robert Smith**	**SD**	**12 August 2026**