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: Steve Dudhill
Our ref: AVBC/2026/018411
Your ref: AVA/2026/0499
Date: 10 September 2026

Dear Ms Graham,

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

PROPOSAL: Demolition of the existing garage and the erection of a two-storey side extension, together with the replacement of the existing roof, alterations to external facing materials, associated landscaping works, and the installation of photovoltaic panels and air source heat pump/air conditioning units.

LOCATION: 2 Holly Bush Lane Makeney Belper Derbyshire DE56 0RX

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 further information.

Background

This planning application proposes the demolition of the existing garage and the erection of a two-storey side extension.

Assessment

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

In accordance with the highway authority's Parking Guidance for New Developments (PGND), minimum levels of car parking provision should be 2 no. car parking spaces for 3-bedroom dwellings and 3 no. car parking spaces for 4-bedroom dwellings. Each parking space should measure 2.4m x 5.5m (absolute minimum 2.4m x 4.8m). No more than 2 car parking spaces should be provided in tandem format. Space for a 0.9m wide path should also be provided.

For the avoidance of doubt, garages are excluded from the car parking calculations. Car parking spaces should be provided either on driveways or under open-sided car ports. Garages may be counted as providing cycle storage subject to the design and location.

It is not clear from the submission how many car parking spaces can be achieved within the land controlled by the applicant and without obstructing the shared driveway which serves the dwellings at 1 and 3 Holly Bush Lane.

Accordingly, the applicant should demonstrate space for 3 vehicles to park clear of the highway and the shared driveway areas.

To achieve provision of sufficient car parking spaces, the applicant should consider amending the proposed enclosed single garage to provide parking within an open car port arrangement, with a more limited closed garage, to include a cycle storage facility, to the rear.

Amended site layout and floor plana are required to address the above issue.

The site layout plan should also show details of the site access onto Holly Bush Lane, to allow the scope for improvement to accommodate the potential increase in activity that would arise from the proposed development to be determined.

Secure, covered cycle parking (4 spaces) and electric vehicle charging facilities will be required and details can be secured by planning condition.

Conclusion

The highway authority recommends that this application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following receipt of further information.

SD; DCC TDM; 10/9/26.