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/2026/018621
Your ref: AVA/2026/0512
Date: 31 August 2026

Dear Mr Shaw,

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

PROPOSAL: Erection of a single-storey ancillary residential annexe

LOCATION: 17 George Crescent Riddings Alfreton Derbyshire DE55 4AL

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 seeks permission for a single-storey residential annex located within the curtilage of the property at 17 George Crescent, Riddings.

The proposed building would have a single bedroom, shower room, living area, and kitchen.

Site Location Plan

Satellite imagery indicates that the planning application “red line” may not be properly located on the submitted site layout plan, as the “red line” does not enclose the existing driveway which appears to provide access to parking and garage facilities to the rear of the dwelling.

The local planning authority should consider whether an amended site location plan is required.

Assessment

The host dwelling is understood to have 3 bedrooms. The proposed development would add a further bedroom to the property, increasing the minimum car parking requirement from 2 spaces to 3 spaces in accordance with the minimum requirements stipulated in the highway authority's Parking Guidance for New Developments (PGND).

No details are provided which show on-site car parking provision, although sufficient space would appear to be available to the rear of the dwelling to accommodate 3 car parking spaces subject to adequate access and design.

The applicant should therefore submit site layout details which show the provision of 3 car parking spaces to accommodate the existing dwelling and the proposed use (as distinct from the user) with satisfactory access arrangements, under the applicant's ownership/control, within the site.

Subject to the above, it will be necessary to ensure that the use of the proposed annex is ancillary to the host dwelling by means of an appropriate planning condition.

Conclusion

The highway authority recommends that this planning 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; 31/8/26.