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: Jenny Rhodes
Our ref: AVBC/2026/018280/R1
Your ref: AVA/2026/0472
Date: 5 October 2026

Dear Ms Graham,

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

PROPOSAL: Construction of a double storey rear extension, amendments to existing window openings and constriction of new double garage.

LOCATION: Chevin Lodge, Farnah Green, Belper DE56 2UP

Derbyshire County Council, the Local Highway Authority (LHA) 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 conditions.

Background

The LHA's initial observations on this planning application were issued on 3/8/26.

Assessment

The double-storey extension will not result in an increase in the number of bedrooms associated with the property.

The 'garage' continues to comprise a bar, garage/cinema, and office space. If the 'garage' is to be ancillary to the main dwelling, there would be no material impact on the public highway.

Conclusion

Having regard to the above, the LHA would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice should planning permission be granted.

Planning Condition

> The garage hereby permitted shall be occupied solely in connection with, and ancillary to, the host dwelling (Chevin Lodge, Farnah Green, Belper), and shall not be sold off, sub-let, or used as a separate dwelling, holiday let, or other business premises.
>
> **Reason**: In the interest of highway safety.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 September 2026	**Jenny Rhodes**	**SD**	**5 October 2026**