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: Graham Foulkes
Our ref: AVBC/2026/018967
Your ref: AVA/2026/0586
Date: 20 October 2026

Dear Mr Shaw,

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

PROPOSAL: Demolition of existing conservatory, erection of a single-storey rear extension, widening of the existing vehicular access and driveway, and associated external alterations

LOCATION: 5 Harris Close Ripley Derbyshire DE5 3GD

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

Background

Existing Arrangement Drawing (ref. 2028 101) and Proposed Access Drawing (ref. 2028 102) have been submitted in support of this application.

This planning application seeks permission for the erection of a single-storey rear extension, which does not add any further bedrooms and will not therefore change the car parking requirement associated with the dwelling.

The submitted details include a proposal to widen the existing driveway to accommodate a further parking space in addition to the existing single parking space. Part of an existing wall would be removed to allow access to the additional parking space.

Assessment

Harris Close is an unclassified local road. Whilst the speed limit on Harris Close is 30mph, the Close is a cul-de-sac upon which traffic speeds are constrained by the limited length of the cul-de-sac to the west of the site and the 90-degree bend to the east of the site. Traffic and pedestrian flows along the site frontage are relatively low.

The proposed development is unlikely to materially increase traffic flows to and from the site and, subject to the following considerations, is therefore unlikely to give rise to an unacceptable impact on highway safety.

The widened driveway should be served by a dropped kerb footway crossing to highway authority specification, the same width as the driveway plus a new dropper kerb on its eastern side.

A widened access should have 2m x 2m pedestrian visibility splays. Such a splay can be provided to the east of the access over land controlled by the applicant.

The driveway should be hard surfaced to prevent loose material from being carried onto the highway.

Surface water drainage is required to prevent the unregulated discharge of surface water onto the highway.

Electric vehicle charging facilities are required.

The above features can be secured by planning conditions.

Conclusion

Having regard to the above, the highway authority 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

1. The development hereby permitted shall not be occupied until the access and parking facilities have been provided as shown on drawing number 2028 102, save for any changes required by the following planning conditions. Such facilities shall be maintained free of obstruction to their intended purpose for the life of the development.

Reason: To ensure conformity with submitted details.

2. The development hereby permitted shall not be occupied until a hard surfaced footway crossing to serve the driveway from Harris Close has been constructed in accordance with the highway authority's specification and made available for use.

Reason: In the interest of highway safety.

3. The development hereby permitted shall not be occupied until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning

Authority. This area of driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety.

4. The development hereby permitted shall not be occupied until a 2m x 2m pedestrian visibility splay has been provided on the eastern side of the access driveway. This splay shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above adjacent footway level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

5. The development hereby permitted shall not be occupied until the access driveway has been constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such provision shall be maintained for the life of the development.

Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

6. No part of the development hereby permitted shall commence until details for the provision of an electric vehicle charging facility have been submitted to and approved in writing by the Local Planning Authority. The approved facility shall be implemented prior to first occupation of the development hereby permitted and shall be maintained for its designated purpose 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,

Graham Foulkes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
15 September 2026	**Graham Foulkes**	**SD**	**20 October 2026**