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: Devinda Kumarasinghe
Our ref: AVBC/2026/019247
Your ref: AVA/2026/0585
Date: 18 November 2026

Dear Alex Shaw

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

PROPOSAL: Proposed two storey rear extension

LOCATION: 217 Park Road Heage Belper Derbyshire DE56 2AB

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 the application is **deferred** pending additional information.

Car parking

The proposed extension would increase the dwelling from three to four bedrooms. The submission proposes an increase from two to three off-street car parking spaces, which accords with DCC's *Parking Guidance for New Developments* in terms of the number of spaces.

The submitted location plan notes the proposed number and size of the spaces but does not clearly show each bay in relation to the extension, driveway and site boundaries. Please provide a scaled and dimensioned proposed site plan showing all three spaces, identifying which are retained and which is additional and demonstrating how they would be accessed from the existing driveway.

Cycle parking

The proposed site plan should identify any existing or proposed secure, covered and conveniently accessible cycle parking. In line with LTN 1/20, the benchmark for the completed four-bedroom dwelling is one space per bedroom. Existing suitable provision can count towards that total.

Public right of way

Public Footpath AV23/31/1 runs along Park Road at the site frontage. The Local Planning Authority should consult the relevant Public Rights of Way team on the proposal, including any implications for the route arising from construction access and deliveries. The footpath should remain unobstructed and available for safe public use during construction and following completion.

Conclusion

The proposed level of car parking is acceptable in principle. The Highway Authority requests the annotated plan to confirm that the three spaces would be usable following completion of the extension.

Yours sincerely,

Devinda Kumarasinghe
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
6 October 2026	**Devinda Kumarasinghe**		**18 November 2026**