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Mr R Weaver
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Ask for: Sue Murdoch
Our ref: HDC/SMu/39106
Your ref: HPK/2015/0034
Date: 20 February 2015
Email: sue.murdoch@derbyshire.gov.uk

Dear Mr Weaver,

Proposed Garage – 137 Manchester Road (B5470), Chapel en le Frith

The above application has recently been referred for highway consideration and I have the following comments to make.

The current layout of the property would appear to allow for two vehicles to be parked clear of the highway although I note external storage has reduced the driveway area.

The proposals are for a garage to the side of the property, however, the internal dimensions are below current design guidance which is 6m x 3m with a minimum door width of 2.3m. At a depth of only 4.85m (due to the inclusion of a utility room) the garage may not be suitable for the parking of the majority of domestic vehicles. The applicant could resolve this by removing the utility room or extended the garage further back into the plot.

Additionally if a parking space is to be provided in front of garage doors then dependent on the door opening the following depths are recommended;

- Roller/shutter, sliding or inward opening 5.5m
- Up & over 6.1m
- Hinged, outward opening 6.5m

The remaining driveway length would appear to be 5.5m and as such a roller/shutter door should be installed and maintained.

This Authority would not wish to see parking on the adjacent carriageway, which is a busy classified road and a bus/HGV route, as a result of any under-provision.

Please ask the applicant to provide revised drawings and upon receipt I would comment further.

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Subject to the applicant providing revised drawings suitably resolving the above matters there are no further highway objections and I would ask for conditions to cover the following to be included in any consent granted in the interests of highway safety;

- 1) Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works.
- 2) The minimum dimensions for a garage space shall be 6m x 3m with a door width of 2.3m unless otherwise agreed in writing with the Local Planning Authority.
- 3) The applicant shall install a roller/shutter (sliding or inward opening) type garage door only and this shall be maintained as such thereafter.

Yours sincerely

Highways Development Control