

Substantive response of the Local Highway Authority (LHA) to a planning application consultation received from the Local Planning Authority (LPA).



Local Planning Authority: Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Application Details

Application Ref : HPK/2022/0457

Proposal : Proposed replacement of existing detached garage
with dwelling

Site : Land Adjoining 2, Sylvan Cliff, Buxton, Derbyshire,

General Details

Planning Case Officer : James Stannard

Applicant : Mr and Mrs Hornsey

Substantive response provided in accordance with article 22(5) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

Advice to LPA

The proposal seeks the construction of a 2no bedroom dwelling with associated off-street parking.

The proposal is similar as a previous application from 2017, HPK/2017/0308, which received no objections from the Highway Authority. However, it appears that the application was refused by your own Authority. This current application is identical from a highways point of view, therefore, there are no objections in principle.

The application site is located on Sylvan Cliff which is a unclassified road. The plot of land is currently used for off-street parking for the existing dwelling including a garage.

The proposed 2no bedroom dwelling will result in the loss of off-street parking for the existing dwelling, however, given the location and proximity to local services and amenities and links to public transport and lack of on-street parking restrictions it is not considered that an objection based on the lack of off-street parking for the existing dwelling would be sustainable at appeal.

The Site Plan demonstrates off-street parking for 2no vehicles which is adequate to serve the proposed dwelling, however, in order to meet current recommendations each off-street parking bays should measure a minimum of 2.4m x 5.5m. Therefore, it is recommended the depth of the parking area is increased.

Accordingly, provided that you are satisfied that a satisfactory layout can be controlled by conditions, there are no highway objections to the proposal from the highway point of view, subject to the following conditions being included in any consent granted in the interests of highway safety:

Recommended Conditions / Reasons

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 premises, the subject of the application, shall not be occupied until the on-site parking spaces (each measuring a minimum of 2.4m x 5.5m) have been provided for, generally in accordance with the application drawings laid out and constructed as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to designated use.
3. Prior to the occupation adequate bin storage and a bin dwell area for use on refuse collection days shall be provided clear of the public highway, within the site curtilage clear of all access and parking and turning provision and retained thereafter free from impediment to designated use.

In addition to the above conditions, the following note should be appended to any consent for the applicant's information.

Informatives

- a. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
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20 October 2022	Jamie Bradbury	Jamie Bradbury	27 October 2022
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