

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/2023/0074

Proposal : Garage alterations to form additional living accommodation and new entrance gate

Site : 1, The Meadows, Dove Holes, Derbyshire, SK17 8DU

General Details

Planning Case Officer : Declan Cleary
Applicant : Mr Mark Budgett

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 conversion of an existing garage to form additional living accommodation and the provision of a entrance gate across the existing vehicular access to The Meadows.

The proposal results in the loss of the existing garage, however, the existing driveway / area of hardstanding within the site is of sufficient dimensions to accommodate acceptable levels of off-street parking.

The proposal includes the erection of entrance gates across the access to The Meadows adjacent to the back edge of the footway. Whilst the Highway Authority recommends that any gates are setback a minimum of 5m from the nearside highway boundary, in view of the nature of the road i.e. an unclassified residential road where vehicle speeds are low, it is not considered that the proposed gates would have a detrimental impact on highways safety.

Therefore, the Highway Authority has no objections to the proposal, the following note

should be included in any consent for the applicants information:

a. The application site is affected by a Public Right of Way (Footpath number 150 Chapel en le Frith on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533190.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
1 March 2023	Jamie Bradbury	Jamie Bradbury	8 March 2023