

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/2023/0373

Proposal : Two storey extension to the side and single storey extension to the rear.

Site : 2 Turnlee Drive
Glossop

General Details

Planning Case Officer : James Stannard

Applicant : Mr Michael Joyce

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 two-storey side extension and single storey rear extension, resulting in an introduction of a 4th bedroom.

The application site was the subject of a similar proposal earlier this year (HPK/2023/0217), to which the Highway Authority raised no objections, however, it appears that the application was refused by your own Authority. This current proposal appears to be similar from a highways point of view.

Whilst it is proposed that the existing vehicular access to Turnlee Drive will be widened to accommodate the revised parking layout, as previously outlined in the response to HPK/2023/0217, the parking layout appears to be restrictive with some spaces likely being inaccessible due to obstruction by the spaces adjacent to the vehicular access. Nonetheless, whilst the situation is not ideal and may result in vehicles being parked on Turnlee Drive this is an inconvenience and not considered to be unacceptable in highway safety terms.

Therefore, the Highway Authority has no objections to the proposal, and it is recommended the following notes are included for the applicants information:

Informatives

a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.

b. The Highway Authority recommends that the first 5m of the modified access / driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel, etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the landowner.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
12 September 2023	Jamie Bradbury	Jamie Bradbury	19 September 2023