

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/2023/0391

Proposal : Demolition of Garage/ storage room. Construction of double storey side extension and dormers/ single storey rear extension and associated internal alterations.

Site : 68 JODRELL ROAD
WHALEY BRIDGE
SK23 7AR

General Details

Planning Case Officer : Pet Twigg
Applicant : Mrs Shirley Andrew

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 demolition of the existing garage / store, and the construction of a two-storey side and single storey rear extension, resulting in a 5no bedroom dwelling.

It is proposed that a new parking area will be formed to the front of the dwelling, involving the creation of a new vehicular access. As far as can be ascertained from the application drawings the new vehicular access would be located on the junction radius of Jodrell Road, which is not acceptable from a highways point of view, vehicular accesses should have a minimum clearance of 15m from junctions.

Therefore, it is recommended the applicant considers a revised layout which utilises

the existing vehicular access to Williamson Road, or a new access located a minimum of 15m away from any junction.

It should be noted that 3no off-street parking should also be provided to serve the 5no bedroom dwelling, each space should measure a minimum of 2.4m x 4.8m.

Accordingly, it's recommended that the applicant is given opportunity to submit revised details demonstrating measures to satisfactorily address the above issues. However, if you are minded to determine the application in its submitted form, I would be grateful if you could revert back to the Highway Authority for any further comments.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
26 September 2023	Jamie Bradbury	Jamie Bradbury	3 October 2023