

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/2024/0038

Proposal : Removal of existing garages at rear and construction of 2 x 3 bed dwellings resubmission of HPK/2022/0058

Site : 18, London Road,
Buxton,
SK17 9NX

General Details

Planning Case Officer : James Stannard
Applicant : Mr Simon Paul

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 proposed two new dwellings are to be served via the existing access to the side of 18 London Road, which currently serves garages and storage; the garages and storage are to be removed as part of the development. The access to the side of 18 London Road is some 2.5m wide. Derbyshire County Council's design guide recommends a minimum access width of 2.75m for a single dwelling and 4.25m for an access serving 2 to 5 dwellings. Clearly the existing access width is below the recommended width.

Each proposed dwelling incorporates one parking space within a ground floor garage; the internal dimensions for each garage are scaled as being some 5.5m in length and plus 3m in width. Derbyshire County Council's design guide recommends minimum internal garage dimensions of 6m x 3m.

The proposed provision of one parking space per 3 bedroom dwelling is below the recommended guidance for such sized dwellings and may lead to additional roadside parking being required to accommodate the parking requirements for each dwelling. However, as previously stated in comments to other applications on this site, the application site is considered to be close to the town centre with the expected amenities being within acceptable walking distance as well being within acceptable distance from bus stops. London Road also has extensive waiting restrictions with the vicinity of the application site.

The submitted plans indicate a central landscaped area in front of the proposed dwellings. This will restrict manoeuvrability within the site; however, it is considered that sufficient space is available to gain access to and from the garages and to allow vehicles to enter and exit the site in a forward gear.

It is noted that the proposed development does not include any cycle parking provision for the dwellings. The provision of such facilities would be beneficial.

It is considered that the proposed development is not ideal and some areas of the layout do fall short of the recommended guidance. However, the existing garages and storage building(s) to the rear could have legitimately generated some vehicular movements similar to those generated by the proposed dwellings having only one parking space each.

Based on the above comments, it is considered that the proposed development will not have an unacceptable impact on highway safety which would warrant an objection to the application.

It is recommended that the following condition are included in any consent granted:

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the submitted drawings.

Reason: To ensure conformity with submitted details.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
28 March 2024	Adrian Martin	Adrian Martin	4 April 2024