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Telephone
Ask for Adrian Martin
Email
Our ref HPBC/2024/008119
Your ref HPK/2024/0122
Date 13 May 2024

Dear Mr Haywood

Application Ref: HPK/2024/0122
Proposal: Construction of one dwelling and associated works
Site: Corbar Hill House,
Corbar Road,
Buxton,
Derbyshire,
SK17 6RU

I refer to the consultation on the above-mentioned application and I have the following comments to make.

The highway authority commented on a similar application in 2023 (HPK/2022/0333) and raised no objections. As this latest application is similar in terms of potential highway impact, I refer to the previous highway authority response which is reiterated below:

The application proposes a new dwelling to be served via an existing access to Corbar Road. It is not clear how many existing dwellings are served via the site access but the DCC mapping system indicates some 16 apartments as well as the apartments/dwellings within Corbar Hill House. If this is incorrect I would be grateful to be informed of a more accurate number of dwellings within the site.

Emerging visibility at the access is somewhat restricted due to the presence of large stone pillars which provide segregated vehicular and pedestrian access to the site. These pillars also restrict the width of the access to a single vehicle width; however, there is sufficient space within the site close to the access to allow an exiting vehicle(s) to wait if another vehicle is entering the site. Taking in to account the number of dwellings currently served by the access, the additional vehicle trips generated by one more dwelling is not considered to be significant to warrant an objection to the restricted exit visibility at the access.

The proposed dwelling proposes a suitable level of on site parking and considering the location of the proposed dwelling to the public highway, there is adequate opportunity for vehicles to turn within

the site well clear of the highway boundary.

Based on the submitted details and the above comments, there are no highway objections to the application.

You may wish to include the following condition in any consent:

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing Temp caravan 02.

Reason: To ensure conformity with submitted details.

The above comments are considered to remain valid as the highway authority's response to this latest application.

You will note that the recommended condition refers to a specific plan reference; this reference will require changing to reflect the submitted plan(s) submitted as part of this latest application.

Yours sincerely

Adrian Martin
Highways Development Control