



Chris Henning
Executive Director - Place
Economy & Regeneration
County Hall
Matlock
Derbyshire DE4 3AG

Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Telephone
Ask for Adrian Martin
Email
Our ref HPBC/2024/008234
Your ref HPK/2024/0204
Date 30 May 2024

Dear Mr Haywood

Application Ref: HPK/2024/0204
Proposal: Retrospective change of use of stable to annex
Site: 218, Buxton Road,
Furness Vale,
SK23 7PX

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

It is noted that the application is for retrospective permission for the change of use proposed.

The submitted plans appear to indicate the removal of an existing garage immediately adjacent the premises to be converted. The plans do not confirm or otherwise that the space remaining is to be used as a parking space; however, it is assumed that it is. It is also assumed that the garage was, or was potentially, used as a parking space for house number 218. Effectively, it appears that the proposed annex has no designated off street parking provision and that any parking associated with the annex would take place on Buxton Road or on the access track between nos. 218 and 220. Without any details to confirm or otherwise, this is considered to be the same for no. 218.

In terms of vehicle movements generated by the proposed annex, it is considered realistic that under the circumstances explained in the application i.e. that the annex is used by family members of the occupant(s) of no.218, off site trips will be few due to shopping trips etc. being carried out by family members with other trips being shared thus the annex itself will generate very few if any trips. However, it is recommended that the annex remains ancillary to the main dwelling to restrict the premises from being sold as a separate unit.

Based on the aforementioned comments, it is considered that the proposed development will not have an unacceptable impact on highway safety or a severe cumulative impact on the highway network and as such there are no highway authority

objections to the application. It is recommended that the following condition is included in any consent granted:

The premises shall remain ancillary to the main dwelling for the lifetime of the development.

Yours sincerely

Adrian Martin
Highways Development Control