



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 Glen Donaldson
Email
Our ref HPBC/2024/008387
Your ref HPK/2024/0199
Date 19 June 2024

Dear James Stannard

Application Ref: HPK/2024/0199
Proposal: Demolition of existing outbuilding and the addition of a single storey side / rear extension with associated internal alterations, to include alterations to the boundary wall fronting the highway.
Site: 10 Robertson Road
Buxton

I refer to the above-mentioned enquiry, details of which were registered at this Authority on 3 June 2024 for consideration and I have the following comments to make.

The Local Highway Authority (LHA) note two previously refused (not on highway grounds) applications on the demolition of existing outbuildings and the addition of a single storey side/rear extension with associated internal alterations to include the construction of detached ancillary accommodation and alterations to the boundary wall fronting the highway under planning references HPK/2022/0380 and HPK/2022/0563 and on each occasion the LHA provided no objections with an advisory note referring to Section 184 of the Highways Act 1980 being recommended to be appended to any consent granted for HPK/2022/0383.

However, applications HPK/2022/0383, HPK/2022/0563 and HPK/2024/0199 all indicated on the submitted application form that there will be no alterations for vehicles onto the public highway and although submitted drawing 7029_PL13 states: '*Driveway & Dropped Kerb to be retained as existing*', to prevent vehicles driving over a full height kerb, the driveway (dropped kerb) will need to be extended.

Therefore, although there are no highway objections to the above planning application, in order to implement the scheme a separate construction approval process with the Highway Authority will need to be progressed – this scrutinises construction details and will be necessary in order for the Highway Authority to enter into a Section 184 Agreement for any works.

Therefore, the Highway Authority recommends that the following Informative Note is

appended to any consent granted:

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at

www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.

Yours sincerely

Glen Donaldson
Highways Development Control