

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/2024/008383
Your ref: HPK/2024/0217
Date: 5 July 2024

Dear Rachel Robinson

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Proposed two storey side extension comprising garage and bedrooms and loft conversion

LOCATION: 33 Sterndale Moor, Buxton

APPLICANT: Mr Cocker

Further to previous comments and to the receipt of a revised site layout plan please find the following comments to the application.

The revised site plan now proposes one parking space located centrally within the front garden of the dwelling. It is considered that suitable emerging visibility is achievable on to the highway at the location of the access to allow a safe and suitable access to be created.

The space available between the highway boundary and the front of the dwelling is suitable to accommodate a parking space of 2.4m x 4.8m which complies with the minimum parking space size requirements.

Based on the above comments it is considered that the application complies with national guidance in achieving a safe and suitable access and will not have an unacceptable impact on highway safety. There are no highway authority objections to the application.

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

The new vehicular access to Sterndale Moor shall be laid out and constructed in accordance with the approved revised application drawing and the entire site frontage shall be maintained clear of any obstruction exceeding 1m in height relative to the road level for a distance of 2m into the site from the highway boundary in order to maximise the visibility available to drivers emerging onto the highway.

Reason: in the interests of highway safety.

Please also attach the following advisory note to any consent for the information of the applicant:

Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy, Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

Yours Sincerely

Highways Development Control