

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

Telephone:
Ask for: Glen Donaldson
Email:
Our ref: HPK/2024/0231
Your ref: HPBC/2024/008666
Date: 9 July 2024

Dear Rosie Dinnen

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

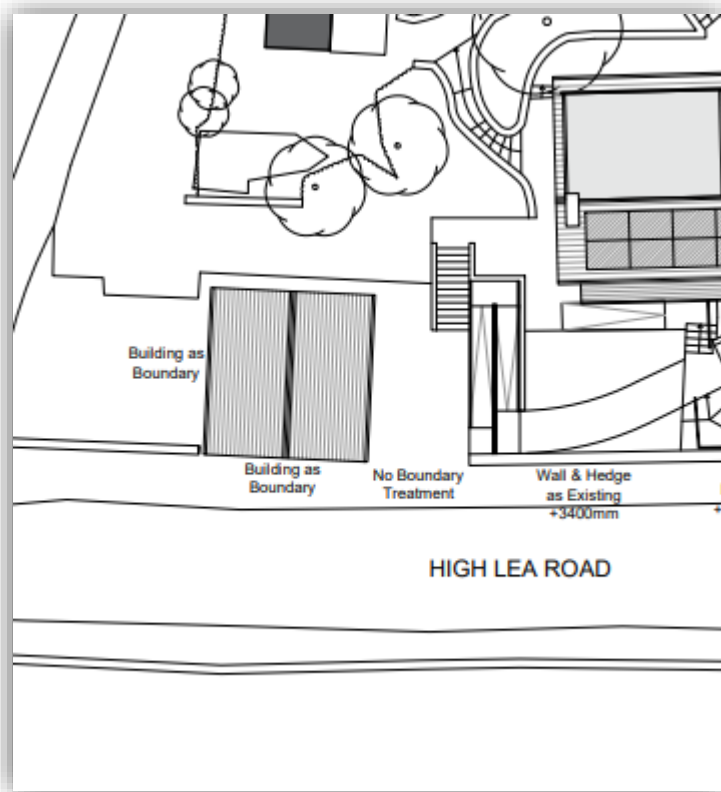
PROPOSAL: Two storey rear extension, new parking space with access alterations, elevation changes comprising replacement windows and doors with rendered external wall insulation to sides and rear elevations, dormer loft conversion and photovoltaic panels to front elevation.

LOCATION: Cotherstone High Lea Road
New Mills

Derbyshire County Council, the Highway Authority (HA) acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the HA note the submitted Design and Access Statement mentions:

1. *'There are no changes to the proposed site layout. The proposed changes to car parking and ramped access do not alter the layout of buildings on the site. The alterations will improve visibility and connectivity to the garage enhancing natural surveillance and security.'*

However, based on the analysis of the information submitted, an explanation is required regarding the statement that the '*alterations will improve visibility*' and (see extract from submitted drawing 4121-00-12 A below), no visibility splays have been shown.



The County Council would wish to see the highway issue addressed prior to determination, however, should the LPA be minded approving the application in its current form we would be grateful if the LPA could reconsult the Highway Authority so that consideration can be given to formulating an appropriate response.

Yours Sincerely

Glen Donaldson
Highways Development Control