

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

Telephone :
Ask for: Adrian Martin
Email: HPBC/2024/008988
Our ref: DET/2024/0025
Your ref:
Date: 5 August 2024

Dear James Stannard

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

PROPOSAL: Prior Notification for the change of use from agricultural building to dwellinghouse.

LOCATION: BIRCH HOUSE
SPINNERBOTTOM
BIRCH VALE
SK22 1DH

APPLICANT: Mr Redfern

It is noted that highway authority comments provided in response to a previous similar application raised no objections.

The existing site access to Spinnerbottom is considered suitable to accommodate the likely additional vehicle movements generated by the proposed dwelling and there is sufficient space available within the site to accommodate appropriate on site parking and turning space commensurate with the scale of the dwelling; it is noted that the application proposes 2 parking spaces.

There are no highway authority objections to the application. It is recommended that the following condition is included in any consent granted:

The development hereby approved shall not be occupied until the parking facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Yours Sincerely

Highways Development Control