

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/011190
Your ref: HPK/2025/0037
Date: 3 March 2025

Dear Jennifer Robb

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

PROPOSAL: Single storey side and front extension

**LOCATION: 33, Greggs Avenue,
Chapel-En-Le-Frith,
SK23 9TU**

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, note that the proposed side extension will remove an on-site parking space, leaving only a single parking space to the front.

However, the High Peak Borough Council Parking Standards are:

‘1 bedroom dwellings require 1.5 spaces per unit ... 2 bedroom dwellings require 1.5 spaces per unit ... 3 bedroom dwellings require 2 parking spaces per unit. ... 4+ bedroom dwellings require 3 spaces per unit.’

Therefore, as this is a 3 bedroom dwelling, 2 spaces are required (this also aligns with the County Council parking guidance) and although there are no highway objections to the above planning application, an additional parking space is required to the front

of the dwelling which will involve the extension of the dropped kerb, so in order to implement the scheme a separate construction approval process with the Highway Authority will need to be progressed – this scrutinises the access 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 Notes are appended to any consent granted:

- The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of the extended vehicle access will require a 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/vehicularaccess/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.
- Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Yours Sincerely

Glen Donaldson
Highways Development Control