

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/011306
Your ref: HPK/2025/0065
Date: 10 March 2025

Dear Stuart Talbot

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

PROPOSAL: Side extensions over 2 floors with single storey rear extension

**LOCATION: 28 Fauvel Road
Glossop**

Derbyshire County Council, the Highway Authority 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, require a response to the following highway questions before a formal response can be provided:

1. The proposal shows the creation of a garage, but the submitted information indicates that the garage will be 3m in length which (see extract from the County Council Design Guide below) falls below the expected minimum internal dimensions, so is it correct to label it a garage?

Technical criteria

Table 8.13. Standard dimensions for garages

Type of Garage	Internal Dimensions for Garages (Width x Length)		Garage Door (Width)
	Preferred ^a	Absolute Minimum ^{a, b}	Absolute Minimum ^a
Standard single	3.6m x 6.5m	3.0m x 6.0m	2.3m
Use by disabled people	4.2m x 6.5m	3.3m x 6.0m	2.8m
Double	7.2m x 6.5m	6.0m x 6.0m	4.2

2. At the end of 2024, the County Council also introduced a parking guidance document which states in section 4.5.1: *'In all circumstances garages are excluded from the car parking calculations due to the ability to convert them into habitable accommodation without the need for permission and their usage for personal storage rather than that of a vehicle. They may be counted as bicycle storage subject to the design and location.'*
3. Drawing number P101 (22/02/25) shows the dwelling having 4 bedrooms, but according to the High Peak Borough Council Parking Standards requirement for a 4+ bedroom dwellings is 3 spaces per unit, but the proposal only leaves 1 space, which is the same as the County Council parking requirement, but a lower parking level for a 4 bedroom dwelling will be considered where local evidence demonstrates it will not result in parking displacement, so can you confirm that 1 space is acceptable?

Yours Sincerely

Glen Donaldson
Highways Development Control