

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/011310
Your ref: HPK/2025/0066
Date: 18 March 2025

Dear James Stannard

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

PROPOSAL: Single Storey Rear and Side Extension

**LOCATION: 26 Princes Road
Chinley**

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 on 10 March 2025, the HA provided the following response:

'The proposal will require the loss of a parking space (garage), but the submitted application form states that the proposal will not affect the existing parking arrangements, so can you clarify this statement? Drawing number 26PR/BR/02 shows the dwelling having 3 bedrooms, but according to the High Peak Borough Council Parking Standards requirement for a 3 bedroom dwelling, is 2 parking spaces per unit, but the proposal only leaves 1 space, so can you confirm that this is acceptable?'

The LPA provided the following reply to the above:

'I have received your comment regarding the subject application, and I can confirm that the development does involve the demolition of the existing garage. I have updated the description of development to reflect this.'

Therefore, although the proposal only leaves one on-site parking space if approved, due this section of Princes Road being the end of a Cul-De-Sac, any vehicle overspill is unlikely to be a highway safety issue as no justifiable grounds on which an objection could be maintained.

So based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion and recommend the following Informative Note is appended to any consent granted:

- It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to “respecting the community” this says: Constructors should give utmost consideration to their impact on neighbours and the public a. Informing, respecting and showing courtesy to those affected by the work; b. Minimising the impact of deliveries, parking and work on the public highway; c. Contributing to and supporting the local community and economy; and d. Working to create a positive and enduring impression, and promoting the Code. Any Construction Management Plan (CMP) should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

Yours sincerely,

Glen Donaldson
Transport Development Management