

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/011508
Your ref: HPK/2025/0043
Date: 31 March 2025

Dear Jennifer Robb

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

PROPOSAL: Construction of a timber (log cabin style) garden room. To the rear garden as per the attached location plan and manufacturer data sheet.

LOCATION: Lenton, Start Lane, Whaley Bridge

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 **has no objection subject to condition.**

Background

The scale and location of the proposed timber garden room, as submitted, is not considered to have any highway impact; however, it is recommended that the use of the structure remains ancillary to the main dwelling and is for the personal use of the applicant only.

Conclusion

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. There are no justifiable grounds on which an objection could be maintained.

Conditions

The structure shall be for the private use of the applicant only and shall remain ancillary to the main dwelling.

Yours sincerely,

Adrian Martin

Transport Development Management