

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/011879
Your ref: HPK/2025/0050
Date: 28 April 2025

Dear James Stannard

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

**PROPOSAL: Retrospective Planning Application for a single storey two Bed
habitable Timber Framed Annexe**

**LOCATION: HARPUR COTTAGE
UNNAMED ROAD REAR OF PVC FACTORY TO HARPUR
COTTAGE
WHITEHOUGH
SK23 6BZ**

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 conditions.**

Background

The application site is located off a private access road which also carries a public footpath (Footpath 170 on the Derbyshire Definitive Plan).

It is assumed that the applicant has access rights over the access road.

As the proposed building is to be an annexe, it is considered that the building will not generate a significant number of vehicle trips and hence the development is not considered to have an unacceptable impact on highway safety.

It is noted that the application proposes additional parking adjacent to the proposed annexe, which is indicated on the submitted plan reference 002802, along with parking spaces for the existing dwelling.

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 development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

The annexe shall remain ancillary to the main dwelling in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the safety of users of the public footpath network.

Yours sincerely,

Adrian Martin

Transport Development Management