

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

Highway Officer: Gemma Statham
Our ref: HPBC/2025/014270
Your ref: HPK/2025/0386
Date: 14 October 2025

Dear Agatha Dutton

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

PROPOSAL: Alteration and extensions of existing property for full adapted disabled use and extended family accommodation. Removal of existing rear conservatory and lean-to. Construction of double 2 storey gable extensions with single storey element between to rear and new front porch to replace existing with extended canopy roof to provide covered disabled access

LOCATION: 8 Lismore Road
Buxton

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.

The Highway Authority has considered the above mentioned planning application for extensions and alterations to the existing property.

The principle of the proposal is acceptable, however, the parking layout, should be laid out to provided 3 spaces at 90⁰ to the footway to provide easier manoeuvring both within the site and to and from the site, with dimensions which accord with the requirements of Section 8.6 of the Highway Authority's Parking Guide for New

Developments. This will require the existing access to be extended further across the frontage.

2m x 2m x 45⁰ pedestrian intervisibility splays also need to be provided on both sides of the access within the controlled frontage of No.8. As set out in 4.8.1 of the Authority's Planning Streets and Places Design guide.

Please hold the application in abeyance until a revised access and parking layout has been submitted.

If you require any further information please contact me.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
7 October 2025	Gemma Statham		14 October 2025