

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/014538
Your ref: HPK/2025/0415
Date: 27 October 2025

Dear Agatha Dutton

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

PROPOSAL: Demolition of side garage and construction of 2 storey side extension with single storey extension to rear

**LOCATION: 25 CROSSINGS ROAD
CHAPEL-EN-LE-FRITH
SK23 9RZ**

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**.

Background

The proposed extensions will result in the property having four bedrooms with two parking spaces on the drive. It is noted that the proposal also includes a new garage; however, DCC's parking guidance does not accept garages as parking spaces due to garages being commonly used for other uses other than a parking space.

Whilst a reduction in the on site parking may lead to an increase in roadside parking, in this instance it is considered that such an increase would not have an unacceptable on highway safety.

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.

Yours sincerely,

Adrian Martin

Transport Development Management