

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/014973
Your ref: HPK/2025/0417
Date: 1 December 2025

Dear Agatha Dutton

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

PROPOSAL: Single storey rear extension and integra garage conversion

LOCATION: 18 Plover Close, Glossop

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 recommends that the application is **deferred** pending additional information.

Background

There are no LHA objections to the rear extension.

It is not known how many bedrooms the dwelling currently has but the conversion of the garage will lose one on site parking space and will also increase the number of bedrooms at the dwelling. Therefore, it is likely that additional on site parking will be required to accord with both DCC's and HPBC's own parking guidance.

Clarification is sought on the number of bedrooms at the dwelling and the applicant is referred to DCC's parking guidance which requires a minimum of 2 spaces for a 3 bed dwelling and 3 spaces for a 4-5 bed dwelling.

Further comments will be required on receipt of the information requested.

Yours sincerely,

Adrian Martin

Transport Development Management