

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/015045
Your ref: HPK/2025/0463
Date: 5 December 2025

Dear James Stannard

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

PROPOSAL: Detached Dependant Relative Annexe

LOCATION: Windy Walls Farm Ashbourne Lane, Chapel-En-Le-Frith

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

It is usual for annexes to generate few vehicle movements as they tend to be occupied by relatives to the owners/occupiers of the main dwelling and trips are often shared with the main owners/occupiers on the site; however, there does not appear to be any on site parking provision available on the site.

Whilst car ownership may be low for occupiers of annex accommodation, there is no certainty that an occupier of annex accommodation will not have access to a vehicle. If there is no on site parking available for either the main dwelling or for the annexe, clearly parking will take place on the adjacent highway and this may increase by the construction and occupation of the annexe.

The LHA is aware that a number of applications have been submitted for this same application site; it would be useful to understand what uses are permitted on the application site as well as knowing if and what on site parking provision is available for the occupiers of both the main dwelling and the proposed annexe. Can the LPA confirm these issues? Further comments will follow the receipt of the requested information.

Yours sincerely,

Adrian Martin

Transport Development Management