

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/015474
Your ref: HPK/2025/0464
Date: 7 January 2026

Dear Agatha Dutton

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

PROPOSAL: Side extension to a dwelling house to provide a ground floor bedroom and en-suite, please note this will include demolition of existing side extensions

LOCATION: 45 BENCH ROAD
FAIRFIELD
BUXTON
SK17 7PG

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

The proposed extension will add an additional bedroom to the property and would also appear to reduce the available on site parking provision to only one space.

DCC's parking guidance recommends that a four bedroom dwelling be provided with a minimum of three parking spaces.

It does appear that additional parking can be provided to the front of the dwelling and applicant is therefore required to clarify what parking is available on the site and to submit a plan indicating additional parking.

It is assumed that you will assess the parking provision at the property against your own parking standards.

Following receipt of the requested information, further comments will be provided.

Yours sincerely,

Adrian Martin

Transport Development Management