

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

Highway Officer: Amelia Williams
Our ref: HPBC/2025/015500
Your ref: HPK/2025/0489
Date: 8 January 2026

Dear Stuart Talbot

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

PROPOSAL: Proposed two storey side extension to form a hall, dining and office

LOCATION: 5 Mill Court
Chinley

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.

This planning application is seeking permission for a proposed two storey side extension to form a hall, dining and office at 5 Mill Court, Chinley.

Mill Court is a private road, and Derbyshire County Council (DCC) has no knowledge of any proposals for its adoption. As such, it falls outside the highway authority's jurisdiction.

Nevertheless, the highway authority has commented below.

Car Parking

The existing property has 3 bedrooms with a fourth bedroom on the second floor proposed. However, the proposed office within the extension could reasonably be used as an additional bedroom. As a result, the total number of bedrooms within the property could increase to five.

In accordance with the highway authority's Parking Guidance for New Developments (PGND) 4.2 Table 2, the minimum number of car parking spaces required for dwellings with 4-5 bedrooms is 3 spaces.

Paragraph 4.5.1 of the PGND states that, in all circumstances, garages are not counted towards parking provision.

Site Plan 20.02 shows provision of three car parking spaces. However, is it not clear if these parking spaces are within the access road or within the property boundary.

Whilst the three spaces would meet the PGND requirement, the applicant is required to clarify if the spaces are intended to be within their property boundary or are on the access road. If the applicant is not providing off street parking, this also needs to be clarified.

The aforementioned comments on parking are DCC's parking requirements but is it assumed car parking will be assessed against your own High Peak parking standards.

Summary

In view of the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted revised details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
22 December 2025	Amelia Williams	AM	8 January 2026