

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/R1
Your ref: HPK/2025/0464
Date: 13 February 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 **has no objection subject to conditions.**

Background

Further to previous LHA comments to this application, the application now proposes the provision of an additional parking space to the front of the dwelling.

Whilst the parking provision of two spaces is below that required in DCC's parking guidance for a four bedroomed dwelling and is not ideal, it is considered that the potential for additional roadside parking generated by the dwelling can be

accommodated on Bench Road or roads within its vicinity without having an unacceptable impact 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.

Conditions

The development hereby approved shall not be brought into use until the access and parking facilities have been provided as shown on the revised drawing(s).

Reason: to ensure conformity with submitted details.

Informatives

Alterations to Vehicular Access

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.

Yours sincerely,

Adrian Martin

Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 February 2026	Adrian Martin		13 February 2026