

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/016001
Your ref: HPK/2026/0048
Date: 17 February 2026

Dear Agatha Dutton

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

**PROPOSAL: Double storey rear extension to create additional bedroom and
extend kitchen/diner space at ground floor**

LOCATION: 171 Burlow Road, Harpur Hill, Buxton

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 the submission of additional information.

Background

As the proposed extension will increase the number of bedrooms at the dwelling to four, a minimum of three parking spaces is required to accord with DCC's parking guidance.

There does appear to be space at the dwelling to provide three parking spaces; however, one of which would be within the front garden, which appears to be how the parking arrangements are set out currently.

The parking provision for three spaces can be covered by condition or, and more preferably, the applicant can submit a plan which clearly identifies three parking spaces which, in itself, can be conditioned.

Yours sincerely,

Adrian Martin

Transport Development Management