

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017452
Your ref: HPK/2026/0196
Date: 3 June 2026

Dear Agatha Dutton

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

PROPOSAL: Erection of a detached single garage (replacing an existing timber summer house). Widening of the existing gate posts for vehicular access, the reinstatement of lower ground floor windows and 2no. stained glass windows to the front elevation at ground level. Timber trellis proposed above the existing stone boundary wall to the rear

LOCATION: 27 Marlborough Road, 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 **has no objection subject to conditions.**

Background

The application proposes the erection of a new garage and alterations to the site access.

Whilst DCC's parking guidance does not recognise garages as parking spaces, there will be no loss of parking within the site curtilage if the garage is not utilised as a parking space.

There are no objections to the proposed alterations to the site access; the applicant will require authorisation to carry out the works under S184 of the Highways Act 1980.

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 submitted 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