

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017463
Your ref: HPK/2026/0204
Date: 3 June 2026

Dear Stuart Talbot

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

PROPOSAL: Detached garage

LOCATION: 21 Horseshoe Avenue, Dove Holes

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

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

The space between the garage and the highway varies between approximately 5.1m and 6m; the garage should be set back a minimum of 5.5m from the highway boundary to allow a parked vehicle sufficient space to park wholly within the site and not encroach on to the adjacent highway. Depending on the position of a parked vehicle in front of the garage, there is the possibility that a vehicle could encroach on to the highway; however, if the garage doors are of a roller shutter type, this would assist in reducing the likelihood of this occurring.

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.

The garage doors shall be roller-shutter only and shall be retained as roller-shutter for the life of the development.

Reason: In the interests of highway safety.

Yours sincerely,

Adrian Martin

Transport Development Management