

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017470
Your ref: HPK/2026/0199
Date: 11 June 2026

Dear Alex Bonser

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

PROPOSAL: Retrospective application for adaptation and extension of dwelling to include new front porch with associated canopy feature. Replacement of existing rear outbuilding with single storey outbuilding and connecting road canopy. Attachment of retractable canopy to rear wall. insertion of bi-folding doors in side elevation

LOCATION: 1 Hereford Close, 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 additional information.

Background

It is noted that there have been a number of previous applications submitted at the application site for alterations and extensions to the dwelling. However, it is not clear if this latest application proposes any increase in bedroom numbers or alterations to the parking provision within the site curtilage (it does appear that the site access/dropped footway crossing has been amended or is to be amended when viewing the existing and proposed site plans).

Can clarification be provided on the parking provision and access width as well as on the number of bedrooms at the premises?

Further comments will be provided on receipt of the requested information.

Yours sincerely,

Adrian Martin

Transport Development Management