

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017495
Your ref: HPK/2026/0210
Date: 12 June 2026

Dear Stuart Talbot

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

PROPOSAL: Single Storey Detached Building for Domestic Ancillary Use

LOCATION: 19 , Horseshoe Avenue , Dove Holes , Derbyshire , SK17 8DP

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

It is considered that the proposed building will have no material impact on the highway network; however, it is recommended that the use of the building is conditioned to be for personal use only and to remain ancillary to the main dwelling.

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 building shall remain ancillary to the main dwelling and shall be for the personal use of the occupants of the main dwelling only in perpetuity.

Reason: To ensure conformity with submitted details and in the interests of highway safety.

Yours sincerely,

Adrian Martin

Transport Development Management