

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/017902
Your ref: HPK/2026/0251
Date: 1 July 2026

Dear Alex Bonser

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

PROPOSAL: Proposed first-floor side extension over the existing garage with a two-storey link extension, front porch extension, raised rear patio, detached ancillary outbuilding, installation of roof-mounted solar panels, erection of a 2m-high fence to part of the eastern boundary, side carport, and detached garden shed.

LOCATION: 1 , Downlee Close , Chapel-En-Le-Frith , Derbyshire , SK23 9TR

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**.

The application proposes various extensions, alterations and outbuildings. The application will increase the number of bedrooms at the property from four to five. None of the proposed works will affect the existing five parking spaces at the site as shown on the submitted plans.

A PROW footpath crosses the site to the rear of the property. The proposed shed, ancillary outbuilding and fencing on the eastern boundary will be near the footpath but not encroach onto it.

The proposed 2m high fencing will follow the eastern side boundary of the property to Downlee Close. Existing high vegetation at the front of the site is proposed to be retained. As such the proposed fencing will not have a significant effect on any visibility splays from the vehicle access to the site.

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.

Informatives

There is a public right of way running through the site. If the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW department at www.derbyshire.gov.uk/leisure/countryside/access/rights-of-way/faqs/frequently-asked-questions-faqs.aspx to arrange a temporary closure of the right of way for the duration of any works.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
26 June 2026	Jenny Rhodes	Adrian Martin	1 July 2026