

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/017939
Your ref: HPK/2026/0255
Date: 2 July 2026

Dear Ben Haywood

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

PROPOSAL: Application for the variation of condition 2 in relation to
HPK/2016/0488 - variation of conditions relates to plots 61, 62
(added single garage to the side) and 65,66 (added rear
extension).

LOCATION: STREET RECORD CRITCHLOW DRIVE
DOVE HOLES

Objection

The Local Highway Authority (LHA) Object to the **Variation** of condition

The application proposes to alter the design of four of the plots within a larger development.

It is proposed to include a rear extension in Plots 65 and 66. The extensions would not have a material impact on highway safety.

It is proposed to include a single garage within Plots 61 and 62. In Plot 61 a detached garage is proposed. Plot 61 is a four bedroomed dwelling requiring three off road parking spaces. The plan submitted shows three parking spaces but includes the garage as one of the spaces. Garages are excluded from the car parking calculations

due to the ability to convert them into habitable accommodation without the need for permission and their usage for personal storage rather than that of a vehicle. In view of this, the submitted plan does not meet DCC parking requirements for this property.

In Plot 62 a detached garage is proposed to the north of the dwelling. DCC guidance requires garage doors to be set back a minimum of 6m from the highway. In this case the garage door would be located only 0.3m – 3.5m from the highway. Plot 62 is a three bedroomed dwelling and provision of the required two parking spaces is made to the south of the dwelling, without the requirement of the garage. However, that would not prevent future occupiers using the garage for vehicles.

Due to Plot 61 no longer meeting parking requirements and the proximity of the proposed garage to the highway at Plot 62 the proposal would be detrimental to highway safety. As such, the LHA objects to the variation in the Condition 2.

Yours Sincerely

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
1 July 2026	Jenny Rhodes	Adrian Martin	2 July 2026