

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018345
Your ref: HPK/2026/0294
Date: 5 August 2026

Dear Alex Bonser

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

**PROPOSAL: Construction of 2 storey rear extension dropping down to a
single storey lean-to**

**LOCATION: 1 The Woodfield
Harpur Hill
Buxton
SK17 9YN**

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.**

The application proposes two storey and single storey rear extensions to include increasing the number of bedrooms from 3 to 4. Photographs submitted with the application appear to show that the property, despite having a garage, currently has no vehicular access.

The site is accessed from a private road off Church Meadow. It is proposed to create a new vehicular access and drive from the private road. The drive is proposed to be the required size recommended in DCC guidance size to accommodate two cars.

DCC guidance recommends that a 4-bed dwelling should provide 3 off road parking spaces. However, it is considered that the streets in the vicinity of the site can accommodate some additional parking, in particular the parking bay on the opposite side of the private road, without having an unacceptable impact on highway safety.

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 occupied until the access and parking facilities have been provided as shown in the approved drawing.

Reason: To ensure conformity with submitted details.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
29 July 2026	Jenny Rhodes	Adrian Martin	5 August 2026