

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/019126
Your ref: HPK/2026/0380
Date: 13 October 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 rear extension, front dormer extension and reroof

LOCATION: 3 Greenfield Close, New Mills

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**.

Background

It is noted that the proposed extension will create an additional bedroom at the dwelling.

The dwelling currently has only one parking space available on the drive and a garage. However, DCC do not recognise garages as parking spaces due to the common practice of garages being used for purposes other than parking and the ability for garages to be converted to habitable accommodation under permitted development rights.

Therefore, the parking provision for the dwelling does not accord with DCC's parking guidance which requires three spaces for a four bedrooomed dwelling.

There does appear to be space available on the front garden to create at least one additional space; however, whilst it would be beneficial for additional parking provision it is considered that the highway network could accommodate some additional on street parking without having an unacceptable impact on highway safety, such that would warrant an objection to the application.

It is assumed that the parking provision will be assessed against your own parking standards.

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.

Yours sincerely,

Adrian Martin

Transport Development Management