

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/019245
Your ref: HPK/2026/0390
Date: 16 October 2026

Dear Pet Twigg

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

**PROPOSAL: Conversion of existing attached garage to living accommodation
and erection of a first-floor side extension above the existing
garage**

LOCATION: 16 , Carr Bank , Glossop , Derbyshire , SK13 8TT

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

The proposed conversion of the garage to a habitable room will reduce the parking spaces at the dwelling to only one. The application also proposes an additional bedroom at the dwelling within the proposed first-floor extension.

The addition of another bedroom and the loss of parking provision within the garage, if the garage was used for parking purposes, is consider likely to lead to additional roadside parking generated by the property.

It is evident that some roadside parking takes place on Carr Bank and an increase in such parking is not ideal. However, there are opportunities on the highway network within the proximity of the dwelling for some additional roadside parking and it is considered that some additional parking can be accommodated without having an unacceptable impact on highway safety.

It is assumed that the parking provision will be assessed against your own parking standards; however, there does appear to be an opportunity for one additional parking space to be created on the front garden of the dwelling which you may consider necessary to offset the likely increase in roadside parking.

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