DELEGATED DECISION REPORT

SMD/2022/0307 **Valid 07/06/2022**	**HEATON HOUSE FARM** **MEERBROOK ROAD** **RUSHTON SPENCER**	**REPLACEMENT GARDEN WALL TO ROAD FRONTAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the area

DESCRIPTION OF SITE
An imposing stone farmhouse with an attractive landscaped garden to the front. The garden is surrounded by a random coursed stone wall with coping stone, thought to be early 19th century as part of the 19th Century farmstead listed on County record as a historic farmstead. The wall encloses the garden without concealing the property from the roadside or preventing views from the garden to the countryside beyond. It appears that a roadside section of the wall has been repaired, possibly in the 1970s, with 'stone effect' concrete block that has been keyed into the end of the stone wall.

PROPOSAL
To replace the section of the wall that has been repaired with concrete block with matching stone and coursing. The verge to Meerbrook Road is sloping and it is necessary to step the wall as it rises up the road. General heights, detailing and coursing have been taken from the existing wall.

A 28m section of wall. The height of the existing wall is generally much less than 1.5m as it steps up the sloping land level. The proposed wall would introduce a couple of additional courses to create a decorative coping that would step down the levels with a curved shaped piece.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC2 Historic Environment
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None Relevant

CONSULTATIONS

Publicity
Site Notice expiry date: 29/07/2022
Neighbour consultation period ends: 29/07/2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Rushton Parish Council: Awaited

Staffordshire County Council Highways
No Objection

OFFICER COMMENTS

Principle of Development
The site is in the countryside outside of the towns or larger villages. These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The development proposed with this application would enhance the countryside and support rural diversification.

Design and Impact on Character and Appearance of the Area
The dwelling and its farmstead date from the 19th Century. It is not a designated heritage asset but has imposing traditional or historic character that makes positive contribution to the character and appearance of the area and the quality of the landscape. The wall repair and the introduction of quality materials and detailing to match those of the original wall can only enhance the character and appearance of the area and the landscape. Complaint with policies DC1, DC2 and DC3 of the Local Plan.

CONCLUSION / PLANNING BALANCE
Acceptable development in an 'other rural area' that would enhance the character and appearance of the area and the landscape. Compliant with policies SS10, DC1, DC2 and DC3 of the SMDC Local Plan 2020.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 27/07/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council