**DELEGATED DECISION REPORT**

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| **SMD/2016/0558**<br>**Valid 07/12/2016** | **HEATHER HOUSE NEW ROAD**<br>**DILHORNE** | **PROPOSED BOUNDARY WALL BETWEEN HEATHER HOUSE AND 9 AND 11 HIGH STREET**<br><br>**(FULL - HOUSEHOLDER)** |

**MAIN ISSUES**

- Principle of development
- Impact upon the special architectural and historic interest and setting of the listed building
- Impact on visual amenity

**DESCRIPTION OF SITE**

The application relates to the boundary between Heather House, New Road and 9, 10 and 11 High Street. The properties are two separate dwellings. The wall has formed a formal boundary treatment between the two dwellings. The application site is located within the Green Belt

**PROPOSAL**

Consent is sought to regularise the erected of an unauthorised boundary wall between Heather House and no 9,10 and 11 high street. Ibstock Old English Bricks were used to build the wall and the copings are half round Hogg back Ibstock's colour matching the main bricks. The wall ranges from a minimum height of 1.6m to a maximum height of 1.8m. The wall measures 28.4m in length

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

**Local Plan**

SS1 Development Principles
DC1 Design Considerations
DC2 The Historic Environment
SS10 Other Rural Areas Strategy

**National Planning Policy Framework**

Section 13
Section 16

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0559- Listed Building Consent for proposed boundary wall between Heather House and 9 and 11 High Street- undetermined.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 11.01.2017
Neighbour consultation period ends:06.01.2017
Press Advert: 11.01.2017

### Public Comments

No representations received within Consultation Period

### Town / Parish Comments

None received within Consultation Period

### Conservation Liaison Panel

No objections

### Conservation Officer

07.12.2022 Comments based on photos of constructed wall.

No comments

## OFFICER COMMENTS

### Principle of Development

The application properties are located outside of the development boundary for Dilhorne on designated Green Belt land.

Policy SS 10 states that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. Subsection 6 of Policy SS10 states that the Local Plan will aim to maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Paragraph 137 of the NPPF states that the government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Due to the nature of the development, it is considered that the development does not undermine the fundamental aims of the Green Belt Policy. As such the principle of the development is considered to be acceptable subject to an assessment of its impact on the significance of the heritage asset and its impact on visual amenity.

**Assessment of the impact of the proposal on the heritage asset**

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The application is supported by a statement of significance and impact assessment table. The statement considers that the development would enhance the buildings appearance and its setting by defining the site with its own identity.

The application was originally submitted proposing the erection of the wall as per the proposed plans. The applicants have erected the wall. As such the impact of the development on the heritage asset has already occurred. The comments from the councils conservation officer have been taken into considering during the assessment of the development.

Prior to the erection of the boundary wall the application sites were free from any defining boundary treatment. The development has created a formal boundary between the two properties. It is considered that the development has been constructed to a high standard and the materials used are in keeping with listed building. The wall has not resulted in an incongruous addition, and it is considered to conserve the character of the listed building.

Considering the above the works are considered to have been sensitively undertaken and have not caused harm to the significance of the special architectural and historic interest and setting of the Listed Building.

**Impact on Visual Amenity**

Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

The boundary wall has been erected between the two properties and is constructed in red brick to match both dwellings as well as other dwellings in the area. In the immediate area boundary walls are common features as they determine the extent of the gardens associated with properties in the area so the erection of a boundary wall in this location is not considered to be out of keeping with the area. The length and height of the wall is not considered to result in an incongruous addition as a maximum height of 1.8m in typical for a boundary wall that is between dwellings.

For the above reasons the development is considered to have an acceptable impact on the visual amenity of the area and the materials are considered appropriate.

**CONCLUSION / PLANNING BALANCE**

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

**OFFICER RECOMMENDATION :** Grant planning permission

**Case Officer: Rebecca Bowers**
**Recommendation Date: 20.12.2022**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**