



**Staffordshire County Council**  
**Town and Country Planning Act 1990**  
**Development Management Procedure Order 2015**

**To:** Staffordshire Moorlands  
Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
ST13 6HQ

**Application Type:** HOU

**Applicant:**

WUTHERING HEIGHTS, Wuthering Heights, Heaton,  
MACCLESFIELD, SK11 0SH

**Officer:** Tracey Lunn

**Our Reference:** SMD20250332

**District Reference:** SMD/2025/0332

**Date Received:** 17-Jul-2025

**Date Responded:** 24-Jul-2025

**Particulars of Development:**

Proposed detached garage and car port

**Location of Development:**

WUTHERING HEIGHTS, Wuthering Heights, Heaton, MACCLESFIELD, SK11 0SH

**Recommendation Summary:**

**Site Visit Conducted on:** 04-Mar-2025

**Personal Injury Records;**

Current records show there were no Personal Injury Collisions on Heaton Bank within 215 metres of the property from 30/12/2019 to 29/12/2022.

**Background;**

The property is located on Heaton Bank (Road No. D1075) an unclassified road running through the village of Heaton. The road is subject to a speed limit of 60 mph; there are no streetlights or footways.

The property has 5 bedrooms and the benefit of 2 driveways.

**Previous Applications;**

SMD/2024/0575 - Proposed single storey extension and alterations to existing dwelling – Acceptance  
Highway Authority – Refusal - Staffordshire Moorlands District Council

**Proposal;**

Proposed detached garage and car port.

**Comments on Information submitted:**

The proposal is for the removal of 3 sheds/garage and the construction of a detached garage and car port. The proposed timber carport will be sited to the northeast corner of the application site.

The existing garage is to be replaced with new timber clad garage / garden store for housing oil tank and garden equipment.

It is also proposed to create a gravelled driveway and a new drystone wall to the boundary of the highway (rear of the current grass verge) with stone piers and gates. The dry-stone wall will be 1m in height. The proposed gates are approx. 4m rear of the highway, the gates should be sited a minimum of 5m rear of the highway to allow vehicles to be stationary off highway whilst the gates are being opened or closed. It is noted that the gates are to open away from the highway. A revised plan is conditioned below to show the proposed gates a minimum of 5m rear of the highway.

The property currently benefits from 2 vehicular access, it is proposed to retain the existing vehicular access (eastern side of the property frontage), and the vehicular access (western side of the property frontage) is to become redundant. The redundant access will be laid with new turf to return it to grass verge as detailed in submitted plan 0825-010-P1.

A permit to dig maybe required for the removal of the existing wall and the construction of the proposed drystone wall and the works to return the redundant vehicle access crossing into grass verge, email details

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0332) subject to the following conditions:

Before the development is brought into use, the existing access made redundant as detailed in submitted plan 0825-010-P1 shall be permanently closed and the access crossing reinstated as grass verge.

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing gates set back a minimum 5m rear of the carriageway and opening away from the highway.

#### REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

**IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE** Please note works to remove the existing wall, the construction of the drystone wall and to reinstate the redundant vehicle access crossing to grass verge may require a permit to dig from our Traffic and Network Team. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> Or for further details email

Assistant Director, Highways and the Built County  
On behalf of the County Council as  
Highway Authority