

DELEGATED DECISION REPORT

SMD/2025/0332
Valid 16/07/2025

WUTHERING HEIGHTS
BACK LANE
HEATON
RUSHTON SPENCER

PROPOSED DETACHED
GARAGE AND CAR PORT

(FULL - HOUSEHOLDER)

MAIN ISSUES

- The main issue is the effect of the proposed development on the character and appearance of the surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The property is a detached cottage bungalow built in the late 1970s on a large plot to the outside western edge of the 'smaller village' of Heaton. With two rooms in the roof space, the existing bungalow provides a total of five bedrooms.

The bungalow has a hilltop location with a front elevation that faces out across open countryside to the west with uninterrupted outlook beyond Rushton Spencer toward Bosley Cloud..

The bungalow is built with stone block cladding with a steep full pitch roof that has plain staffs tiles. The front elevation, facing west, has a projecting gable and a small flat roof dormer. A glazed conservatory has been built off the front of the gable.

To the rear of the bungalow, to the east and toward the shared boundary with the adjacent property at Heaton Bank, there stands the remains of two large ramshackle and deteriorating sectional sheds/garages.

PROPOSAL

The application is to replace the sectional garages with a triple bay timber frame car port and a single bay garden store/garage. 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.

The car port would be open on all four sides between the supporting posts of the timber frame. It would have a full pitch plain tiled roof and small sections of timber cladding each side beneath the apex of the roof gable. The car port would have its long side rear elevation positioned against the shared boundary to the east.

A revised plan has been received that specifies the use of larch timber cladding, oak posts and Staffs blue plain tiles, and imitation cast iron rainwater goods.

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, It is noted that the gates are to open away from the highway.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Village Strategy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

SMDC Design Guide 2018 (SPD)

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07429/OLDDC Site for Dwelling. APPROVED.

SMD/2024/0575 Single storey extensions and alterations to existing dwelling.
REFUSED.

SMD/2025/0338 Replacement Dwelling. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 9th September 2025

Neighbour consultation period ends: 9th September 2025

Press Advert: N/A

Public Comments

One near neighbour offers the following comment of support:

Happy to support this application, especially as it would remove two redundant/dilapidated buildings and improve the visual appearance of the frontage to the road.

Town / Parish Comments

Heaton PC: Awaited/No response within consultation period

Staffordshire County Council Highways

Site Visit Conducted on: 04-Mar-2025

No objection

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. A permission should be conditioned to ensure the proposed gates are set a minimum of 5m rear of the highway.

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)

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.

OFFICER COMMENTS

Principle of Development

The property is to the outside edge of Heaton which is identified as a 'smaller village' in the list included at SS9 of the adopted Local Plan - a village in the countryside without a defined settlement boundary where generally there would be a presumption against housing development. Local Plan policy SS9 requires new development to reflect and enhance each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

In the 'other rural areas' that surround the smaller villages, local plan strategy SS10 applies. 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. This will be achieved through meeting local housing requirement and specific needs by, inter alia, allowing the replacement of an existing rural building or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Design and Impact on the Character and Appearance of the Area

To accord with design policy DC1 of the Local Plan, all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

In particular, new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

The existing character and appearance of Heaton is that of a small cluster of tightly arranged quaint stone cottages that largely date from the 19th Century. The applicant property is somewhat of an outlier, a late 1970s addition in a large plot outside the main form of the settlement.

The developments would be of a design and use materials that would visually confirm their status and function as secondary outbuildings that serve, are separate to, and compliment the main house. The use of tiled roof, timber frame and larch cladding would be quality materials appropriate to a rural setting and present a character akin to stables, simple animal shelters or stores. Although, as a range, the outbuilding provision would be generous, in this case, they would replace sizeable preexisting sheds and garages and would represent visual improvement in those regards. It is also of note that the majority of the form, provided by the car port, would be of simple open sided structure.

The proposed replacement carport and garage would largely occupy the same positioning as the existing ramshackle garage and shed. They would be set in against the boundary where the ground level steps up to that of the neighbour's plot, placing the development against retaining structure, fence and hedgerow. Roadside hedge to the north east corner of the application site also assists by concealing, enclosing and providing the development with a sense of place within the site.

To wider views, across more open landscape, from the west and south the development would be positioned behind, and largely concealed by, the existing bungalow, that with recently granted planning permission is due to be replaced.

Overall, the development would not have a significantly greater detrimental impact on the existing character of the rural area and not result in the loss of a building that is intrinsic to the character and appearance of the area.

The new development would be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. There would be no conflict with the Local Plan policies SS9, SS10 or DC1.

Impact on Neighbour's Amenity

The nearest neighbour to the development is at Heaton Bank to the rear or east of the bungalow. This neighbour has not objected and they have confirmed their support for the proposal – a welcome replacement of, and improvement to, unsightly on site sheds. The side elevation of Heaton Bank is some 13m away from the shared boundary, to the other side of their own detached double garage that is positioned up to the shared boundary. The proposed car port and garage/shed would not adversely affect the amenity or living conditions enjoyed by the neighbour.

Highway Safety

The proposal does not include the omission or obstruction of the existing generous parking provision. The proposal does however, include alterations to the access arrangement with the unclassified Heaton Bank, closing one of the two accesses in favour of one central position between a new dry stone wall. The new gate on plan is shown to be opening inward and set back 4.3m from the carriageway. The highway authority require that the gate be at least 5m from the carriageway and a permission can be conditioned accordingly.

CONCLUSION / PLANNING BALANCE

An acceptable householder development, in a rural location, to meet the needs of the homeowner. The development would not have a significantly greater detrimental impact on the existing character of the rural area. The new development would be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. There would be no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 02/10/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council