



Heritage Statement

Site Address: 17 Broomsfield Close, ST10 4FB

Applicant: Kim Tideswell.

Proposal: Erection of timber dog grooming shed within rear garden

Date: Nov 2025

1. Introduction

This Heritage Statement has been prepared to accompany a householder planning application for the erection of a small timber outbuilding within the rear garden of 17 Broomsfield Close, ST10 4FB.

The purpose of this statement is to assess the potential impact of the proposed development on the character and appearance of the Conservation Area in which the property is located, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy DC2 of the Staffordshire Moorlands Local Plan (2020), and Section 16 of the National Planning Policy Framework (NPPF).

2. Site and Heritage Context

17 Broomsfield Close is a modern detached residential property situated within a quiet cul-de-sac. The surrounding area comprises dwellings of similar scale and design, forming a cohesive and contemporary residential environment.

Although located within a designated Conservation Area, the immediate streetscape has a modern residential character rather than a historic one. The Conservation Area designation reflects the wider village setting and its historic core, rather than the modern housing estate specifically.

The rear garden of the property is fully enclosed by timber fencing, with no public visibility from the street or nearby public viewpoints. There are no listed buildings on or adjoining the site.

3. The Proposal

The application proposes the erection of a small timber garden shed to be used as a home-based dog grooming studio.

- Dimensions: 8ft x 8ft (2.44m x 2.44m) with a ridge height of 2.35m
- Materials: Painted timber cladding (soft grey finish)
- Roof: Shallow mono-pitch timber roof
- Doors & Windows: Timber-framed glazed doors and side window
- Location: Rear garden, positioned clear of boundaries and screened by existing fencing and planting

The outbuilding will be used 3–4 days per week between 9:00am–3:00pm, with no weekend or bank holiday operation. All work will take place internally.

4. Heritage Significance

The heritage significance of the Conservation Area primarily relates to:

- Its historic village layout and architectural vernacular, including traditional cottages and farmhouses;
- The use of natural materials such as brick, stone, and timber;
- The rural character and sense of openness in parts of the settlement.

Within this specific location, Broomsfield Close represents a modern infill development that makes a neutral contribution to the Conservation Area's overall significance. The proposed site lies to the rear of the dwelling and does not form part of the publicly visible streetscape.

5. Assessment of Impact

The proposed development will have no adverse impact on the character or appearance of the Conservation Area, for the following reasons:

- **Scale and Siting:** The structure is small and subservient to the dwelling, positioned discreetly within the private rear garden, entirely screened from public view.
 - **Design and Materials:** The grey-painted timber finish is sympathetic to the domestic setting and complements the natural garden environment. The use of traditional materials and restrained design ensures compatibility with Conservation Area principles.
 - **Visual Impact:** The shed will not be visible from the highway or from any publicly accessible vantage points. As such, it will not alter the appearance of the Conservation Area or affect its setting.
 - **Reversibility:** The structure is lightweight and can be removed without permanent alteration to the site, preserving the area's long-term integrity.
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6. Relevant Policy and Guidance

The proposal accords with the following key policy provisions:

- Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72(1): The development preserves the character and appearance of the Conservation Area.
 - NPPF (2023), Section 16 – Conserving and Enhancing the Historic Environment: Paragraphs 197 and 206 require that developments preserve or enhance heritage assets and their settings. The proposal achieves this through appropriate scale, siting, and materials.
 - Staffordshire Moorlands Local Plan (2020):
 - Policy DC1 – Design Considerations: Supports high-quality, contextually appropriate design.
 - Policy DC2 – The Historic Environment: Requires development to conserve or enhance heritage assets and their settings. The proposed shed meets this objective.
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7. Conclusion

The proposed dog grooming shed represents a modest, well-designed, and unobtrusive addition within the private rear garden of a modern dwelling.

The building:

- Preserves the character and appearance of the Conservation Area;
- Has no visual or physical impact on heritage assets;
- Is consistent with local and national planning policy; and
- Supports small-scale, sustainable home working activity.

Accordingly, the proposal should be considered to preserve the significance of the Conservation Area, satisfying the statutory test under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning permission is therefore respectfully requested.

Anita Punchard - BSc HONS Building Surveyor

AP Planning & Design

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