

Our Ref: 2888

1st July 2026

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek, Staffordshire
ST13 6HQ

Via: Planning Portal

Dear Sir/Madam,

Repositioning of boundary wall at 8 Levison Street, Blythe Bridge, Staffordshire, ST11 9FE

This letter supports a householder application seeking permission for the repositioning of a boundary wall at 8 Levison Street, Blythe Bridge.

The application is supported by drawings prepared by Rees Architectural Design.

The Site and The Proposal

The existing site consists of a recently constructed two storey detached dwelling, with associated rear garden and patio space, garage and parking provision for two cars. There is an existing footpath that runs to the left of the property.

The applicant's ownership currently extends to the path, however there is an area of grass to the boundary wall, which is increasingly subject to dog fouling and general trespass.

The scheme therefore proposes to relocate the boundary closer to the footpath, whilst retaining a 400mm set back from the path edge that will be attractively landscaped. The enclosed land will be incorporated into the rear garden of 8 Levison Street.

Two semi-mature trees are currently situated along the area of land which are proposed to be retained and included within the private rear garden of 8 Levison Street. The proposed site plan shows replacement landscaping that would maintain the existence of vegetation next to the footpath.

The fence will retain the existing brick and timber character, helping to preserve the current appearance of the surrounding environment. The gap between the footpath and the fence will ensure definition of the walkway. No changes are proposed to the hedgerow line to the south of the path adjacent to number 28.

Planning Policy Context

National Planning Policy Framework

Paragraph 11 of the NPPF states that *“applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”*. It also states that, in favour of sustainable development, proposals should be approved without delay

Paragraph 135 of the National Planning Policy Framework advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping.

Staffordshire Moorlands Core Strategy (2014)

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 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;*
- Be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;*
- Create, where appropriate, attractive, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private) in accordance with policy C3, landscaping, public art, 'designing out crime' initiatives and the principles of active design;*
- Incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the local and global impact of the development, and to adapt to climate change, in accordance with policy SD1;*
- Protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;*
- Promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate, in accordance with policy NE1;*
- Provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;*
- Ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;*
- Ensure, where appropriate, equality of access and use for all sections of the community.*

Planning Considerations

The repositioning of the boundary wall will not create any adverse visual impacts on the streetscape along the public footpath and will create a clearly defined enclosure of the property. Maintaining the original façade will ensure the proposal remains visually consistent with the existing boundary treatments and does not appear incongruous or harmful within the surrounding streetscape.

The repositioning will not intrude onto the public footpath located south of the boundary wall or adversely affect pedestrian safety. A modest separation between the fence and the footpath will provide a clear and legible delineation of the route, whilst allowing landscaping to be provided to maintain the 'greenway' character.

Whilst some vegetation will be removed to accommodate the foundations of the wall, the overall impact on vegetation and biodiversity will be limited. Any vegetation lost as a result of the works will be compensated for through replacement planting.

The relocation of the fence does not result in any loss of privacy, overshadowing or overbearing impact upon neighbouring residential properties. The extra garden space will remain incidental to the enjoyment of the applicant.

The area of the land to be incorporated is limited in size and does not serve any meaningful functional purpose. It is private land and will not result in the loss of any public open space, whilst its enclosure will remove issues of trespass and dog fouling. The scheme will not result in any loss of valuable public space.

Conclusion

The re-location of the boundary wall will match exactly the appearance of the existing wall, ensuring the continuity of design.

The relocation of the wall does not adversely impact the character and appearance of the area and does not affect amenities enjoyed by the occupiers of neighbouring dwellings.

Overall, the proposal it is considered that the proposal does not result in any unacceptable impacts and complies with all relevant local and national planning policies.

Yours faithfully,



Jim Malkin MRTPI
Director
JMI Planning Ltd