

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

To: Development Control Manager,

Applicant:

Address:

Application Type: FULL

Application Number: SMD/2026/0172

Officer: Tracey Lunn

Date Received: 15/07/2026

Date: 04/08/2026

Particulars of Development: The application proposes a self build development involving the change of use and alteration of an existing barn to form a dwellinghouse

Location of Development: BARN HEATON LOWE FARM Heaton Village Road Heaton

Acceptance

Site Visit - 22/07/2026

Background;

The barn forms part of a small cluster of buildings consisting of a farmhouse and a converted threshing barn.

Access to the barn is provided via an existing track extending from Heaton Village Road, which serves the farmhouse, the converted threshing barn and the application barn. The track is rural in character and does not benefit from a dedicated footway or street lighting. It is shared with Public Footpath Heaton 6, which follows the access route before diverging to the north-east. The footpath then passes immediately to the south of the application barn before continuing in a north-easterly direction.

Heaton Village Road is an unclassified road (Road No. D1075), the road serves the village of Heaton, has not streetlighting or footways and is subject to a 60mph speed limit.

Proposal;

The application proposes a self-build development involving the change of use and alteration of an existing barn to form a dwellinghouse.

Comments on Information submitted:

The application is for a change of use and conversion of an existing barn to a single dwelling, providing 1 bedroom together with a first-floor office.

No alterations are proposed to the existing access. The dwelling will be served by the established vehicular access shared with the neighbouring farmhouse and converted threshing barn. The access is located on a no through road which serves only these properties.

Whilst no plans have been submitted demonstrating the proposed parking arrangements, the Planning Statement confirms in Paragraph 5.22 that the dwelling would utilise the existing access

and parking area in front of the building, with provision for up to 2 vehicles. This is in accordance with Staffordshire Moorlands Parking Standards which state a dwelling of up to 3 bedrooms requires 2 spaces 2.4m x 4.8m each space within the curtilage of the property.

Given the limited scale of the proposed development, the continued use of the existing access arrangements and the availability of parking provision for up to 2 vehicles, it is not considered that the proposal would give rise to any adverse highway safety or parking impacts.

I therefore have no objection (application number SMD/2026/0172).

Note to Planning Officer;

The proposed residential dwelling is not located within a sustainable transport location or within an existing community. The site has no access to local amenities such as shops, healthcare, or educational facilities. As a result, trips to such services are likely to be undertaken by private car.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

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