

DELEGATED DECISION REPORT

SMD/2026/0087
Valid 20/05/2026

22 TOWN HEAD
ALTON

**WIDENING OF EXISTING DRIVEWAY
BY RELOCATING THE LEFT-HAND
WALL 1.5M, INCREASING THE WALL
CORNER RADIUS TO 3.0M,
INSTALLATION OF LOW-LEVEL
LIGHTING, RELOCATION/REMOVAL
OF SMALL TREES AND SHRUBS
AND THE INSTALLATION OF NEW
WIDER TIMBER FIVE-BAR GATES
TO REPLACE EXISTING GATES.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact (including heritage matters)
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

The property is Grade II Listed Building and for the purposes of planning policy consideration it is located within the Alton Village Development Boundary and Alton Conservation Area. There is an Article 4 direction in place and this removes permitted development rights for the cladding of external walls and dwellinghouses within the Alton Conservation Area. The surrounding area consists of buildings of varying sizes and designs, notably there is a mix of dwellings, St. Peter's First School to the north-east and St Peter's Church to the west. There is a roadside boundary, stone wall at the front of the house, off-road parking and private garden/external amenity space.

PROPOSAL

This is a Full planning application for the widening of an existing driveway and access. Works also include the installation of low-level, wall-mounted lighting, changes to the planting area, the installation of a timber 5-bar gate and the rebuilding and repositioning of the stone wall. The plans show that the block paved driveway would be wider and there would be a small, designated space for wheelie bins.

Within the consultation response for the counterpart Listed Building application (reference SMD/2026/0088), the Conservation Officer requested specific details of the proposed lighting to make sure it would be historically sympathetic, an amended plan has been submitted (XX-DR-A-0201 Revision C). Originally the lighting was to be recessed within the ground, along both sides of the drive, the amended plan shows downwards facing, wall mounted lighting in fewer locations. The new plan also shows an example of the proposed lighting unit.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy

DC1	Design Considerations
DC2	The Historic Environment
E1	New Employment Development
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

- 1 Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Alton and Farley Conservation Area Appraisal (2008)

National Planning Policy Framework (August 2026)

Including sections;

- 14 Achieving well-designed places
- 15 Promoting sustainable transport
- 20 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2026/0088	Listed Building Consent for the widening of existing driveway by relocating the left-hand wall 1.5m, increasing the wall corner radius to 3.0m, installation of low-level lighting, relocation/removal of small trees and shrubs and the installation of new wider timber, five-bar gates to replace existing gates. Pending a decision.
08/00914/LBC	Listed Building Consent - Single storey side extension, detached garage and alteration of vehicular access. Approved.
08/00913/FUL	Single-storey side extension, detached garaged and alteration to vehicular access. Approved
07/01226/LBC	Single storey side extension and proposed double garage. Refused.
07/01224/FUL	Single storey side extension and proposed double garage. Refused.
07/00112/LBC	Two Storey Side and Single Storey Garage/Car Port (Listed Building Consent). Refused.
07/00111/FUL	Two Storey Side and Single Storey Garage/Car Port. Refused.

CONSULTATIONS

Publicity

Site Notice. Expired.
 Neighbour consultation period. Expired
 Press Advert: Leek Post and Times. Expired.

Public Comments

No representations received during the statutory consultation period.

Alton Parish Council

The Council did not oppose the application, with the exception of the lighting. The council opposed the installation of the lighting on the basis that they are not in keeping with the conservation area.

Conservation Officer

Summary of Significance

The proposal would involve alterations within the grounds of 22 Town Head, which forms part of a Grade II Listed Building and is situated in Alton and Farley Conservation Area. 22 and 23 Town Head (Grade II) are a pair of late-17th century cottages constructed in ashlar with herringbone tooling and pitched plain tiled roofs. The ground floor has mullioned windows and hoodmould. The significance of the building relates to its retention of historic fabric and plan form, association with estate of Alton and rural house building in late-17th century and illustrative traditional construction.

Alton and Farley Conservation Area covers the hamlet of Farley to the north and the village of Alton south, along with Alton Towers parkland in the middle. The significance of the Conservation Area relates to the medieval origins of both settlements, historic association with the Talbot family, retention of 17th and 18th century buildings, predominant construction of buildings in stone, large areas of wooded slopes and the dramatic views of Alton Castle along the skyline.

Impact and Assessment

The proposal seeks to widen the driveway access at the front of the property. The works would involve demolition and rebuilding of the rubble stone boundary wall and rebuilding and installation of a 5-bar timber gate.

Overall, the proposed alterations would be sympathetic to the setting of the Listed Building. Whilst they would involve the demolition of the rubble stone wall, this would be rebuilt in the same materials and design as the existing just in a slightly different position. The proposed surfacing for the driveway would match the existing materials and the proposed 5-bar gate design would be sympathetic to the rural character of the area. These proposed works would have a negligible impact on the setting of the Listed Building.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s.16).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment
- Alton and Farley Conservation Area Appraisal (2008)

Conclusions and Recommendations

In summary, the proposal would likely result in a negligible impact on the setting and special interest of the Listed Building. Its special interest and significance would be preserved. This would satisfy the provisions of s.16 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

Notwithstanding the above, we would suggest the following conditions for any consent granted:

Planning Officer note:

Within the consultation response for the counterpart Listed Building application (reference SMD/2026/0088), the Conservation Officer requested specific details of the proposed lighting to make sure it would be historically sympathetic, an amended plan has been submitted (XX-DR-A-0201 Revision C).

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. It is not necessary to consult us on this application again, unless there are material changes to the proposals.

National Amenity Societies

No representations received.

Staffordshire County Council Highways

No objections subject to conditions.

Background

The property is located on Town Head (Road No. D1359), an unclassified road that is subject to a speed limit of 30 mph, there is no footway provision, but streetlights are present.

Description of Proposal

Widening of existing driveway by relocating the left-hand wall 1.5m, increasing the wall corner radius to 3.0m, installation of low-level lighting, relocation/removal of small trees and shrubs and the installation of new wider timber five-bar gates to replace existing gates.

Comment

The proposal seeks to widen the existing driveway by relocating the current boundary wall approximately 1.5 metres to the south-west. A new area of parking, surfaced in block paving to match the existing parking area and gates are also proposed. The submitted plan details the proposed alterations to the boundary wall and driveway, together with the installation of new gates. It is noted that the current and proposed gates open inwards reducing the parking area, it may be beneficial for the gates to open away from the parking area in order to maximise the usable parking provision. The proposal will have no detrimental effect on the highway I therefore have no objection subject to the following conditions.

The parking area should be provided as shown on plan DRAWING REF XX-DR-A-0201 Rev C and shall thereafter be maintained for the life of the development. No part of the wall or its foundations should encroach into the Highway Maintainable at Public Expense.

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.

The proposed widening of the vehicle access crossing shall be constructed in accordance with SCC Highways requirements. Please note that prior to the access being widened you require a Section 184 Notice of Approval from Staffordshire County Council. Please see link below or for further information email trafficandnetwork@staffordshire.gov.uk Highway applications and licences | Staffordshire County Council

Note to Planning Officer

It is noted that new gates are proposed which open inward towards the parking area. As a result, they reduce the available parking space. It may be beneficial for the gates to open away from the parking area in order to maximise the usable parking provision.

If the applicant wishes to obtain a plan identifying the extent of the Highway Maintainable at Public Expense (HMPE) in relation to the property a plan can be obtained from Staffordshire County Council

Highway Data Team by emailing HIM@staffordshire.gov.uk – Please note, there is a charge for this service.

OFFICER COMMENTS

Principle of Development

The application site is located within the Alton Village Development Boundary. Local Plan policy SS8 identifies Alton as a 'Larger Village.' Within the larger villages, a range of developments, including residential, can be supported in principle (subject to all material planning matters being satisfied). The following report considers all of the relevant planning matters.

Design and visual impact (including heritage matters)

22 Town Head is a Grade II listed (late 17th Century) dwelling which is situated immediately adjacent to the road. The roadside location means that the property is visually prominent, with its driveway opening and parking area forming a significant part of the street scene. The proposed works would see the retention of much of the stone wall, simply the left-hand side (western section) being pushed back into the site to allow for the enlargement of the parking area. The stone wall would be rebuilt and would retain its curved shape, therefore not really adding anything new to the street scene in terms of general layout. A 5-bar timber gate would be installed as would low-level, wall-mounted lighting. The Conservation Officer required further details of the proposed lighting and this has now been provided (shown on amended drawing reference XX-DR-A-0201 (Revision C)). The lighting arrangement has changed since initial submission which proposed floor level lights. The scheme now proposes low-level wall-mounted lighting in fewer locations. The Conservation Officer has confirmed she has no objections to the proposed works, concluding that they would have a negligible impact on the setting and special interest of the Listed Building.

Neighbour amenity

No issues in terms of neighbour amenity impact. The works simply enlarge and improve the current off road parking facilities.

Highways

No objections from the County Highways Officer who comments that the proposal will have no detrimental effect on the highway. Highways conditions are recommended.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 17.9.2026.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council