

Wednesday, 25 March 2026

S26/0237 Land Adjacent Heatherway House Fenton Road Stubton

Outline planning application for a residential development with all matters reserved except for access

The site is set opposite the property of Stubton Hall, a grade II listed building (NHLE 1146985). It is also set within the wider proximity of the grade II listed Barn at Home Farm (NHLE 1360053). The site is also set within the extent of Stubton Park, a non-designated heritage asset (MLI92364). The proposal has the potential to impact upon the setting of the designated heritage assets, as well as the significance of the non-designated heritage asset. Any such impact would need to be weighed against the public benefits of the proposed works, and a balanced judgement will need to be found in regards to the potential impact (NPPF 215 and 216).

This is an outline application for the redevelopment of a parcel of land to the rear of Heatherway House, with all matters reserved except access.

The L-plan property of Heatherway House was created in the later second half of the 20th century, prior to this the area comprised a large open field with a footpath from Stubton to Claypole. Principal access is to be provided from Fenton Road, by removing a section of the brick boundary wall to the front of Heatherway House. Albeit a positive feature within the streetscape, removal of a section of this wall is not considered to cause harm to the heritage assets. It is noted that the siting of the dwelling is at odds with the general streetscape of the village as a backland development, which predominantly comprises set back detached or semi-detached dwellings, former farmsteads, and dispersed courtyard/cul-de-sac developments.

In principle, the access as proposed is not considered to cause harm to the heritage assets. This is, however, dependent on the final design, layout, material and scale of the development. No full assessment of the potential harm can be provided without these details.