

DELEGATED DECISION REPORT

SMD/2024/0184
Valid 18/04/2024

37 OSBORNE STREET
LEEK

**APPLICATION FOR A LAWFUL
DEVELOPMENT CERTIFICATE
FOR PROPOSED CHANGE OF
USE TO HOLIDAY LET**

**(CERTIFICATE OF
LAWFULNESS - PROPOSED)**

MAIN ISSUES

- Whether the proposed development amounts to a material change of use of the site from its current use Class C3.

DESCRIPTION OF SITE

The site is a rendered terraced house with a dual pitched clay tile roof. The site fronts the highway, and is in an urban setting. The site is not listed, nor within a Conservation Area.

PROPOSAL

The proposal is for the change of use from a dwellinghouse to a holiday let.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS5 Leek Area Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

N/A.

OFFICER COMMENTS

It must be assessed whether the proposed use as a holiday let would be materially different to the current use as a C3 Dwellinghouse. In both cases, the property would be occupied by a group of people (up to 6 in the case of C3) living together as a single household. In the case of C3, these people may well be living at the property on a full time basis, coming and going on a daily basis. In the case of a holiday let, a group of people would occupy the dwelling and function as a single household for the period they are staying for – long or short term. It must be considered if this is materially different to a C3 use, whereby it may be the same household occupying the property long term, or different 'households' coming and going on a more short-term basis. It is considered that the use as a holiday let would be materially the same as a C3 use.

On balance, the proposal would not amount to a material change of use from the current use class C3, as there is felt to be no material change in how the property would be used and occupied. The proposal is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman

Recommendation Date: 12/06/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council