

PLANNING & HERITAGE STATEMENT

**SLIPWAY
REACLIFFE ROAD, RUDYARD**

JANUARY 2025

Site Address:

Slipway, Reacliffe Road, Rudyard, Staffordshire, ST13 8RS

Applicant:

Mr. & Mrs. Hart

Proposal:

Change of use from holiday cottage to dwellinghouse

Planning Statement:

Date Issued: 15th January 2025

Job Reference: RDP/2025/005

Report Prepared By:

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1. Introduction

- 1.1 Rob Duncan Planning Consultancy has been instructed by Mr. & Mrs. Hart to seek planning permission for the change of use of an existing holiday cottage known as Slipway, Reacliffe Road, Rudyard, to a dwellinghouse.
- 1.2 Planning permission for the existing holiday cottage was first granted in 2004 under application SMD/2004/0343 (Old Reference: 04/00091/FUL). The building replaced an older structure in situ at the time. In granting consent a condition was imposed restricting the occupancy of the accommodation to persons whose main residence lies elsewhere, and for no more than 4 weeks at any one time, with no return within 4 weeks. Planning permission has previously been sought to remove that condition under application SMD/2013/0725 (Old Reference: 13/00685/REM-1) but this was refused and subsequently dismissed at appeal.
- 1.3 The proposed change of use will see the existing holiday accommodation repurposed as a dwellinghouse. No external changes to the building or the layout of the site area proposed, with the dwelling retaining an area of amenity space that extends to some 165m².
- 1.4 The existing accommodation of the building will also be unchanged, comprising of an open plan living room / kitchen / dining area, separate lounge, study and utility at ground floor, with two bedrooms (one ensuite), bathroom and hallway at first floor. The gross floor area of the dwelling will be 102.6m².
- 1.5 Vehicular access to the site is taken via Reacliffe Road with parking for two vehicles located at the western end of the site and enclosed by a wall. The pedestrian entrance to Slipways is located at first floor level reflecting the change in levels across the site. No alterations are proposed to these parking and access arrangements.

2 Site Description

- 2.1 The application site is located within the North Staffordshire Green Belt and comprises a two storey holiday cottage located on the eastern side of Reacliffe Road in the village of Rudyard. The site is located within the Rudyard Conservation Area but does not comprise a statutorily listed building.
- 2.2 The lake shore of Rudyard Lake encloses the eastern site boundary, with the carriageway of Reacliffe Road enclosing the western site boundary. To the south of the site lies a property known as The Bothy, with further residential development located to the north, known as Waters Edge.
- 2.3 There is a steep change in levels across the site leading downwards in an easterly direction away from Reacliffe Road towards the lake shore. An existing area of car parking is located at the upper end of the site adjacent to Reacliffe Road, with steps and pathways leading down to the first floor of Slipways from where pedestrian access into the building is provided.
- 2.4 The site is located within the Churnet Valley Master Plan area and has trees on the site that are protected by Tree Preservation Orders (as well as them also benefitting from protection by virtue of the site lying within a Conservation Area).

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan taking into account any relevant material considerations. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan, of which the following policies are of relevance to the determination of the application:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers
- easy access to jobs, shops and transport services by all sections of the community
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce
- a healthy, safe, attractive, active, well-designed and well-maintained environment

- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3 Policy SS3 of the Local Plan relates to the 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. The policy goes on to confirm that 25% of the total housing requirement will be delivered within the rural areas.

3.4 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and confirms that the other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. The policy goes on to state that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved via a number of actions, including:

- Allowing the conversion or replacement of an existing rural building in accordance with policy H1.
- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape
- Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport
- Maintain the Green Belt within the Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

3.5 Policy SS11 of the Local Plan relates to the 'Churnet Valley Master Plan Area' and states that the Churnet Valley is identified as an area for sustainable tourism and rural regeneration. The Churnet Valley Masterplan provides a comprehensive framework for development in the Churnet Valley and development should be in accordance with the Masterplan. Within this area particular support will be given to the following forms of development and measures:

- short stay and long stay visitor accommodation;
- the expansion of existing tourist attractions and facilities and the provision of compatible new tourist attractions and facilities;
- measures to enhance, protect and interpret the landscape character and heritage assets of the Churnet Valley;

- measures to remediate and restore derelict land, buildings and features including the appropriate redevelopment of sites;
- actions to protect and enhance the biodiversity of the valley, including the maintenance, buffering and connection of designated sites and actions to mitigate climate change.
- measures that support and integrate the heritage transport infrastructure of the valley, sympathetically with enhancing and developing links to strategic footpaths, cycle and horse riding routes.
- measures to improve connectivity and accessibility to and within the Churnet Valley by sustainable transport means having regard to the Green Infrastructure Strategy.

3.6 Policy SS11 goes on to state that any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. Strong sustainable development and environmental management principles should also be demonstrated. The consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.

3.7 Policy H1 of the Local Plan relates to 'New Housing Development' and states that, amongst other requirements:

- New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy

H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.

- All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.
- All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. Higher densities will generally be appropriate in locations which are more accessible by public transport and which have good access to services.
- All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design.
- All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.

- Housing development on sites not allocated for such purposes in Policy H2 will be supported within the development boundaries of the towns and larger villages subject to compliance with the Spatial Strategy and wider Local Plan policies.

3.8 Policy H1 goes on to state that in the other rural areas in the open countryside, only the following forms of housing development will be permitted:

- a) Affordable housing which cannot be met elsewhere, in accordance with Policy H3
- b) A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.
- c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.
- d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- e) Proposals to redevelop previously developed land provided it is not of high environmental value.

- f) The subdivision of an existing residential dwelling provided it is not in an isolated location.

3.9 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that 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 Guide SPD. In particular, new development should (amongst other requirements):

- 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, height, density, layout, siting, landscaping, character and appearance
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution
- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use

3.10 Policy DC2 of the Local Plan relates to 'The Historic Environment' and states that:

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This

will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF .
3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.
4. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.
5. The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.
6. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

3.11 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by (amongst other requirements):

1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
2. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the Green Belt, significantly boosting the supply of housing, securing high quality design, preserving heritage assets, and ensuring highway safety. The content of the NPPF has been taken into consideration in the preparation of this application.

Staffordshire Moorlands Space about Dwellings SPG

- 4.2 This document provides a series of numerical standards that new development should seek to achieve in the interests of safeguarding residential amenity. The content of the SPG has been taken into consideration in the preparation of this application.

Appeal Decision 2206977 – Slipway, Reacliffe Road, Rudyard

- 4.3 The above appeal decision related to the proposed removal of the existing holiday occupancy condition on the property. The conclusions of the Planning Inspector in the determination of that appeal have been taken into consideration in the preparation of this application.

Staffordshire Moorlands Housing Land Supply Statement (2023)

- 4.4 The Housing Land Supply Statement sets out the Local Authority's performance on housing delivery against the required standards set out within the Local Plan. The report confirms that the Local Authority has a housing land supply of 3.58 years. The content of this document has been taken into consideration in the preparation of this application.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the rural area, wherein policies SS10 and H1 of the Local Plan make provision for the reuse of rural buildings for residential purposes, provided that the building is worthy in structural, architectural and character terms for conversion.
- 5.2 The existing building is of a permanent and substantial construction, having been constructed in the early 21st Century, and is used as private holiday accommodation by the applicants. It is therefore worthy in physical terms for conversion.
- 5.3 The building furthermore has a pleasing aesthetic, reflecting a modern interpretation of a boathouse and which was concluded by the Local Authority at the time of its approval under application SMD/2004/0343 to be:

“a quality design complimenting the existing lodges but also adding interest to the shore line”

- 5.4 The building is consequently concluded to be worthy of conversion in architectural and character terms. The change of use of the building to a dwellinghouse is therefore in accordance with the provisions of policies SS10 and H1 of the Local Plan.

Green Belt

- 5.5 The application site is located within the Green Belt wherein there is a presumption against inappropriate development. Policy SS10 of the Local Plan confirms that strict control will be exercised over inappropriate development

in the Green Belt, allowing only for exceptions as defined by Government policy.

- 5.6 Paragraph 154 of the National Planning Policy Framework sets out that list of exceptions, which includes the reuse of buildings provided that the buildings are of a permanent and substantial construction and that the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 5.7 The submitted proposal entails the change of use of a building that is undoubtedly of a permanent and substantial construction and which will not give rise to any consequently harm to the openness of the Green Belt or conflict with the five purposes of including land within it. The land is already used in a residential manner, and no changes to the exterior of the building or the site layout are proposed.
- 5.8 The above conclusion is reinforced by the conclusions of the Planning inspector in the determination of the previous appeal on the site who observed that:

*“The dwelling at the appeal site is of **substantial and permanent construction** and would conform to these criteria. There would be **no impact upon the openness of the Green Belt and the proposal would not conflict with any of the specified purposes of including land within it**, as set out at paragraph 80 of the Framework” (our emphasis)*

- 5.9 We consequently conclude that the proposed change of use of the building to a dwellinghouse would amount to an appropriate form of development within the Green Belt in accordance with the provisions of policy SS10 of the Local Plan and paragraph 154 of the National Planning Policy Framework.

Loss of Holiday Accommodation

- 5.10 In determining the previous application on the site for the removal of the holiday occupancy restriction, the Local Authority cited concerns that the proposal would be harmful to the rural economy on account of the proposal resulting in the loss of a holiday unit which has the ability to support tourism in the area, contrary to the provisions of policies R1 and R2 of the former Local Plan. The Planning Inspector who determined the subsequent appeal concluded likewise citing a lack of a marketing evidence to demonstrate that continued use as holiday accommodation would be unviable or unsuitable.
- 5.11 In consideration of this matter it is important first and foremost to note that the planning policy tests that were applicable at the time of the previous appeal (i.e. policies R1 and R2) are no longer in force. This follows on from the adoption of the new Local Plan in 2020. None of the policies within the adopted Local Plan seek to prevent the change of use of holiday accommodation to alternative uses, but it is recognised that policy SS11 seeks to encourage tourism opportunities within this area.
- 5.12 At this juncture it is also important to highlight that the existing building is not available to the general public as holiday accommodation. It has only ever been used for the private use of the applicants as a holiday home. The current holiday accommodation therefore only makes a limited contribution to the local tourism economy in comparison to a normal holiday cottage.
- 5.13 The applicants have furthermore undertaken marketing of the premises with a local estate agent to demonstrate that continued use as holiday accommodation is not suitable or viable. The accompanying Marketing Report confirms that the premises were put on the market in March 2024, with an asking price of £595,000 which reflected the occupancy restriction on the property. The asking price was subsequently lowered to £555,000.

- 5.14 The Marketing Report confirms that a total of 4 viewings took place, with the general feedback from interested parties being that they needed to research the occupancy restriction. 3 further viewings were cancelled on account of the occupancy restriction. No offers were made during the marketing report, with the premises subsequently taken off the market in December 2024. The marketing undertaken serves to demonstrate that there is no interest in the market for the building to be taken on as holiday accommodation.
- 5.15 In assessing this matter one also needs to have regard to the presumption in favour of sustainable development. Following the publication of the revised National Planning Policy Framework in December 2024, the Local Authority is now once again required to demonstrate a five year deliverable supply of housing against its adopted targets.
- 5.16 Policy SS3 of the Local Plan confirms that over the plan period 2014 – 2033 provision will be made for at least 6080 additional dwellings at an annualised rate of 320 dwellings per year. The Local Authority has a long history of housing under-supply and the table in Figure 1 overleaf demonstrates that **at no point** since 2014 has the Local Authority delivered sufficient housing to meet the stated annualised housing requirement of 320 dwellings per annum. The Local Authority's Housing Land Supply Statement confirms that the housing land supply in the District equates to just 3.58 years.
- 5.17 Paragraph 11 of the NPPF dictates that in such circumstances proposals should be determined in accordance with the presumption in favour of sustainable development (the so-called tilted balance) and that planning permission should be granted unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

Figure 1 – Table of Housing Completions (Source: SMDC Monitoring Report)

Year	Leek	Biddulph	Cheadle	Rural	District Total
2014/15	149	60	31	38	278
2015/16	29	28	10	32	99
2016/17	44	40	4	40	128
2017/18	40	33	13	56	142
2018/19	14	6	87	58	165
2019/20	85	18	22	78	203
2020/21	79	15	41	66	201
2021/22	29	11	57	80	177
2022/23	23	4	128	87	242
Total	492	215	393	535	1,635
Local Plan Target (%)	30%	20%	25%	25%	100%
Percentage % (to date)	30.1%	13.2%	24%	32.7%	100%

5.18 The proposal will not result in any conflict with policies in the Framework that protect areas or assets of particular importance. The submitted proposal amounts to an appropriate form of development within the Green Belt (as discussed above), and will also have no adverse impact on the Rudyard Conservation Area (discussed in more detail below).

5.19 The proposal is acknowledged to entail the loss of one unit of holiday accommodation in an area where tourism development is being encouraged. However, the way the accommodation is currently used does not contribute

significantly to the tourism economy, and in turn, limits the consequential harm to the economy that would arise from its change to residential use. The marketing exercise undertaken has furthermore demonstrated that there is no interest in that premises being taken on as a going concern as holiday accommodation. No other adverse impacts will arise.

5.20 By contrast the proposal will derive a number of material benefits when assessed against the National Planning Policy Framework taken as a whole, and we submit that no adverse impacts would arise to significantly and demonstrably outweigh those benefits.

5.21 Social and economic benefits will be derived through the change of use of the existing building to create a permanent dwelling on the site. The Local Authority's Statement of Five Year Housing Land Supply (as of 1st April 2023) confirms that the annualised housing requirement now stands at **597 dwellings per annum** in order to meet the housing shortfall required to fulfil the housing targets set out in policy SS3. In all but one of the monitored year (2014/15) the Local Authority has failed to achieve even *half* of that new annualised requirement.

5.22 Paragraph 125 of the National Planning Policy Framework confirms that planning decisions should:

"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained"

5.23 In this case the proposal will see the existing building repurposed as a permanent dwelling and make a valuable contribution towards addressing the Local Authority's persistent shortfall in housing supply.

- 5.24 In support of this conclusion, we draw attention to the Local Authority's own conclusions in the determination of application SMD/2024/0225 where consent had been sought for a change of use of an existing building from holiday accommodation to a dwellinghouse. In granting consent the Local Authority concluded that:

"The further change to permanent unrestricted dwellings should be attached significant weight as although the Council is no longer required to demonstrate a five year supply of housing due to recent changes in the NPPF, this has no bearing on the actual levels of demand for housing that do exist in the District. The NPPF still attaches significant weight to the creation of new housing in sustainable locations. I consider the site, despite being in the countryside, is in a relatively sustainable location".

(our emphasis)

- 5.25 Those conclusions hold true for the submitted proposal as it too will result in the creation of a new dwelling where a significant shortfall still exists, and we consequently submit that the benefits of creating a dwelling on this site should carry significant weight.

- 5.26 The application site has also previously been found to be acceptable in terms of sustainability. In determining the previous appeal on the site the Planning Inspector concluded that:

"Any residents would be heavily reliant upon the private car and would need to travel to the closest town, Leek, for higher order shops and services. Whilst the day to day needs and movements of holiday makers would be different to permanent residents they would be faced with exactly the same travel options for

trips to local shops, services and attractions. No information has been presented to demonstrate that the removal of the condition would result in fewer or shorter car journeys to and from the site. Consequently, I can find no reason to conclude that use as a permanent dwelling would be any more or less sustainable than the current permitted use. (our emphasis)

- 5.27 The proposal will not result in the creation of an isolated home in the countryside and thus derives no conflict with paragraph 84 of the National Planning Policy Framework, and having regard to the aforementioned conclusions of the Planning Inspector, the proposal is concluded to be no less sustainable than that which is already permitted.
- 5.28 Future occupiers of the dwelling will furthermore make a more positive contribution to the rural economy compared to its less frequent use as holiday accommodation. There is potential, as a dwellinghouse, for the building to be rented out to other people, thereby contributing further to the tourism economy. Such economic benefits lend further weight in favour of approval.
- 5.29 Overall it is concluded that whilst the proposal will result in the loss of an existing unit of holiday accommodation, that impact is clearly outweighed by the benefits of the development having regard to the presumption in favour of sustainable development as set out in paragraph 11 of the National Planning Policy Framework. The proposed development consequently derives no conflict with the provisions of policy SS11 of the Local Plan.

Heritage Impact

- 5.30 The area around Rudyard village and Rudyard Lake was designated as a Conservation Area in 2016. The area also benefits from an Article 4 Direction

that removes permitted development rights from all properties in the interests of avoiding piecemeal development of domestic paraphernalia.

- 5.31 Rudyard is a small lakeside village situated to the west of Leek and close to the Staffordshire-Cheshire border. The 3km long reservoir at its centre was constructed at the turn of the 19th century, as a method of feeding the growing canal network. The development of the Cliffe Park Estate between 1818 and 1930, together with the opening of the Churnet Valley Railway in 1849, saw the village expand and the lake became a popular weekend destination for day trippers travelling on excursion trains from Manchester and Stoke.
- 5.32 The Cliffe Park Estate was sold in 1875, and a number of plots of land were auctioned off in 1885, before the remainder was purchased by the North Staffordshire Railway Company in 1903. This encouraged the lake to reach the height of its popularity during the Edwardian era, as visitors could hire out motor launches or rowing boats or dine at one of many local tearooms that benefitted from the increased tourism. Nowadays the Lake is primarily used for boating and water sports, but also has lakeside walks, a miniature railway and a visitor centre with café.
- 5.33 In the early part of the 20th century, there was a large increase in the number of boathouses and chalets appearing along the western edge of the lake, and by the 1960s/70s, there were approximately 27 of them. By the early 2000s, a number of planning applications had been submitted and approved for the demolition or extension of some of these buildings to create large dwellings or holiday homes.
- 5.34 The existing building on the application site is not an original structure. It is replacement for an older wooden structure and one which has a strong degree of permanence compared to some of the older, more traditional buildings

along the lake shore. The evidential and historical value of the building to the Conservation Area is therefore concluded to be low. Its aesthetic value is likewise considered to be low, constituting as it does a more modern, permanent form of construction compared to the traditional boathouses that have historically populated the western shore of the lake.

- 5.35 The proposed development does not require, nor propose any external changes to the existing building, nor any changes to the layout of the site. Consequently the development will not give rise to any loss of significance to the Rudyard Conservation Area as a heritage asset. The proposal is therefore in accordance with the requirements of policy DC2 of the Local Plan.

Design & Layout

- 5.36 The submitted proposal does not require, nor propose, any internal or external alterations to the existing building, nor any changes to its external layout. The resultant dwelling will have a gross floor area of 102.6m² which exceeds the minimum required standard of 79m² as set out within the DCLG Technical Housing Standards.
- 5.37 The dwelling will also benefit from an area of private amenity space (165m²) that exceeds the minimum required standard of 65m² as set out within the Local Authority's Space About Dwellings standards. Future occupiers of the dwelling will therefore benefit from a high level of residential amenity.
- 5.38 The proposal will furthermore not give rise to any greater loss of amenity to neighbouring occupiers than that which may already occur. The proposed development is consequently held to meet the requirements of policies SS1, H1 and DC1 of the Local Plan.

Highway Safety

- 5.39 The application site benefits from an existing means of access off Reacliffe Road which serves a parking area with space for two vehicles (as permitted under application SMD/2012/0273). The access already functions as the vehicular access to the holiday accommodation. The level of parking available on site also meets the required standard for a two bedroomed dwelling (2 spaces). so the impact of the proposed development on highway safety will be no greater than that which already occurs. The proposal is consequently held to meet the requirements of policy T1 of the Local Plan and guidance within the NPPF.

Biodiversity Net Gain

- 5.40 The proposal is exempt from statutory requirements to deliver a 10% net gain to biodiversity, as the proposal will not impact on any habitats. The applicant is nevertheless agreeable to installing a bird box on the site to deliver a net gain to biodiversity in accordance with the objectives of paragraph 193 of the National Planning Policy Framework. Such enhancement can be secured via an appropriately worded planning condition.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The reuse of the existing building as a dwellinghouses is fully consistent with the Local Authority's adopted housing strategy for the District.
- The proposal amounts to an appropriate form of development in the Green Belt.
- The loss of the existing holiday accommodation is clearly outweighed by the benefits of the development having regard to the presumption in favour of sustainable development.
- The proposal will be no less sustainable than the existing holiday accommodation.
- The proposed development will not give rise to any loss of significance to the Rudyard Conservation Area as a heritage asset.
- The proposed development will not derive any adverse impacts to the character and appearance of the surrounding area.
- The proposed development will provide a good standard of residential amenity for future occupiers of the dwelling and will not adversely affect neighbouring residential amenity.
- The proposal will not result in any severe residual impacts to highway safety.

- The proposal is exempt from statutory BNG requirements, but will nevertheless deliver a net gain to biodiversity.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS3, SS10, SS11, H1, DC1, DC2 and T1 of the Staffordshire Moorlands Local Plan, and guidance contained within the National Planning Policy Framework, and the Staffordshire Moorlands Space about Dwellings SPG.