
From: planningcomments@staffs Moorlands.gov.uk
Sent: 21 July 2025 11:55
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Annie

Application Reference No. : SMD/2025/0283 Site Address: Knypersley Hill Farm Lodge Barn Road Knypersley
Staffordshire ST8 7NS Stoke On Trent Comments by: Oliver WrightNAPC

From:

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Submission: Support

Comments: On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application SMD/2025/0283 for the change of use and extension of the existing barn to form a residential annex (self build) at Knypersley Hill Farm, Lodge Barn Road, Knypersley, Staffordshire, ST8 7NS. NAPC recognises the growing importance of ancillary accommodation in meeting the evolving needs of households, and we welcome proposals that make efficient and sustainable use of existing buildings within established residential plots.

The proposed annexe, by virtue of its ancillary nature, aligns with national and local planning objectives to support flexible living arrangements, including multigenerational households and care provision, without necessitating large-scale new development. As the UK's leading experts in annexe and ancillary accommodation policy, NAPC notes that such developments are a sustainable response to housing and care pressures, providing tailored living solutions while respecting the character and setting of rural properties. More information on our approach and expertise can be found at <https://napc.uk/annexe-support/>.

In reviewing the application, we encourage careful consideration of the annexe's scale, layout, and access to ensure it remains subordinate to the main dwelling and does not risk future separation or independent use. The self build aspect is particularly commendable, as it empowers residents to create accommodation that meets specific family needs while retaining the barn's character and integrating sensitively with the existing site.

We encourage the applicant to contact NAPC should they require expert advice on policy compliance or wish to ensure the long-term ancillary status of the annexe, supporting both peace of mind and planning certainty. Our team is always available to assist applicants and local authorities in achieving positive, policy-compliant outcomes.

Finally, we respectfully urge Staffordshire Moorlands District Council to consider the inclusion of supportive annexe policies in future iterations of the local plan. Evidence from Ireland and California demonstrates that enabling

ancillary accommodation can play a significant role in relieving housing pressures and supporting sustainable communities.

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