

THE TWIGG, ROUGHCOTE LANE, CAVERSWALL ST11 9ET

**PLANNING APPLICATION FOR CHANGE OF USE OF GRANNY ANNEX TO SELF
CATERING HOLIDAY LET FOR MR AND MRS EDMOND**

SUPPORTING STATEMENT

August 2025

**Prepared by: House Associates Hill Farm, Mill Lane, Moston
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The logo for House Associates Environmental Planning is located in the bottom right corner of the page. It consists of a solid red rectangular background. Centered within this rectangle is the text 'house' in a large, white, lowercase sans-serif font, with 'associates' in a smaller, white, lowercase sans-serif font directly beneath it. Below the text is a thin white line that forms a stylized silhouette of a city skyline or a row of buildings. At the very bottom of the red rectangle, the words 'environmental planning' are written in a small, white, lowercase sans-serif font.

**house
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1. Planning permission was granted by Staffordshire Moorlands Council for the demolition of an existing garage/store and the construction of a granny annexe on 27th October 2016 (Ref SMD/2016/0507)
2. The need for the granny annexe no longer exists and the applicants now wish to seek a change of use of the building to a self-catering holiday let.
3. This application is therefore for a change of use only. No external alterations to the building are proposed.
4. Policy E4 of the adopted Staffordshire Moorlands Local Plan concerns tourism and cultural development and states that:

“New tourism and cultural development which complements the distinctive character and quality of the District will be supported having regard to the Area Strategies in Policies SS 5 to SS 10 and Churnet Valley Strategy Policy SS 11.

In addition:

1. New tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering, either:

A) good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or

B) in locations in or close to settlements where local services, facilities and public transport are available; or

C) in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

2. Developments in other locations may be supported where a rural location can be justified.

New accommodation, attractions and facilities should:

A) support the provision and expansion of tourist, visitor and cultural facilities in the rural areas where needs are not met by existing facilities; and

B) all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.”

5. Paragraph 88 of the National Planning Policy Framework seeks to support a prosperous rural economy through inter alia sustainable rural tourism and leisure developments that respect the character of the countryside. In paragraph 89 it states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport.
6. The Tourism Strategy for Staffordshire Moorlands 2022 to 2027 outlines a number of priorities for growth in tourism. One of the priorities is to expand, improve and encourage investment in

accommodation for tourists in order to attract tourists to stay overnight and keep their spending in the local area. A weakness identified is a lack of investment in accommodation in the District.

6. The proposed change of use is fully compatible with the aforementioned policies. This development will be beneficial to the rural economy providing accommodation for overnight stays in the local area. Although in the Green Belt, this is an existing building and will not involve any external alterations and the change of use will therefore have no impact upon its openness.