

## DELEGATED DECISION REPORT

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**SMD/2025/0483**  
**Valid 21/11/2025**

**OVERTON FARM FOLE  
LANE  
OVERTON  
HOLLINGTON**

**RETENTION OF EXISTING  
OUTBUILDING AND CHANGE  
OF USE TO FORM HOLIDAY  
ACCOMMODATION**

**(FULL - MINOR)**

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### MAIN ISSUES

- Local Plan approach to the provision of rural development
- Impact on the Character and Appearance of the Area
- Protection of amenity for future and existing occupiers of development

### DESCRIPTION OF SITE

Application concerns a curious building within the grouping of the farmstead dwellinghouse and adjacent garages and outbuildings. The building appears as a recently constructed red brick and tile outbuilding, on a T-shape footprint with a full pitch roof.

However, work has stopped short of completing the development – none of the windows and doors have been installed and the openings have been covered with wooden boards.

The building is constructed adjacent to a triple car garage and to the north of the dwellinghouse, it occupies enclosed space between the two, and backs onto a boundary laurel hedge that separates the residential area from large agricultural/commercial sheds behind to the north, just 4m from the edge of the building.

The farm is in an 'other rural' area of countryside 1km to the south of the 'smaller village' of Hollington and 3km to the north east of Checkley.



## **PROPOSAL**

The proposal is described as the 'Retention of existing outbuilding and change of use to form holiday accommodation'.

This is a repeat application that follows the withdrawn application (SMD/2025/0295) that had described the existing building as an 'agricultural building' and proposed to change its use to a dwellinghouse.

The application was withdrawn after the planning officer suggested that – the building is not an agricultural building but is instead a partially built dwelling/holiday let, that had replaced, without planning permission, an old kennel building that had previously occupied the same location.

In 2007 there was a planning application to convert the kennel building into a holiday let. That application was withdrawn before determination. The application provides survey drawings and photographs of the kennel building. The structure that now stands, without planning permission, is larger and materially different to the old kennel building. With consideration for the character and appearance of the replacement structure, it is clear that the ultimate intention was to provide and complete it as some form of residential accommodation. The replacement structure, however, is not substantially complete, most obviously windows and doors have not been installed and are just boarded out, and therefore, it is not lawful (a dwellinghouse/holiday let in waiting).

The planning permission required, therefore, is to retain and complete the replacement building as a dwellinghouse (ie. operational development to provide a dwelling rather than a material change of use).

Additionally, in their consultation response to the previous application, Environmental Health officers objected to the provision of an independent open market dwellinghouse in this location, because of its proximity to agri/commercial activity (the previous application did not provide a noise impact assessment).

This planning application seeks to address both of those matters by seeking permission to retain and complete the operational development; and, limiting the scope of proposed use and occupation to that of a holiday let (persons occupying the property temporarily while on holiday, are more likely to be tolerant and less affected by noise and disturbance from adjacent commercial activities).

When complete, the holiday accommodation would provide a double bedroom, separate bathroom, open kitchen diner, and, a separate living room/snug across sizeable floor area. Two parking spaces would be provided on paving to the side of the accommodation.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Local Plan (adopted 9<sup>th</sup> September 2020)**

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS10 Other Rural Areas Area Strategy  
DC1 Design Considerations  
DC3 Landscape and Settlement Setting  
E4 Tourism and Cultural Development  
H1 New Housing Development  
NE1 Biodiversity and Geological Resources  
T1 Development and Sustainable Transport

### **Checkley Neighbourhood Plan**

EMP2: Rural Business Diversity and Growth  
DES1: Design  
DES3: Landscape and Rural Character

### **National Planning Policy Framework**

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

07/01616/FUL Change of use from kennels to holiday accommodation.  
WITHDRAWN.

SMD/2025/0295 Change of use and alteration of former agricultural building to form 1no. dwellinghouse. WITHDRAWN.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 13/01/2026  
Neighbour consultation period ends: 13/01/2026  
Press Advert: N/A

### **Public Comments**

None

### **Town / Parish Comments**

Checkley PC: We note the previous application for a permanent dwelling was withdrawn, likely as it didn't suit this isolated spot, but this holiday use seems a better

fit. Overall, we have no objections but reserve the right to submit further comments if additional information or amendments are provided.

### **Environmental Health**

Amenity: The previous application SMD/2025/0295 for this building was for a permanent residential unit. The Environmental Health Department raised concerns regarding noise and odour impacts from the agricultural operations on the adjacent farm would have on permanent residents. This application is significantly different as residents will be short term. This use should be restricted to holiday only and should not be separated from farm control. Any future change to full residential would require site specific assessment (noise, odour, insect) to determine suitability for permanent residential use. If the building is not under control of the farm, then complaint against agricultural operations could be likely.

### **Staffordshire County Council Highways**

Conditional/No objection

Subject to condition requiring the provision/allocation of the parking spaces shown on the submitted site plan.

### **OFFICER COMMENTS**

#### **Principle of Development**

The site is on a large established farm within a Local Plan defined, 'other rural' area of countryside that surrounds and provides farmland between the 'smaller villages' of Hollington and Checkley. The location is roughly, equidistance between Cheadle, in the northwest, and Uttoxeter, to the southeast. The site is surrounded by a network of footpaths that provide walking routes to the nearby villages of Hollington or Checkley and a small offering of pubs/eateries, and woodland walks from Hollington in particular. The site is a short distance from the A522 that provides arterial route between Cheadle and Uttoxeter. The farm site itself has, alongside established farming, already diversified to provide agricultural services relative to sale and serving of farm vehicles and machinery, and a small caravan site.

The proposed development would see the completion of a new brick building, as a replacement of an old functional kennel, to provide new holiday accommodation. While the replacement building offers more floorspace than that which would have been provided by the 2007 kennel conversion proposal, the accommodation would not be extravagant or excessive and would be commensurate with expectations for a short term or holiday let.

The Local Plan strategy for these rural areas, SS10, provides 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. Additionally, the strategy seeks to sustain the rural economy by supporting the diversification of existing farm enterprises.

Supplementary, Local Plan policy E4 'Tourism and Cultural Development' seeks to enhance tourist opportunities by allowing for small-scale tourism developments in other areas that establishes strong linkages between recreational and tourist

resources. Specifically, the policy says that new tourist accommodation should be developed in locations that offer, or are capable of offering, good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or are in locations in or close to settlements where local services, facilities and public transport are available.

In all of these regards the proposed development, could, in some degree, be considered to deliver on, and comply with, these policy initiatives and the purposes of Checkley Neighbourhood Plan policy EMP2 'Rural Business Diversity and Growth'. Overall, there would be some benefits to the rural and local economy and there would be planning merits in those regards.

### **Design and Impact on Character and Appearance of the Area**

The building has been built on existing yard in enclosed space between the farmhouse and large garage outbuildings. The building has been built to replicate a traditional red brick farm outbuilding, and it relates well to the adjacent buildings in terms of design and use of materials incorporating brick, stone and clay tiles that match those of the adjacent house and garage. The building replaces an old kennel building, after proposals to convert that building were abandoned, the evidence of the planning history suggests that the kennel building was functional in appearance and lacked any aesthetic merits.

The replacement building does not appear unduly exposed or prominent within the landscape, it does not make a prominent intrusion into the countryside and has an obvious sense of space. The character and appearance of the locality and wider rural landscape, therefore, is not adversely affected.

Space to the side of the building, is already used for occasional parking associated with, but not essential to, the existing dwelling, would be reallocated as dedicated parking for the holiday use. A small, enclosed, area to the other side of the building and behind the main dwellinghouse would provide a patio and private amenity space. These areas are enclosed spaces already within the wider unit occupied by the house, their use for these purposes would not introduce clutter that would have wider impacts on the character and appearance of the countryside.

The building has not had an adverse impact on the character and appearance of the area or that of the wider landscape. There would not be any new or increased harms if the building were completed for the proposed holiday use. The proposal does not conflict with Local Plan Policies DC1 and DC3; Policy DES1 of the Checkley Neighbourhood Plan; or the SMDC Design Guide.

### **Amenity for future and existing occupiers**

The proposed holiday use should not have adverse impact on the amenity and living conditions of the existing dwellinghouse, the existing dwelling is large and has extensive private amenity space in areas surrounding the building. The building is 10m from a non-principal elevation of the dwellinghouse, the other side of a stone boundary wall. Ultimately, as holiday accommodation, the property would be under the control, management and service of the existing dwellinghouse.

The building and occupants of the holiday accommodation would be surrounded by residential uses and spaces associated with the existing dwellinghouse. Its location is rather pinched between existing buildings and the rear of the main house. The building backs onto a boundary laurel hedge that separates the residential area from large agricultural/commercial sheds behind to the north, just 4m from the edge of the building. For these reasons, the building is unsuitable for the provision of an open market independent dwellinghouse with acceptable standards of amenity. Environmental Health officers objected, in the absence of a noise impact assessment, to the use of the building as a dwellinghouse.

The revised proposal to limit the use of the building to holiday accommodation, would see it used by persons for temporary periods that have some connection or association with the existing dwelling and the use of the site. Those that have their main residence elsewhere or have association with the existing dwelling are likely to have tolerance to factors that might otherwise reduce or limit the scope of living conditions relative to the demands and needs of routine daily living. Environmental Health officers do not object to the limited use of the accommodation for these purposes.

The proposed use and completion of the building for holiday accommodation does not conflict with policy DC1 of the Local Plan in these regards.

#### **CONCLUSION / PLANNING BALANCE**

The provision of a new small scale holiday home that has replaced an old unsightly kennel building without introducing any harm to the character and appearance of the area or intrusion into the countryside. The development can demonstrate connectivity to nearby attraction and local business and there would be some benefit to rural economy. No conflict with the Development Plan policies listed above.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 12/01/2026**

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**