

Appeal 6003012

Submitted on 22 December 2025.

Before you start

Local planning authority	Staffordshire Moorlands
Appeal type	Full planning
Decision date	15 July 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr. & Mrs. Roberts
Contact details	Rob Duncan Rob Duncan Planning Consultancy Ltd.
What is your phone number?	07779 783521
What is the address of the appeal site?	Bradley Hall Farm Bradley Lane Alton Staffordshire ST10 4DF
What is the area of the appeal site?	0.15 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	Yes
Are you a tenant of the agricultural holding?	Yes
Are there any other tenants?	No
Will an inspector need to access your land or property?	Yes Site cannot be viewed from public domain
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DET/2025/0021

What date did you submit your application?	20 May 2025
Was your application for a major or minor development?	Other
Was your application about any of the following?	Other
Enter the description of development that you submitted in your application	Application to determine if prior approval is required for the change of use of agricultural building to form 1 no. dwellinghouse and associated building operations (Class Q Permitted Development)
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Forms.pdf (/document/1438c6c3-fa6e-4bab-a61a-97df453cdce6) Supplementary Information (Application Forms).pdf (/document/90b6eb42-4d6e-4b49-9941-fdf25cbc1f21)
Decision letter	Decision Notice.pdf (/document/ae999c08-02a4-4ea3-aec7-f4fb8c9bcb8a)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appendix A - Appeal Decision 3208377.pdf (/document/5f015bf0-963d-49c3-883d-014f86a2b0e2) Appendix B - Existing Plans Appeal 3208377.pdf (/document/c4965b8f-e4cb-49cc-8b4b-39b02486a406) Appendix C - Proposed Plans Appeal 3208377.pdf (/document/45439da5-8e2a-45c8-aff2-6c3b451819df) Grounds of Appeal.pdf (/document/993f696f-9882-46b0-84aa-70b779acab30) Appendix E - Land Registry Transfer Document 2 of 2.pdf (/document/afcb6b09-ae6-4ec9-a08c-aa84f48046bc) Appendix D - Land Registry Transfer Document

Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	1939-AX01A.pdf (/document/2143da5d-f0b7-418a-b899-1c7859d8c702) Structural Appraisal May 2025.pdf (/document/32314615-b829-4beb-8690-36f8b7ff7e71) 1939-AL02A.pdf (/document/7d166e91-b7b2-4e37-898b-7edde87cad29) Planning Statement.pdf (/document/baeb4f14-a7ba-4d74-ac5e-9bcb4cdafc47) 1939-AL01B.pdf (/document/d25b03af-b4ce-4f91-956a-ce363116248f)
Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	No