

PLANNING STATEMENT

**LAND OFF SHAY LANE
IPSTONES**

JUNE 2026

Site Address:

Land off Shay Lane, Ipstones, Staffordshire, ST10 2LY

Applicant:

Ms. N. White & Ms. J. Douch

Proposal:

Demolition of existing summerhouse and proposed conversion, extension and alteration of an existing barn to form 1no. self-build dwellinghouse and associated works

Planning Statement:

Date Issued: 5th June 2026

Job Reference: RDP/2026/053

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Ms. N. White & Ms. J. Douch to prepare a Planning Statement to accompany an application prepared by CTD Architects for the conversion, extension and alteration of an existing barn on land off Shay Lane, Ipstones, to form 1no. self-build dwellinghouse.
- 1.2 The applicants have lived in the village for over 12 years and contribute to the community in many ways, including volunteering at local events and fundraising activities. The applicants have family links to the village and are keen to maintain nature-friendly smallholding activities in this setting for greater self-sufficiency.
- 1.3 The proposed scheme has been designed to meet the specific needs of the applicants and is to be constructed on their behalf for their subsequent occupancy in accordance with the provisions of the Self-Build and Custom Housebuilding Act 2015.
- 1.4 The existing building is of two storey scale, and exhibits a simple, rectangular plan form, and is constructed with blockwork with a metal sheet roof. Alongside the building to its northeast is a small summerhouse that has existed on site for a number of years to the point that it would now be considered to be lawful.
- 1.5 The application proposes a number of works to the existing building, including the provision of new windows and doors, including a large, glazed opening to the southwest elevation. It is also proposed to build a new external skin of Hollington Stone around the existing elevations of the building, and to provide a new Staffordshire Blue tiled roof, framed by stone parapets at either end.

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- 1.6 At the northeastern end of the building it is proposed to remove the existing summerhouse and erect a single storey extension, connected to the barn by a glazed link. The single storey extension will be finished in dark sinusoidal cladding so as to provide a visual contrast to the stone elevations.
- 1.7 The floor area of the resultant dwelling will extend to 135m², with its accommodation comprising of an open plan kitchen / dining room, snug, craft / maker space, utility rooms, wash room and w.c. and plant room at ground floor, with three bedrooms, bathroom and galleried landing at first floor within the roofspace.
- 1.8 To the northeast of the building it is also proposed to install a small photovoltaic array to provide the dwelling with a renewable source of electricity, with a new gabion wall constructed in front. Further photovoltaic panels are to be provided on the southeastern roof slope of the building. The applicants also proposed to install a ground source heat pump to as to provide a renewable source of heating and will also implement rainwater harvesting in order to minimise water consumption.
- 1.9 The site benefits from an existing means of vehicular access point off Shay Lane to the north of the building, which is to be remodelled and widened, with a new dry stone wall erected on either side, providing for improved visibility splays. Off street parking for two vehicles, along with associated turning space is also to be provided. A meadow garden is to be created alongside the parking / access.
- 1.10 The application has been subject to positive pre-application discussion with both the Local Planning Authority and the Local Highway Authority, and the scheme presented for consideration is a product of those discussions.
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2 Site & Surroundings

- 2.1 The application site is located within the rural area on the eastern fringe of Ipstones village and comprises a two storey barn constructed from blockwork with a metal sheet roof. The building lies adjacent to the southeastern boundary of the site.
- 2.2 The site benefits from an existing means of vehicular access off Shay Lane to the north of the building, with the northeastern site boundary otherwise comprising of a mature hedgerow. The carriageway of Shay Lane lies beyond said hedgerow.
- 2.3 The land to the west of the building is broadly flat in nature, before sloping away in a southerly and westerly direction towards a hollow in the landscape. The land to the southeast of the site comprises of open agricultural fields.
- 2.4 The site is not within a Conservation Area, nor are there any statutorily listed buildings located in close proximity of the site. The site is located wholly within Flood Zone 1 (low-probability of flooding). The carriageway of Shay Lane is designated as a Byway Open to All Traffic (BOAT) - Ipstones 54.

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 unless material considerations indicate otherwise.

3.2 The Development Plan for this area comprises the recently adopted Staffordshire Moorlands Local Plan (2020) of which the following policies are of relevance to the determination of the application:

3.3 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, including starter 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.

3.4 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states 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. The policy confirms that the Council will meet housing requirements by allowing the conversion or replacement of an existing rural building in accordance with policy H1.

3.5 Policy H1 of the Local Plan relates to 'New Housing Development' and states that 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. It goes on to state that 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. It also requires that 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.

3.6 Policy H1 also states that in the rural areas, 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.

3.7 Policy SD3 of the Local Plan relates to 'Sustainability Measures in Development' and states that the Council will support further carbon-saving or water-saving measures in both new and existing developments, in the following ways:

1. Supporting developers who propose exceeding the thermal efficiency or water conservation standards required by law for new buildings or extensions, at the time of the application. In the case of larger developments such as housing estates the Council will support measures such as 'communal' renewables, or District Heating installations.
2. The Council will support measures by landowners/developers designed to contribute to existing or emerging District Heating networks (for example by connecting 'exporters', with receptors, of heat).
3. The Council will support measures designed to improve the sustainability of existing buildings (such as improved thermal insulation, water conservation, or the installation of micro-renewables).

3.8 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:

- 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.
- incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development.
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, 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.

3.9 Policy DC3 of the Local Plan relates to 'Landscape and Settlement Setting' and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence.
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence.

3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds.
4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape.
5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

3.10 Policy NE1 of the Local Plan relates to “Biodiversity and Geological Resources’ and states that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence) by (amongst other measures):

- Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
 - a) there is no appropriate alternative site available; and
 - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible
 - d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature

conservation value of the site and compensatory measures are implemented.

- Expecting all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.

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:

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. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal.
3. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of significantly boosting the supply of housing, encouraging the reuse of buildings, securing high quality design, ensuring highway safety, and avoiding adverse impacts to protected species. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2 The adopted Design Guide SPD provides advice aimed at securing the delivery of high-quality built development within the District and provides specific guidance in respect of conversion schemes. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

SMDC Space About Dwellings SPG

- 4.3 The adopted Space About Dwellings SPG provides advice aimed at securing a high level of residential amenity for both future occupiers of dwellings, and well as neighbouring properties. The content of the Space About Dwellings SPG has been taken into consideration in the preparation of this application.

5 Planning Assessment

Principle of Development

- 5.1 The application proposes the conversion, extension, alteration and change of use of a former agricultural building to a self-build dwellinghouse. Policies SS10 and H1 of the Local Plan provide support for the conversion of existing buildings within the rural area to residential use, provided that the buildings are worthy in physical, architectural and character terms for conversion.
- 5.2 The accompanying Structural Survey prepared by D20-ONE Structural Design Ltd. confirms that the existing building is suitable for conversion to a residential dwelling, and that only minor remedial works are required. The building can consequently be concluded to worthy in physical terms for conversion.
- 5.3 In terms of the worthiness of the building for conversion in architectural and character terms, the Local Authority expressed some concerns at pre-application stage that whilst the building is not out-of-keeping with the countryside architecturally, it was hard to argue that the building was suitable for conversion in character terms, leading them to conclude that there was some degree of conflict with policies SS10 and H1 of the Local Plan in this respect.
- 5.4 Nevertheless, the Local Authority noted that the site lies very close to the edge of the larger village of Ipstones, and that it comprises a fairly sustainable location. It was also noted that there was scope to improve the appearance of the building to make it more in keeping with the character of other nearby buildings.
- 5.5 The Local Authority recommended that the existing roof of the building be replaced with a steeper, pitched tiled roof, and that a new stone finish ne

applied to the walls to reflect the traditional character of buildings along the line. The submitted proposal reflects those recommendations, and the associated enhancement to the appearance of the building that will ensue is held to weigh in favour of planning permission being granted.

- 5.6 The proposed development is consequently concluded to amount to an appropriate form of residential development within the rural area that accords with the objectives of policies SS10 and H1 of the Staffordshire Moorlands Local Plan.

Design and Layout

- 5.7 The adopted Design Guide SPD states that:

“The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new”.

- 5.8 As discussed within the preceding section, the Local Authority has specifically advocated changes to the external appearance of the existing building so as to enhance its appearance and its contribution to the character and appearance of the surrounding area.

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- 5.9 The proposal encompasses the provision of a new external skin of Hollington Stone around the existing elevations of the building, which represents a more appropriate and traditional material than the blockwork finish that currently exists. The proposed alterations to the roof of the building to increase its height and accommodate Staffordshire Blue tiles is likewise an enhancement to the appearance of the building.
- 5.10 The design and appearance of the single storey extension, its palette of materials, the provision of the glazed link have also been the subject of pre-application discussions with the Local Authority and reflect the agreements reached during those discussions. Similarly the proposed fenestration of the building, including the large glazed gable, has also been agreed with the Local Authority during pre-application discussions.
- 5.11 The resultant dwelling will have a high quality appearance that will enhance both the appearance of the existing building and its contribution to the character and appearance of the surrounding area. The development will not appear harmful or incongruous within its surroundings.
- 5.12 The proposed external works to provide parking and amenity space have been approached in a sensitive manner, with an appropriate range of boundary treatments being proposed, including a continuation of the existing drystone wall that forms part of the northern site boundary.
- 5.13 To the northeast of the building it is proposed to erect a small photovoltaic array so as to provide the dwelling with a renewable source of electricity. The solar array will sit in behind the existing roadside hedgerow and not have a material adverse impact on the character and appearance of the surrounding area. Further photovoltaic panels are to be accommodated on the roof of the building.
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- 5.14 The applicants also intend to provide a ground source heat pump in order to provide the dwelling with a renewable source of heating and have a commitment to constructing the development to a low-energy, high thermal efficiency build standard. Rainwater harvesting is also to be utilised to reduce water consumption on the site. The contribution of the development to reducing carbon emissions and consumption of water weighs heavily in favour of planning permission being granted.
- 5.15 Having regard to the above considerations it is concluded that the proposal will constitute a high quality design that enhances the appearance of both the existing building and the wider surrounding area, and will not have a harmful impact upon the landscape. The proposal is therefore held to meet the requirements of policies SS1, H1, SD3, DC1 and DC3 of the Local Plan in this regard.

Residential Amenity

- 5.16 The existing building lies well away from existing neighbouring properties, such that its conversion to residential use will not give rise to any conflict with the Local Authority's Space About Dwellings Standards. No harm to neighbouring residential amenity will therefore ensue.
- 5.17 The proposed dwelling will have a gross internal floor area of (135m²) which exceeds the minimum required standard for a three bedroomed / five person dwelling (93m²) as defined by the Nationally Described Space Standards. The proposed area of amenity space to the west /southwest of the dwelling will furthermore exceed the minimum requirement of 65m² as set out in the Local Authority's Space About Dwellings Standards.
- 5.18 Having regard to the above considerations it is concluded that the proposal is acceptable from a residential amenity perspective, and that the development

accords with the relevant provisions of policies SS1, H1 and DC1 of the Local Plan in this regard.

Highway Safety

- 5.19 The application site benefits from an existing means of access off Shay Lane to the immediate north of the site. Pre-application discussions with the Local Highway Authority have confirmed that they have no objections to the proposed development provided that some enhancement to visibility can be achieved on egress from the site.
- 5.20 The submitted proposal incorporates the modest widening of the existing access, and provision of enhanced visibility splays. Shay Lane is not heavily frequented by traffic and the traffic that does pass along it travels slowly due to the narrow geometry of the road.
- 5.21 The development provides space for the parking of at least 2no. vehicles, which is sufficient to meet the Local Authority's adopted car parking standards for a three bedroomed dwelling. Turning space will also be provided within the site so that vehicles may exit the site in a forward gear.
- 5.22 Having regard to the above considerations it is concluded that the proposed development will not have an adverse impact on highway safety within the locality, and that the proposal meets the requirements of policy T1 of the Local Plan in this regard.

Ecology

- 5.23 The application is accompanied by a Preliminary Ecological Assessment prepared by Croft Ecology, which serves to demonstrate that there are no priority habitats within the site, and that the site comprises of species-poor, modified grassland.

5.24 The site, including the existing building, was found to provide negligible potential for roosting bats, low potential for amphibians, reptiles, badgers and other mammals, and moderate potential for nesting birds. No further survey effort is identified as being required.

5.25 The Preliminary Ecological Assessment goes on to set out a series of mitigation recommendations and suggested ecological enhancements. These measures can be secured via an appropriately worded planning condition, and in doing so the development will meet the requirements of policy NE1 of the Local Plan.

Biodiversity Net Gain

5.26 The application is for a self-build dwelling and consequently is exempt from statutory biodiversity net gain requirements.

Presumption in Favour of Sustainable Development

5.27 The presumption in favour of sustainable development is engaged by this proposal on account of the Local Authority being unable to demonstrate a five year deliverable supply of housing as required by the National Planning Policy Framework (2.95 years).

5.28 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.

5.29 The proposal will not result in any conflict with policies in the Framework that protect areas or assets of particular importance (paragraph 11(d)(i) of the NPPF refers).

5.30 It is furthermore submitted that no adverse impacts will arise as a consequence of this development to *significantly and demonstrably* outweigh the benefits of the development when assessed against the National Planning Policy Framework taken as a whole (paragraph 11(d)(ii) of the NPPF refers)

5.31 Social and economic benefits will be derived through the delivery of a new dwelling on the site which will make a small, but nevertheless valuable contribution towards addressing the Local Authority's shortfall in housing.

5.32 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 policy also states that sufficient deliverable land will be identified to provide at least 5 years of development at all times. That however is far from the case.

5.33 The Local Authority has a long history of housing under-supply and the table in Figure 1 overleaf demonstrates that **only once** since 2014 has the Local Authority delivered sufficient housing to meet the stated annualised housing

requirement of 320 dwellings per annum, which was the year 2024/25 (336no. dwellings). However, as confirmed within the Local Authority's Housing Land Supply Statement, the annualised housing requirement now stands at 461 dwellings per annum.

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
2023/24	19	20	95	98	232
2024/25	7	13	124	192	336
Total	518	248	612	825	2,203
Local Plan Target (%)	30%	20%	25%	25%	100%
Percentage % (to date)	23.5%	11.3%	27.8%	37.4%	100%

Table 6.1 Housing completions (net) each year (2014-2025)

- 5.34 The conversion of the existing building to a dwellinghouse will make a small, albeit positive contribution towards meeting the Local Authority's chronic shortfall in housing and given the persistent under-delivery of housing within the District, and the focus that the NPPF places on delivering new dwellings via the reuse of otherwise redundant and vacant buildings (paragraph 125 refers), we submit that such benefits carry significant weight.

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- 5.35 The proposal will also derive benefits of to the local economy, both to local tradesmen during the construction phase, and though the expenditure associated with the creation of an additional household. The Local Authority's 'Quantifying the Economic Impact of Development' Report (2017) confirms that each new house constructed in the District generates 4.3 jobs within construction or the associated supply chain.
- 5.36 The same report also confirms that for each new dwelling constructed within the district, there will be a minimum initial one-off spend (in addition to the construction of the dwelling) of £5,000, with a subsequent annual spend of £9,388 per year within the local economy.
- 5.37 Those figures date from 2017 and when adjusted for inflation will now be somewhere in the order £6500 for the initial one-off spend, and £12,300 spend per annum. Such economic benefits lend further weight in favour of the proposed development.
- 5.38 The proposal will also deliver a number of environmental benefits. Firstly, it will deliver a new dwelling via the conversion of otherwise redundant asset in accordance with the objectives of paragraph 125 of the National Planning Policy Framework, thereby helping to reduce the amount of greenfield land that needs to be lost to accommodate the Local Authority's housing requirements.
- 5.39 The proposal also incorporates the provision of a small photovoltaic array adjacent to the building, as well as further photovoltaic panels to the roof of the building in order to provide the development with a renewable source of electricity. A renewable source of heating will also be provided by way of a ground source heat pump. Rainwater harvesting is also to be utilised to help to reduce water consumption also. The renewable energy benefits of the development accord with the objectives of paragraph 167 of the National
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Planning Policy Framework, which commands that those benefits be afforded significant weight.

5.40 The site also comprises a sustainable location on the edge of the large village of Ipstones (a point recognised by the Local Authority during pre-application discussions), where a variety of local services and facilities are available, and which will be accessible on foot, and via bicycle. Such environmental benefits lend further weight in favour of the development.

5.41 The collective benefits of the proposed development are considered to be significant and having regard to the considerations discussed in the preceding paragraphs we submit that no adverse impacts will arise to *significantly and demonstrably* outweigh those benefits when assessed against the National Planning Policy Framework taken as a whole. Planning permission should therefore be granted in accordance with the presumption in favour of sustainable development.

6 Conclusion

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

- The proposal entails the conversion, alteration and extension of an existing building to residential use that is worthy in physical and architectural terms for conversion.
- The design and layout of the development will enhance the appearance of the existing building, in particular its materials palette, to the benefit of the character and appearance of the surrounding area.
- The proposed dwelling will incorporate a range of sustainable design principles, energy efficiency measures and renewable energy technologies to minimise its environmental impact and operational energy demand.
- The development will not have an adverse impact on neighbouring residential amenity and will provide an acceptable level of amenity for future occupiers.
- The proposed development will not give rise to any severe residual impacts to highway safety.
- The proposed development will not have an adverse impact on any protected species or important habitats.
- The proposal constitutes a self-build proposal and is therefore exempt from statutory biodiversity net gain requirements.

- A number of benefits will arise as a consequence of the development and no adverse impacts will arise to *significantly and demonstrably* outweigh those benefits when assessed against the NPPF taken as a whole.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS10, H1, DC1, DC3, SD3, NE1 and T1 of the Staffordshire Moorlands Local Plan (2020), the provisions of the National Planning Policy Framework, and guidance contained within the Staffordshire Moorlands Design Guide SPD.