

DELEGATED DECISION REPORT

SMD/2026/0216
Valid 22/05/2026

137 WILLOW DRIVE
CHEDDLETON

**GARAGE CONVERSION AND
CHANGE OF USE TO A
SINGLE HOLIDAY LET UNIT**

(FULL - MINOR)

MAIN ISSUES

- The principle of the proposal
- The impact on the character and appearance of the area
- The impact on residential amenity
- The impact on highway safety

DESCRIPTION OF SITE

The application relates to a double detached garage associated with 137 Willow Drive, a residential property comprising of a large detached dwelling with a front driveway and rear private garden amenity space. The site sits at the far end of the cul-de-sac north of the village of Cheddleton and within the designated Green Belt.

The garage itself is a dual pitched building made up of red brick with concrete tiles, positioned offset from the dwelling to the south east of the site. It features two garage doors and a patio door installed to the side elevation of the building. There is a brick wall and timber gate connected between the side of the dwelling and garage restricting access to the rear garden.

Open land sits to the west and south of the site known as Leek Rugby Club. Neighbouring properties front the east of the site and a track to the Leek Rugby Club known as Villa Road borders the north of the site.

Permitted Development rights under Part 1 Class A-F and Part 2 of Schedule 2 to the order have been removed. The ability to convert garage facilities to other uses have also been removed when permission was granted for the housing estate which the application site is part of (REF 2004/0531). The planning statement states the garage has already been converted into a home gym, not confirmed on visit.

PROPOSAL

This is a full planning application for the change of use of the garage into a holiday let comprising of a bedroom, living room, kitchenette and shower W/C room. The conversion will replace the two garage doors with a window serving the bedroom and entrance door. Existing patio door to the side elevation will be blocked up. To the rear, a patio door and window is also proposed.

The proposed holiday let will be separate from the main dwelling with access taken from the front door of the building and have its own private amenity to the rear, substituting part of the garden, segregated by diving fence.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan 2020

SS10 Other Rural Areas

SS11 Churnet Valley

E4 Tourism

DC1 Design Considerations

National Planning Policy Framework (2024)

Sections 6 (Economy), 12 (Design) and 13 (Green Belts).

SITE HISTORY

SMD/2004/0531 Substitution of housing types within areas 1d and 3c Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 24/07/26

Neighbour consultation period ends: 23/06/26

Press Advert: N/A

Public Comments

Seven neighbour representative including director of St Edwards Park Management, which manages the site

Objection

- Increase traffic from those using the holiday let
- Increase parking will result in nuisance and obstructions to adjacent neighbours.
- Noise disturbance from those using the holiday let
- Covenant on housing estate, including site, restricting trade or business upon the plot and no building erected for trade or business purposes
- Set a precedence
- Overbearing to adjacent neighbour
- Air pollution BBQs, vaping, smoking and odours from holiday let
- Unlawful development, the garage has been converted and requires permission
- No Commercial Waste Management Strategy

Cheddleton Parish Comments

No objection, consideration to be made of any restrictive covenant in sit

Conservation officer

No technical advice offered

Local Highways Authority

No objection, parking provisions provided

Arboriculture officer

No objection, not considered to result in adverse impacts to retained trees

Environmental Health

No comments received

OFFICER COMMENTS

The application site sits within the Churnet Valley Masterplan area within an established residential area to the northwest of Cheddleton Heath in the Green Belt.

Policy E4 Tourism and Cultural Development supports tourism accommodation and facilities in the Churnet Valley that offers, or are capable of offering either good means of access and connectivity to other tourist destinations. New accommodation, attractions and facilities should also 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.

Policy SS11 identifies Churnet Valley as an area for sustainable tourism and rural regeneration. Within this area, support will be given to development and measures that follow the same values outlined in Policy E4.

Although this part of the District is not particularly a tourist-orientated area, located within a residential cul-de-sac, it sits within the Churnet Valley Masterplan where tourism is encouraged and its location generally favourable by its good connections to nearby Cheddleton and Leek via walking, cycling and other sustainable means of travel. The site has lit footways with easy walking/ cycling distance to Cheddleton Heath Road.

The site is in the Green Belt but the re-use of existing buildings does not amount to inappropriate development (complies with criteria d under paragraph 154

However, the proposal would lead to the creation of an additional unit of residential accommodation (holiday lets are still considered in the same use C3 class as residential dwellings) within a housing estate made up of relatively large plots. The provision of holiday let parking between the applicant's dwelling and the converted garage together with border fencing to separate from the main dwelling would in my opinion lead to an inappropriate intensification of uses in this particular location. No details of fencing and hardstanding have been provided. Nevertheless, the intent to create a physical border and shoehorn development between two dwellings would be at odds with the generally spacious character of the area. The proposal would not accord with Policy E4, SS11 and DC1 in regards to its locality and size of its plot.

The creation of a separate unit of accommodation would not comply with the thresholds set out for a single-storey one-bedroom dwelling with one bed-spaces, in the government's Nationally Described Space Standards. The minimum space standards is 37sq.m, the overall internal floor space equates to 29sq.m. However, as the intended use is as a holiday let rather than a permanently occupied dwelling, in my opinion, a further reason for refusal would not be reasonable on this basis.

The residential amenities of the area would be affected by the proposal as a holiday let crammed into a space between two dwellings. The siting of the building between applicant's dwelling and the other very close to it (No.135 Willow Drive), would lead to the potential for a significant increase in noise and disturbance, intensification of use, activity and general comings and goings relative to existing development in the area which comprises houses with larger separation distances between existing dwellings and neighbours. It would contravene Policy DC1 in the Local Plan that safeguards private amenity, including residential amenity, in terms of outlook, privacy and soft landscaping.

A number of residents including the person responsible for the maintenance of the estate have noted a covenant restricting any form of trading or business within the housing estate. The restrictions imposed would come under a different legislation separate to the considerations made under planning.

The planning statement has stated by its own omission that the garage has already been converted. This would contravene with one of the conditions set out in planning permission SMD/2004/0531. This would require formal consent under a separate planning application.

Environmental Health were unable to comment within the application's timeframe. Absent of formal comments, the case officer is of the opinion that the potential nuisance of noise and activity relating to the development, particularly to the immediate neighbour at No.135 Willow Drive west of the site, would be sufficiently adverse to warrant a refusal.

The property benefits from off highway parking via a front driveway. The submitted plan shows parking 3 spaces for the 4 bedroom property and 1 parked vehicle for the holiday let. The Highway officer has raised no concerns as the Staffordshire Moorlands parking standards have been met. As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The holiday let use of the site, re-using an existing structure is not unacceptable in principle in this Green Belt and rural area of the Churnet Valley and would broadly comply with the relevant rural and tourism policies in the Local Plan. However, due to the particular purely residential locality in which it is situated, it would lead to a significantly harmful intensification of uses in this area, affecting the amenities of the locality. The proposal therefore would not comply with Policy E5, SS11 and DC1 of the Local Plan and would also not be in line with Section 12 of the government planning guidance in the NPPF which aims to achieve well designed places.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa O'Brien

Recommendation Date: 31/07/26

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council