

Mr Andrew Dukesell
DBD Architectural Consultancy Ltd
50 Broad Street
Leek
Staffordshire
ST13 5NS

Croft
137 Willow Drive
Cheddleton
Staffordshire
ST13 7FG

Application no: SMD/2026/0216

Determined on: 31st July 2026

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

REFUSAL OF PLANNING PERMISSION

Location of Development:

137 Willow Drive Cheddleton Staffordshire ST13 7FG

Description of Development:

Garage conversion and change of use to a single holiday let unit

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:

- Design and Access Statement
- Drawing: PL01D Site Plan
- Drawing: PL02 Plans as Existing
- Drawing: PL03A Plans as Proposed
- Tree Report

for the reason(s) specified below:-

The use of the application site as a holiday let would, by virtue of the location, size of the plot, formation of a separate C3 residential unit in an established residential development and the positional relationship with adjacent dwellings will lead to an over intensification of uses in this purely residential area. Furthermore, the development would lead to significant noise and disturbance and general intrusion, harming the residential amenities of the occupants of adjacent dwellings, contrary to Policy DC1 Design Considerations, Policy E5 Tourism and Accommodation of the Staffordshire Moorlands Local Plan and also contrary to government planning guidance contained in NPPF Section 12, 'Achieving Well Designed Places'.

Informatives

1. It is considered that the proposals are unsustainable and do not conform with the provisions of

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010

All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.



the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
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