

Planning Statement

For Mr M Prior and Ms A Burgess | 26-448

Use of annex as holiday accommodation and/or ancillary living accommodation -
Smithfold Barn, Chapel Road, Hayfield, SK22 2JF

Project: 26-448
Site Address: Smithfold Barn, Chapel Road, Hayfield, SK22 2JF
Client: Mr M Prior and Ms A Burgess
Date: 19 August 2026
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1. Introduction

- 1.1 This planning statement supports a planning application for the use of the existing residential annex at Smithfold Barn as holiday accommodation and/or ancillary living accommodation.
- 1.2 The annex has planning permission for use as ancillary living accommodation and the applicant seeks consent to use it for either the consented purpose (ancillary living accommodation) or as holiday accommodation. It would remain part of the planning unit at Smithfold Barn.
- 1.3 It will be demonstrated that the use of the annex for holiday accommodation is an acceptable form of development in this location without harm to the character and appearance of the area or the amenity of neighbouring properties. The use of the annex for ancillary living accommodation has already been found to be acceptable.
- 1.4 The proposal would comply with policies in the development plan. Therefore, in accordance with Policy S1a of the High Peak Borough Local Plan and paragraph 11 of the Framework, planning permission should be granted. There are no material considerations to indicate otherwise.



2. Context

Site location and description

- 2.1 The site extends to 0.05 hectares and comprises Smithfold Barn, the attached residential annex, which is the subject of this application, and the associated car parking and garden. The site adjoins Moor Green, a detached dwelling, to the north with Smithfold Farm being located to the east on the opposite side of the lane. The site's location is shown on the extract from Google Maps below:



Figure 1: site location

- 2.2 The property is situated to the north of the A624 Chapel Road, Hayfield. It is accessed from Chapel Road via a single-track lane which rises steeply from Chapel Road in a north easterly direction to link with Highgate Road. The lane is also a public right of way and bridleway.
- 2.3 Smithfold Barn is a four-bedroom detached dwelling. The main entrance is from the south, with secondary entrances on the eastern elevation.
- 2.4 The annex is physically linked to the main house, although it is accessed externally from the eastern elevation at a higher level than the front of the house. The annex comprises a living room/kitchen with a bedroom and shower room. The annex shares all utilities and infrastructure with the main house.
- 2.5 The existing dwelling and outbuilding are constructed of natural stone walls with a natural blue slate roof tile.



- 2.6 There is an area of hard standing to the front (south) of the dwelling which can easily accommodate up to 5 cars. There is a second area of hardstanding to the east of the house and to the south of the annex which can accommodate 1 car.



3. Relevant planning history

3.1 Relevant planning history is summarised as follows:

- HPK/0002/4564: Change of use and conversion of existing barn into three holiday cottages - Refused 22 August 1986.
- HPK/0002/4930: Change of use of barn into 3 holiday cottages - Approved 27th January 1987.
- HPK/0002/5067: Change of use of barn into 3 holiday dwellings - Approved 18th February 1987
- HPK/0002/6451: Conversion of barn to house and level and landscape rough land to create hardstanding - Approved 19th April 1988.
- HPK/0002/6906: New detached dwelling (rebuild of barn which was previously approved for conversion) – Approved 17th October 1988.
- HPK/0002/9278: Detached garage store and utility room - Approved 19th September 1990.
- HPK/2008/0605: Single storey extension to lounge - Approved 6th November 2008.
- HPK/2018/0570: Proposed alterations and extension to form dependent relative accommodation (ancillary to existing dwelling) – Approved 25th January 2019

3.2 The existing drawings for planning permission HPK/2018/0570 show a domestic store and car port. The domestic store/garage was accessed via the lane and set at the same level as the first floor of the house, directly above the utility room of Smithfold Barn. The permission granted consent to demolish the car port and replace this with an extension to the domestic store to create an annex providing dependent living accommodation which would be ancillary to the main house.

3.3 Condition 4 of the planning permission HPK/2018/0570 states:

4. The accommodation hereby permitted shall not be sold off, let or otherwise occupied at any time as a separate dwelling and shall not be used other than for purposes ancillary to the residential use of the dwelling known as Smithfold Barn.

Reason – the establishment of an additional independent unit of accommodation would give rise to an unsatisfactory relationship to the host dwelling.

3.4 The reason for the condition is that the establishment of an independent unit of accommodation would give rise to an unsatisfactory relationship to the host dwelling.

3.5 The permission was implemented.



4. The application

- 4.1 The annex subject to planning permission HPK/2018/0570 was intended to be occupied by the applicant's mother or mother-in-law but they are now both unfortunately in care homes. The applicant's daughter has occupied the annex on occasions, and it has been used by friends. Between March and May 2026, it has been rented out via Air BnB and the applicant would like to continue with this arrangement.
- 4.2 The application seeks consent to use the annex for either holiday accommodation or ancillary living accommodation. No internal or external alterations are proposed. The annex has a single bedroom and could be occupied by a maximum of two people whether as ancillary accommodation or holiday accommodation.
- 4.3 Parking for one car is available on the hardstanding immediately to the front of the annex and additional parking is available within the parking area for the main house.
- 4.4 The occupancy of the annex can be controlled by condition with suggested wording below:

The accommodation hereby permitted shall not be used other than for holiday accommodation or for purposes ancillary to the residential use of the dwelling known as Smithfold Barn. It shall not be sold off, let as a separate dwelling or otherwise occupied at any time as a separate dwelling.

Reason – the establishment of an additional independent unit of accommodation would give rise to an unsatisfactory relationship to the host dwelling.



5. Policy context

Development plan context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan unless material considerations indicate otherwise. The National Planning Policy Framework (The Framework) and Planning Practice Guidance (NPPG) are material considerations in planning decisions.
- 5.2 For the purposes of this application, the development plan consists of the High Peak Local Plan (Adopted April 2016).

Development plan context

High Peak Local Plan (HPLP) 2016

- 5.3 The site is situated within the settlement boundary of Hayfield as shown on the extract from the local plan proposals map below:

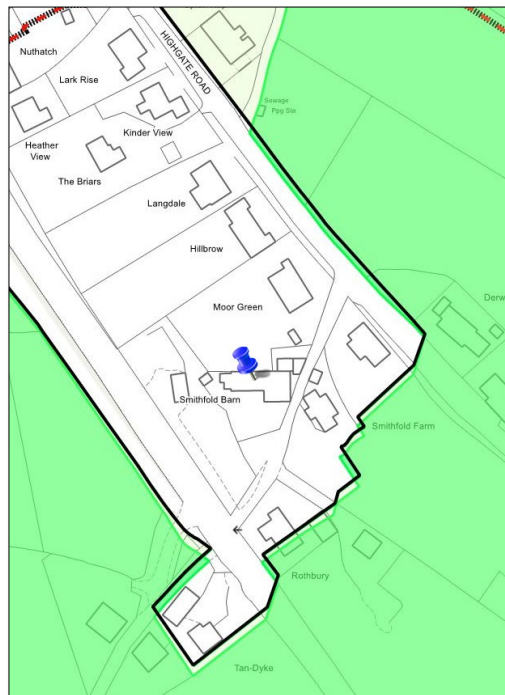


Figure 2: site location



5.4 The relevant policies of the HPLP are listed below:

- Policy S 1: Sustainable Development Principles
- Policy S 1a: Presumption in Favour of Sustainable Development
- Policy S 2: Settlement Hierarchy
- Policy S6: Central Sub-area
- Policy E6: Promoting Peak District Tourism and Culture
- Policy CF 6: Accessibility and Transport

National planning policy and guidance

5.5 The Framework was originally published in 2012 and has been updated, most recently in December 2024. The Framework is a material consideration in the determination of planning applications.



6. Planning considerations

Principle of development

- 6.1 Policy S1, Sustainable Development Principles sets out how the council will achieve sustainable development. It states that this will be achieved by making effective use of land, buildings and existing infrastructure (among other things). This site is situated within 400m of the centre of Hayfield, which has a range of services and facilities and is considered to be in a sustainable location.
- 6.2 Policy S2 sets out the settlement hierarchy. Hayfield is identified as a Larger Village where *“a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing services and facilities.”* Policy S 2 states that:

“New development should be focused within the settlement boundaries of the Market Towns, Larger Villages and Smaller Villages in accordance with their scale, role or function unless otherwise indicated in the Local Plan.” (our emphasis).

- 6.3 The explanatory texts states at paragraph 4.41 that:

“The larger villages are the most suitable villages in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure.”

- 6.4 Policy S6 deals with the Central sub-area. It states that the council will seek to promote the sustainable growth of the central area such that it reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the community.
- 6.5 Policy E6 supports the development of Peak District tourism and culture. It states that this will be achieved by a number of mechanisms including:



- Supporting tourism and provision for visitors which is appropriate to the settlements and countryside and consistent with environmental objectives
- Supporting new tourist provision and initiatives in towns and villages, and in the countryside where proposals accord with Policy EQ3

6.6 The proposal would provide a small unit of self-catering accommodation within an existing village. The accommodation is within walking distance of the pubs and restaurants available in Hayfield. Hayfield is positioned at the foot of Kinder Scout and is an extremely attractive location for hikers. The proposals would fully accord with Policy EQ3.

Highways and parking

- 6.7 As set out above, the annex subject to planning permission HPK/2018/0570 was intended to be occupied by the applicant's mother or mother-in-law. This use would have involved four carer visits on a daily basis. The proposed use is now to use the annex for either holiday accommodation or ancillary living accommodation.
- 6.8 Condition 5 on planning permission HPK/2018/0570 requires the provision of 3 parking spaces to serve the existing 4-bedroom house and the 1-bedroom ancillary accommodation.
- 6.9 There is space to park at least 5 cars within the existing parking area. In addition, there is space for one car off road to the front of the annex.
- 6.10 Appendix 1 of the Local Plan provides parking guidance on the level of parking for each development use but clarifies that each application will be considered in the context of its need for parking and its impact on the local road network. The guidance states that 1.5 parking spaces are required per 1 bed dwelling and 3 spaces per 4 + bed dwelling. Given the circumstances of the proposals, it is considered that there is more than sufficient parking available. Residential amenity
- 6.11 The proposed use of the annex as self-catering accommodation for a maximum of two people would not be materially different to the potential use of the annex for ancillary living accommodation. It is considered that it would not result in any unacceptable residential amenity impacts on neighbouring residents. It would remain as part of the planning unit at Smithfold Barn and the use of the annex remains within the control of the applicant ensuring there is no detrimental impact on the host property.



7. Summary

- 7.1 This planning statement supports a planning application for the use of the annex at Smithfold Barn as holiday accommodation and/or ancillary living accommodation.
- 7.2 The annex comprises a kitchen/living room, one bedroom and shower room. It currently has planning permission to be used as ancillary living accommodation. The applicant seeks consent to use it for either ancillary living accommodation or as self-catering holiday accommodation. No external or internal changes are proposed as part of the application and the annex would remain part of the planning unit at Smithfold Barn.
- 7.3 The proposal represents a small-scale development within an existing building which would not result in any harm to the character and appearance of the area. It would be accessible, being located within Hayfield, one of the Larger Villages in the settlement hierarchy. The property has sufficient parking for guests, and the number of visitors would not have a detrimental impact on highway safety.
- 7.4 The use of the annex for ancillary living accommodation has already been found to be acceptable. The proposed alternative use of self-catering holiday accommodation is also a sustainable form of development.
- 7.5 The proposal would comply with policies in the development plan. Therefore, in accordance with Policy S1a of the High Peak Borough Local Plan and paragraph 11 of the Framework, planning permission should be granted. There are no material considerations to indicate otherwise.



