

## **DESIGN AND ACCESS STATEMENT**

**Extension to recreational private use stables building;  
Change of Use of field from Agricultural to private Equestrian;  
New Ménage**

**One Hundred Lane Farm  
Broadgate Lane, Great Moulton**

**August 2021**

**Agent:**  
Roberts Molloy Architects  
3 Church Lane  
Bressingham  
Diss Norfolk  
IP22 2AE

01379 687705

**1. Introduction**

The property is a residential house with outbuildings consisting of a stable block and a large barn. The current use of the whole property is entirely residential as the property has been sold away from the original farm and now consists of a total of 0.63Ha including the House and other buildings. The barn was claimed as having agricultural use in 2016 under a PD conversion Notice, but is no longer in agricultural use and a Planning Application for Change of Use to confirm this is to be submitted separately from this application, which deals with private equestrian use and two new stables.

**2. Amount of development**

- Addition of two new horse stables onto an existing outbuilding (stores and stables). The building is located in the front yard of the property, opposite the House frontage.



**STABLE BLOCK TO BE EXTENDED**

- Change of Use of a previously agricultural field to private equestrian use (0.48Ha), including Ménage 36x20m with standard timber post and rail fence.



**VIEW TO FIELD FOR EQUESTRIAN USE**

**3. Location and Setting**

The site is in a rural location, will have no impact on any neighbours - manure is to be removed regularly by the use of a removal service, kept on a moveable trailer. The property includes one residential dwelling, where the applicant's family lives. There is one house nearby, a recent barn conversion. The two additional stables back onto the boundary with that property but are not built on the boundary line. The setting is generally one of open countryside with mature hedging along the south boundary and a quiet lane to the west and agricultural fields to the north.



**AERIAL VIEW OF PROPERTY**

**4. Landscaping**

There are no changes proposed to any of the layout, lighting, landscape, operations or uses.

Maintenance will be through standard countryside management such as hedge cutting and replanting as necessary, grazing of fields by wildlife (the horses) and maintenance of fences.