

Design and access Statement

Lane Head, Trough Road, Scorton.PR3 1BP
Mr J Macarthur

New out building for stables and storage of machinery and implements ancillary to agricultural land.

Introduction

The application site is located in the rural area of Over Wyresdale, and is remote and isolated. It consists of 7 acres of agricultural land.

It is accessed off Trough road via private lane which is 600m from the road.

The lane is also a Bridle way which passes through the curtilage of the property.

The site is within The Trough of Bowland AONB. The application relates to the provision of a mixed equine / agricultural building, with a footprint of 14.6 metres long, 9.2 metres wide, 2.2 metres high to the eaves and 3.5 metres high to its ridge. It would be constructed from tanalized timber boarding with an anthracite-coloured cement fibre roof. The building will have a central 2.7m high roller shutter door and a 1.2m wide and a 2m wide timber door in the side elevation, under an overhang

The building would be sited where two metal waggon back containers have stood since 2006. These metal containers are unsightly, and are the only storage facilities on the site. The applicant has only recently moved to the property and requires housing for equine livestock and general agricultural storage. The containers do not provide adequate facilities for this, and will be removed if a building is granted.

The purpose of the building is to provide housing for four horses, agricultural machinery and hand tools in association with adjoining 7 acres of land.

No out buildings exist on the site to serve the land holding.

Appearance

The proposed development is for an agricultural style building and is designed in traditional materials for that purpose, being sympathetic to the locality. The proposal aims to maintain the openness of the countryside by locating the building adjacent the existing hedgerow, in a corner bounded by two hedges.

Use

Housing for four horses, their feed and bedding along with power tools and ancillary equipment required to maintain and manage the land. This is agricultural land, and its upkeep and maintenance are essential in this AONB location. The applicant is not a farmer, nor are we asserting that this is an agricultural building in the true sense of the word, the operations can be described as hobby use, but non the less a building is required to provide essential housing for horses and to store this expensive and essential equipment.

Based on the information above the size of the building applied for is a reasonable size. The storage of the of agricultural equipment needed to serve the land is fundamental in servicing 7 acres of land. The proposed building will allow the equipment to be stored securely,

Landscaping

No additional landscaping is proposed as there are sufficient trees adjacent the site to provide adequate screening

Amount

One building is being applied for, which will provide essential housing and storage for the above detailed items

Layout

The layout consists of four stables and some open plan areas for the storage of machinery and equipment

Scale

The scale of the building is modest and provides 134.2 sq m of floor space.

Access

Access to the building will be from the existing hard standing adjacent the property.

Policy compliance

The site falls in the countryside area of Wyre and also a designate AONB. The proposed development is required to be to provide for the essential purposes of equine and agricultural uses which meet with Policies SP4, SP5 and CDMP3 of the WLP31.

The proposed design and building materials are suitable for the proposed use of the building and its siting, being approx. 22 metres from the applicant's garden boundary and approx. 31 metres from the property, is considered to be appropriately positioned from an operational perspective.

The building would not interfere with the existing PROW within the site. Overall, the proposal for an equine / agricultural building is considered, in principle, to be appropriate development in the countryside, and providing that the proposal is not visually detrimental to the character of the ANOB, would comply with the adopted WLP31 policies identified.

Visual Impact The proposed building is considered to be appropriately designed, and would be constructed in appropriate materials for its intended use and would not adversely affect the character, appearance or setting of the ANOB. The nearest residential property is that of the applicant. The site is otherwise encompassed by fields. Therefore, it is considered that the proposal would not impact on neighbouring amenity.

Ecology

There are two ponds in the near vicinity of the proposal and the applicant confirms that they are used by ducks and ornamental fish (in the two separate ponds)

CONCLUSION

The design and scale of the proposed building is appropriate for the scale of applicant's rural activities and is therefore considered acceptable in principle. The proposed building would not lead to an unacceptable visual impact on the area, or the character and visual amenities of the locality. Therefore, the proposal is considered to meet policies SP13 and 14 of the adopted local plan, CS14 and 24 of the local plan and the NPPF.