

PLANNING STATEMENT

This statement has been prepared in support of the planning application for permission to demolish the existing stables and replace them with a new stable block.

The proposed stables will be 'L' shaped and consist of 2 No. 3.66m x 3.66m stables, 1 No. 4.88m x 3.66m corner stable, 2.44m x 3.66m feed room and an 2.44m x 3.66m hay store together with a hardstanding to the North side of the stables on land adjacent to Kaellies, Newbridge Lane.

APPLICATION SITE APPRAISAL

The application site is raised from the road (Newbridge Lane) with a slight gradient rising to the rear of the paddock. The current stables are positioned along their rear boundary. The site has timber fencing around the perimeter with a number of mature and sapling trees. The application site is accessed from the driveway entrance of Kaellies, Newbridge Lane.

DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account;

1. The stables will provide accommodation for horses, owned by the applicants.
2. The proposed stables have been sited close to the rear boundary (where the current stables are located) so as to reduce its impact on the open character of the paddock.
3. The proposal creates a traditional rural building using timber weatherboarding to the external walls.
4. Manure will be stored on the hardstanding to the North side of the stables to ensure no pollution will be caused to the ground conditions. The manure will be removed on a regular basis and disposed of in an appropriate manner.

HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal, as the existing access from Kaellies is to be used.

TREES & HEDGES

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

ACCESS

This application is in a sustainable location as it is sited adjacent to the owners dwelling and is for recreational purposes only. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.