

Application design & access statement

Background

The land subject to this application lies to the north of The Stables dwellinghouse. It is a rectangular piece of land (shown on picture A) that borders onto a one acre paddock to the north. The Stables dwellinghouse is currently in a state of disrepair and requires extensive renovation in order to make it habitable. The applicant plans to renovate The Stables dwellinghouse into a long-term home. The proposed equestrian stables would be used to house two horses owned by the applicants, the applicants are both veterinary surgeons and have experience of looking after horses. Stables are required to house horses at times of poor weather or injury. The paddock to the north of the proposed development will be used to graze the horses.

Amount, layout and scale of development The total floor area of the building would be 46 sq.m. The building will comprise of two stables and a feed room to allow for secure storage of feed and bedding material. A wooden post and rail fence will be erected to create an enclosed yard area. There will be a gate within the fence for access to the yard. The proposed height of the fence is 1.1m. The area south of the stable structure will have hardcore stone laid to create a yard.

Appearance The proposed stables will be single storey and built using wood that will be painted externally in a clear wood preservative. The wood exterior will be made of ship lap wood cladding. A dark coloured box profile corrugated metal roof will cover the stables. The windows will be made of clear Perspex with a steel outer frame. The full opening windows have been included in the design to ensure that there is adequate ventilation to the stables. The stable and store room doors will be made of pressure treated pine with a steel frame.

Landscaping The land is open pasture to the north with three lime trees in the vicinity of the building. It is proposed that the trees will not be altered by the development and their location can be seen on the site plans. A large beech hedge lies to the east of the proposed development which will not be altered by the development. To the south lies a stone wall. A wooden fence would be erected to the west of the proposed development to secure the yard area. Access through the stone wall to the proposed stable area is already present and will remain unchanged.

Environmental considerations Water and electricity are immediately available by extension from the existing mains that serve the house. The surface water run off will be limited to roof area run off that will be stored or discharged into soakaways. A small muck heap will be created west of the stables, this will be emptied regularly.

Access The proposed development would be accessed through the driveway used for the property. Existing access to the public highway is not affected. A public footpath runs through the neighbouring property to the east of the proposed development that would remain unaffected during all works. The development site does not require any removal of existing fencing or walls to access the site.

Justification It is considered that the proposed stables are justified and an appropriate recreational use in open countryside and would have no detrimental impact either aesthetically or environmentally. It would be to the benefit of the welfare of the horses to be able to be stabled during poor weather conditions or if injured and the stables have been designed to meet the requirements of the horses.

Picture A - Northeast view of the proposed site

