

Design and Access Statement

Stable block and tack room with concrete area

Smallburns Farm

May 2023

Contents

1. Introduction	Page 3
2. The Site	Page 3
3. Planning History	Page 3
4. Proposed Development	Page 4
5. Planning Policy	Page 4
a. The Local Plan	Page 4
b. Planning Assessment	Page 4
c. Principal of Development	Page 5
d. Design and Visual Impact	Page 5
e. Highways	Page 6
11. Conclusion	Page 6

1. INTRODUCTION

YoungsRPS are instructed by Mr I Taylor, the applicant, to submit a full planning application for the erection of a stable block including tack room with a concreted area on land associated with Smallburns Farm, Carrshield, Hexham.

Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning statement considers the applications conformity with the Development Plan, relevant national planning policy and other relevant material considerations.

In addition to this statement, the application comprises the following:

- Location Plan.
- Proposed Site/Block Plan.
- Proposed Elevations, floor plan and roof plan
- Planning Statement (this Statement)
- Completed Application Form

2. THE SITE

The application site sits on the holding known as Smallburns Farm, Carrshield, Hexham with the proposed location of the building being to the southeast of the existing farm steading. Smallburns Farm is an agricultural holding which steading includes a residential property which is occupied by the applicant and a range of agricultural buildings and agricultural land. Ownership boundary is shown outlines in blue on the location plan provided.

3. PLANNING HISTORY

Detailed below is the relevant planning history associated with the property. All planning applications have been permitted.

- T/20020009 – Permitted - Agricultural determination – construction of General purpose building at Smallburns Farm
- T/20020010 – Permitted – Conversion of existing building to form holiday accommodation, rebuilding of rear offshoot and installation of septic tank at Smallburns Farm
- T/20020007 – Permitted – Listed Building Consent – internal and external alteration to existing farmhouse and range of outbuildings to rear at Smallburns Farm.
- T/20020008 – Permitted – Agricultural Determination – Construction of general purpose agricultural building at Smallburns Farm
- T/20011034 – Permitted – construction of 15m high telecommunications mast and equipment cabin. (As amended by plans received 14.02.02)

4. PROPOSED DEVELOPMENT

The proposed development is a conventional stable building and will be constructed from timber cladding and black onduline roof sheeting. The proposed building includes three stables and a tack room for storage. The proposed building will extend to approximately 57m² and there will also be a concreted area to the front of the stables which will be approximately 35m² making the total development 92m². The access to the proposed building will not alter and will be through the existing farm steading via a private road which connects with the public highway.

5. PLANNING POLICY

Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise as well as the National Planning Policy Framework (NPPF).

a. THE LOCAL PLAN

The Northumberland Local Plan 2016 to 2036 which was adopted in March 2022 includes the planning policies used to guide and determine future planning applications in Northumberland.

The following Policy List identifies those policies which are relevant to the determination of this Planning Application:

- Policy STP 1 - Spatial strategy (Strategic Policy)
- Policy STP 2 - Presumption in favour of sustainable development (Strategic Policy)
- Policy STP 3 - Principles of sustainable development (Strategic Policy)
- Policy QOP 1 - Design principles (Strategic Policy)
- Policy QOP 2 - Good design and amenity
- Policy QOP 5 - Sustainable design and construction
- Policy QOP 6 - Delivering well-designed places
- Policy TRA 1 - Promoting sustainable connections (Strategic Policy)
- Policy TRA 2 - The effects of development on the transport network

b. PLANNING ASSESSMENT

The following principals have been considered as part of this statement:

- Principle of Development

- Design and Visual Impact
- Highway Safety

c. PRINCIPLE OF DEVELOPMENT

The Local Plan Policies QOP 1 and QOP 2 consider design principles (strategic policy) as well as good design and amenity. The location of the proposed development has little to no impact on neighbouring uses and meets with the strategic objectives of QOP 1.

The proposed development also complies with the requirements set out within QOP 2. The design and siting of the proposed building to the southeast of the steading and the height of the building being no higher than the existing buildings has been selected to prevent any adverse impact on the amenity of the existing dwelling.

The proposed development will not have an impact on the existing boundary treatments including trees and hedgerows. Landscaping and potential screening maybe considered if required, the applicant is happy to discuss if necessary.

Considering the proposed use of the building the distance to neighbouring properties is substantial and the proposed building will not lead to a negative impact on neighbouring properties.

Due to existence of the agricultural buildings to the north of the proposed development it is considered that this small-scale development would be compatible with the existing use of the site.

The building height has been designed to be functional in association with its use. They will certainly not be disproportionate with the height of the existing agricultural buildings which form part of the existing steading. The proposed building has been designed sympathetically using a simple design and simple materials of which their appearance is usual in areas of the countryside such as this site and in conjunction with the appearance of the surrounding development. Taking account of the existing and proposed Local Plan the proposed development accords with the necessary policy considerations for development in the open countryside.

d. DESIGN AND VISUAL IMPACT

The proposed structure would represent an acceptable form of development in terms of design with the scale. The building would be sited to the southeast of the existing steading which includes a range of agricultural buildings which have been permitted by the local planning authority as previously detailed above. The use of timber panelling upon the external walls is considered appropriate for the location and the natural material compliments the surrounding landscape.

There are no additional residential dwellings aside from the farmhouse therefore there will be no visual impact on any neighbouring residents. The building will also be no higher than any of the existing buildings. It is considered that the proposal is acceptable and in accord with national planning policy in terms of design.

e. HIGHWAYS

Due to the scale of the proposed development, there is very little to no impact upon access and no additional car parking is required as the building will only be used for private use. It is therefore considered that there will be no adverse impact on the highways network because of this development.

6. CONCLUSION

Taking into consideration the above and all relevant planning factors it is considered that the principle of development should be considered acceptable. Overall, the proposal would be sustainable development and remain very much in keeping with the existing buildings at Smallburns Farm and the local area. It is considered that the proposed development fulfils the requirements set out in the above policies listed which form part of The Northumberland Local Plan and the requirements set out in planning law.