



Our ref: T1811

Your ref:

October 12th, 2023

Design and Access Statement

Proposed Replacement Dwelling at Whitegates Equestrian Centre, South Hetton For Ms. S. Lincoln

Site Description / Use

Existing site comprises a dwelling with attached stable buildings within an established equestrian facility offering a range of services including livery stables and riding arena.

Proposal

The proposal is to demolish the existing old and unsightly dwelling with attached and adjacent stable buildings and erect a new replacement dwelling for the owner of the site with an attached swimming pool annexe. The proposed new dwelling will incorporate environmentally sustainable design principles including the use of energy-efficient glazing and construction materials with high insulation levels.

Planning History

The site has previously been granted permission for the refurbishment and extension of the existing dwelling with vehicular access to A182 classified road (5/PLAN/2007/0114 and 5/PL/2010/0466). Other housing has also subsequently been permitted on the site for 4No. dwellings (5/PL/2012/0352).

Layout and Scale

The new two storey dwelling will be situated within the footprint of the existing buildings that are to be demolished.

Landscaping

The residual areas surrounding the proposed dwelling will be landscaped with lawn/turf to garden the area and permeable paving/gravel to the vehicular circulation area.

Appearance

The new dwelling will be traditional in style with facing brickwork walls and pitched roofs and will be constructed with materials coloured to match those used in the construction of the existing nearby dwellings.

Access and Transportation

The existing access points to the site will remain and no new access points are required for the proposed dwelling. A new appropriately surfaced driveway will provide safe and convenient access to the dwelling and ample parking spaces will be provided. The NPPF advises that there should be a presumption in favour of sustainable development such as this on a brownfield site which is close to local facilities and transport links.