

16963/23

WILKINSON FARM, 458, MANCHESTER ROAD, BLACKROD, BL6 5SU.

PROPOSED DEMOLITION OF THE EXISTING STABLES AND ERECTION OF NEW STABLES WITH HAY BARN

PLANNING AND DESIGN/ACCESS STATEMENT:

BACKGROUND:

The property is located in the Green Belt within the civil parish of Blackrod, which is part of the borough of Bolton Council and approximately six miles west of the town centre. Wilkinson Farm comprises of a dwelling with an attached garage (in the process of being built) and three stables within the lower courtyard area and a former horse manege on the upper part of property.

The stables are of a timber frame construction that are becoming ruinous and dilapidated and will require to be rebuilt to make them fit for purpose. Therefore, as there is no facility to store hay on site and given the courtyard has limited space it is proposed to demolish the existing stables, freeing up space within the lower courtyard and build three new stables with an attached hay barn within the curtilage of the manege at the upper level.

PROPOSAL:

The proposal is to build the stables to continue to facilitate the outdoor recreational family pursuit of horse riding and, as there is no accommodation at the property to store hay, which means daily delivery of bales of hay is necessary (particularly in the winter months), it is intended to also provide an attached hay barn, allowing hay to be bought in bulk, which will not only be more cost efficient but far more sustainable for the environment.

The proposed flat roof building, measuring 15.50m x 6.0m and 3.44m in height will be constructed of masonry walls having external finishes of natural stone up to 600mm above the adjacent ground level and clad in vertically hung timber slats stained dark oak in colour above, is to be sited on the northwest corner of the manege adjacent to Manchester Road (as shown on drawing 1 of 2). So as not to compromise the foundations to the perimeter wall to the manege, which is a retaining wall to the higher ground to the public footpath, the building will be sited 3 metres away from the wall. As the ground level to the manege is on average 0.85m below the adjacent back footpath level to Manchester Road and the boundary line has a well established dense Hawthorne hedgerow, maintained at approximately 2.5m above footpath level, the building will not be seen from the road side and therefore preserve the openness of the Green Belt. In addition to the construction of the building, the residual part of the manege (which has become redundant in recent times) is to be brought back into use with the steel container(s) and construction debris in close proximity being removed from the site.

09 OCT 2023

SITING and ACCESS:

The proposed stable with hay barn will be sited within the existing area of the yard which comprises of a former horse manege. The development will not require development on any previous undeveloped land (ie. Grassland). The site chosen is the most suitable as it benefits from existing access provisions directly onto Manchester Road that needs no alterations. The building will not result in increased vehicular movements to and from Wilkinson Farm but may result in less as hay will be delivered in bulk rather than on an almost daily basis.