

Design and Access Statement

## **Proposed Stable**

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Snig Hall, Holmes Chapel Road, Lach Dennis, CW9 7SZ

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**James Bell** Architecture Ltd

*Rural Architecture & Residential Property*

Design and Access Statement

## Proposed Stable

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**Client:** Mr and Mrs Ashall

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**Site Address:** Snig Hall, Holmes Chapel Road, Lach Dennis, CW9 7SZ

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**Local Authority:** Cheshire West and Chester

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**Document Ref:** 23056 DAS

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*Rural Architecture & Residential Property*

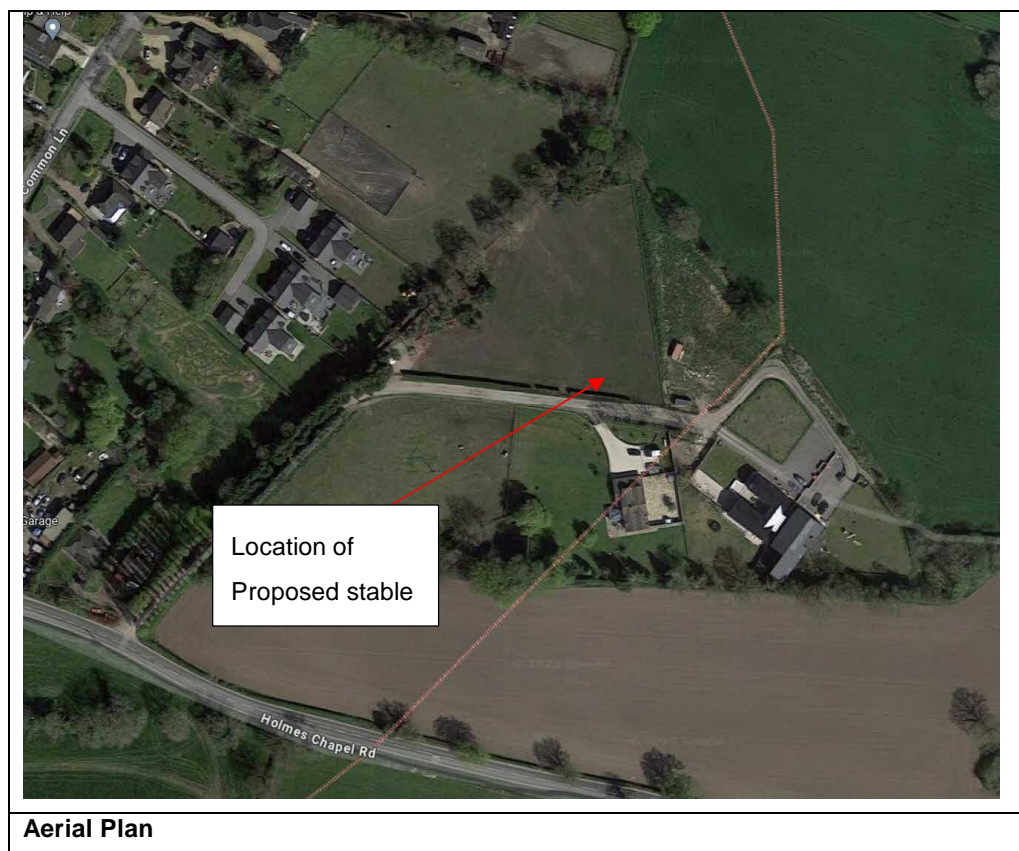
**Office:** Lightfoot Green Farm, School Lane, Brereton, CW11 1RT | 

## 1. Introduction

- 1.1 This statement is prepared by James Bell Architecture Ltd on behalf of Mr and Mrs Ashall for a proposed stable.
- 1.2 The purpose of this report is to provide an objective appraisal of the development. This statement depicts the proposals, describes the site and the surrounding area and outlines the context for assessing the development, giving due consideration to relevant local and national planning policy.

## 2. Location

- 2.1 Snig Hall is located off Holmes Chapel Road just outlying the settlement of Lach Dennis and is identified as Open Countryside in the Cheshire West Local Plan.



### **3. The Site Description**

#### ***Physical Context***

- 3.1 Snig Hall is a substantial countryside property set in just under an acre and accessed via a private drive off Holmes Chapel Road. The property has an additional 3.4 acres of land which is currently laid fallow and to which this application relates.
- 3.2 The application site cannot be seen from a public highway.
- 3.3 There is one residential property adjoining the boundary of Snig Hall
- 3.4 The proposed stable is located on the paddock opposite Snig Hall.

### **4. Evaluation of the Proposed Development**

#### **Justification**

- 4.1 The proposals seek full planning permission for the erection of a new stable building. The applicant's presently have 3 horses.
- 4.2 The applicant's horses are 1x retirement livery, 1x retirement / brood mare and 1x used for eventing. The applicants have been reviewing the opportunity to relocate to another property but have since decided to settle permanently at Snig Hall and therefore consider the investment of a stable building at this property shall allow them to be closer to their horses from day to day, to improve their riding skills and also remove the cost of livery rental.
- 4.3 The proposed stable will accommodate 3 stables, a tack and hayleage room, a sheltered washdown/grooming area. The building will be clad in timber and will have a metal roof on a shallow pitch.
- 4.4 The applicants have 3.4 acres of land for grazing and turnout.

#### **Design and Character**

- 4.5 The stable is to be timber frame with a metal profiled roof. The choice of materials is typical for such a scale and design of development.

### **Access and Layout**

- 4.6 There is an existing field gate off the private drive. This will be retained and the stable positioned to the side adjoining an existing field hedge.
- 4.7 The proposed stable is located opposite the dwelling so that it is visible for security reasons but can make use of the existing established field access.

### **Scale, Mass and Amount**

- 4.8 The proposed stable has a maximum length of 15.8m, a maximum width of 6.2m and a maximum height of 4m. The stable is not considered to pose significant impact.

## **5. Relevant Planning Considerations**

### **Cheshire West Local Plan Part 1**

#### ***Policy Strat 9 - Green Belt and Countryside***

- 5.1 The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.

Within the countryside the following types of development will be permitted;

Development that has an operational need for a countryside location such as for agricultural or forestry operations.

Replacement buildings.

Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.

The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.

The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

Development must be of an appropriate scale and design to not harm the character of the countryside.

## **Cheshire West Local Plan Part 1 Land Allocations and Detailed Policies**

### ***Policy DM 1 Development of Previously Developed Land - Countryside***

- 5.2 Proposals for residential development in the countryside, outside of identified settlements, will be determined in line with the criteria set out in Local Plan (Part Two) policy DM 19. Proposals for all other development on previously developed land in the countryside, outside of identified settlements, will only be supported where they are in line with Local Plan (Part One) policies STRAT 1 and STRAT 9, and where relevant:
- they do not result in the loss of buildings that contribute to the rural character of an area;
  - replacement buildings are for the same use (unless the alternative use is policy compliant);
  - the design and layout of the development fully reflects the rural character of the area and does not 'urbanise' the countryside.

### ***Policy DM 8 – Equestrian Development***

- 5.3 Proposals for equestrian development must demonstrate how they meet the following criteria in addition to Local Plan (Part One) policy STRAT 9 and other relevant development plan policies:

the proposal should not, either by itself or cumulatively, be detrimental to the character of the rural landscape or visual amenity due to its scale, design, siting or the materials used. This includes consideration of construction materials, boundary treatment, floodlighting, siting of areas of hard standing, new or extended access routes, or other infrastructure related to the equestrian development that could have an adverse impact on the appearance of the landscape;

outdoor lighting /floodlighting should be minimal and should be designed to not cause a detrimental impact on residential amenity, wildlife or highway safety, whilst allowing safe operation of activities on site;

the proposal must not be significantly detrimental to the amenity of, or cause nuisance (such as odours) to neighbouring uses;

the proposal must not be detrimental to any site of acknowledged landscape, historical, or archaeological value. It should respect existing landscape patterns and minimise visual impact;

the proposal should avoid detrimental impact on the surrounding biodiversity and wildlife habitats, including hedgerows and trees;

the proposal should avoid, as far as possible, flood risk areas and should mitigate against flooding. Adequate provision should be made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses;

the proposal should be accompanied by a waste management scheme;

all proposals should, wherever possible, utilise existing rural buildings and infrastructure. Any additional buildings should be ancillary, small in scale and essential to the facility, and wherever possible, be sited close to existing buildings and should be of appropriate design and materials to minimise visual impact;

the proposal must not create an unacceptable impact on the highway network and there should be a satisfactory means of vehicular access and parking arrangements (including the provision of areas for loading/unloading of horses);

the proposal should not have an adverse impact on existing bridleways and rights of way.

## **6. Summary**

- 6.1 There is a justified need for the stable which is for personal enjoyment of the applicant.
- 6.2 The scale of the proposed development meets local planning criteria and will not be visually prominent in the landscape.
- 6.3 The stable would be positioned such that it not an isolated development or appear to be an alien feature within the open countryside.
- 6.4 the nearest residential neighbours are far enough away not to be negatively impacted in any by the proposed development
- 6.5 Under the NPPF appropriate facilities for outdoor recreation should be made as an exception for development in the Open Countryside
- 6.6 The land in question is presently fallow and therefore the change of use would make efficient use of vacant land whilst not appearing to be out of character to the area.