

York Associates

Design and Access Statement

For a retrospective planning application for a detached stable/feed store

at

2 Watch Lane, Freefolk, Whitchurch

for Mr S Flitter and Miss D Vine



view of the stable/feed store

Location

The land lies west of 2 Watch Lane, Freefolk to the North of London Road (B3400) and Laverstoke to the West as identified on the location plan.

Background

The Applicants have erected a stable adjacent to an existing outbuilding, forming access and a small hard standing between, as shown on the location. They did not fully appreciate planning permission was required and after a visit and receipt of letter from the Enforcement Officer organised the submission of this application.

Planning history

Erection of a two storey side/rear extension and single storey rear extension. Ref No: BDB/73011: Approved

Change of use of agricultural land to mixed use, to include equestrian and rearing/slaughtering of livestock for personal consumption. Erection of animal shelter/storage building (Retrospective). Ref No: 4/03719/RET: Approved

Design Considerations and materials

The building forms shelter for a horse and associated feed area as shown on the image and accompanying drawing. The roof comprises profiled metal coverings, which is a lightweight durable material. The walls comprise of horizontal weatherboard, providing a pleasant appearance, also in keeping with its surroundings.

Amenity

Due to the position and aspect of the new stable, there is no impact to the neighbouring amenity and its position is sufficiently far from any dwelling, not to cause any disturbance.

Summary

As the erection of the stable/feed store does materially affect the appearance of the land or impact the surrounding residents and is essential for shelter and storage of food, we recommend that the retrospective planning application be supported by the Local Planning Authority.

Andrew Steeden MRICS
Chartered Building Surveyor
York Associates
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