

Stable block extension at Witcham House, Headleys Lane, Witcham CB6 2LH

The stable block is outside the conservation area of the village of Witcham village and has been granted permission to be used for equestrian for private use.

Photos of existing site:

Photo of stable block and manage.





View overlooking paddock towards Headleys Lane – the proposed extension will go in front of the current post and rail fencing within the stable yard providing a small store and 2 stables.

Drainage will plug into the existing soak away which in turn runs into the larger pond on the corner of Headleys Lane and Market Way. Apart from a small amount of additional electricity for lighting etc, each stable to have its own water trough no additional amenities will be required.





View from Paddock/Headleys Lane – photo shows that the existing ground level was built up on the first planning permission consent. The planned extension if granted we would need to remove the newly laid hardcore to an approx. depth of 6” and then lay a concrete foundation, I believe this will not be of an archaeological concern due to the works already carried out in the first permission and raising the ground level in this area. It is worth noting we did comply with the first watching brief with archaeology and nothing was found.

The planned extension will come up to approximately the level of where the single standalone shed / post for the gate into the paddock. The distance from the current stable concrete foundation to the gate post is 11m and the proposed extension is 10.3 m’s as per drawing on scale plan.

The location of the extension is all within the current stable complex and does not need to be extended or cause any overlooking issues. All doors and non-opening windows are all facing into the stable courtyard.

There will be no tree or reduction of green plants required as none in this area. In the first planning application we planted additional trees and shrubs to the boundary line with Market Street to overcome any screening issues.

We believe the impact will be minimal and enclose the stable area.