

Planning Statement

2 Barwick Cottages, Niton Road, Rookley, PO38 3PA

- 1 - small timber garage 4.2m by 5m
- 2 - small round turn out pen 15m diameter

Both are within the curtilage of the dwelling property, which includes the 3 acres of fields as defined on the properties title deeds.

The location is an established rural acreage that has for at least 40 years been used for the keeping of horses and equine activity, accessed by a privately maintained bridleway on the west edge of Niton Road. There are three terraced dwelling houses 230 metres westward from Niton Road along the bridleway, and each house enjoys approximately three acres of land for which to keep horses. To the north and east, further fields are used by the nearby Lake Farm equestrian centre for all horse activities. The whole area is, as far as the eye can see, used for equestrian purposes. All properties have their own respective stable's, yard and hard standing areas. We are all small holding as we grow hay in our top paddock. Continuing west down the bridleway are further fields and stables also used for equestrian purposes.

The assembly of the garage and turn out pen have already been completed and we seek permission retrospectively. We firmly believed at the time that both structures were in line with what comes under permitted development, but we have been made aware that we may have been slightly mistaken in this belief. But as such, these structures have been completed in a very moderate and sympathetic manner in keeping with the land use and residential areas in and around the cottages.

1- The garage was completed in December of 2023, as we believed the size and location were within permitted development rights. We have been advised that permission is required to be retrospectively sought due to the site being considered the front of the property. The garage sits at the bottom of a 30+ metre driveway which then merges to our garden a further 30 metres to our house, which itself is approximately 200 metres away from Niton Road. It utilises already established access. It is nestled between established lemon fur trees to the westerly aspect and an established willow tree to its southerly aspect. I have also planted grass and wildflower seeds around the southerly edge of the garage which used to be road-planings on the hard standing, which is very attractive to insect population.

It is a single vehicle timber structure measuring 5m by 4.2m and 2.6m tall at its tallest point. It was specifically designed and built to house a particular vehicle. It is timber framed and clad with an apex roof made from black coroline. This is in keeping with the neighbouring stables and in character with the rural area. The front (east elevation) features a 4 section concertina wooden door. There is no floor to the garage as this uses the established hard standing parking area and there was no groundwork undertaken, other than sinking a line of brick along the ground upon which to bolt the frame onto, in order to prevent it moving or being destroyed by the strong winds the area is often subjected to. There are no services attached to the garage and it simply has the appearance of a small barn.

This would have very likely met the criteria for permitted development had this structure not been built to what is now the front of the house. This used to be the rear of the property but for access reasons this changed just prior to us purchasing the property. It should be noted that both 1 and 3 Barwick Cottages class the east aspect as their rear, due to their vehicular access being from the West of the cottages. There is no interference with the main highway as the house is situated over 200 metres from Niton Road, and there is no interference to the bridleway as access remained unchanged.

See images below;



Front / east elevation



Left side / Northerly Aspect



Front wide view. Dwelling houses 30m in the background.
Neighbours stables to the left / south



This is the view from the property entrance. The bridleway is to the right of the image separated by a pull in area in front of the gate. Even here the garage is barely visible and has no impact. To the left of the image are the established stables.

The garage cannot be seen from Niton Road and only comes into view when you have already travelled some distance easterly along the bridleway. However, a full view of the garage is not possible from the public area and what can be seen quickly disappears from view as you walk a short distance further (see images at the end of the document as this will also cover the Turnout Area in this context).



View of the Turnout pen from Niton Road. The turnout pen is barely visible from the road. The garage is not visible



Turnout Area Easterly view



Turnout area south view



Wet weather field conditions

There is no impact on our neighbours and they have no issues with the garage.



Wet weather field conditions



View proceeding onto the bridleway from Niton Road



Proceeding further



Proceeding further



Proceeding past the gate, the view is obscured by the established hedge



It is not until you proceed past the garage it becomes visible due to the hedge. The Turnout is not visible.



Passing the property, the garage and turnout are barely visible. In the foreground is the chicken pen belonging to number 1, and in the mid ground the large building is the stables for number 3.



Passing just a few metres further and both are no longer visible at all.

2 - My wife and I have three horses, and we purchased the property as an equestrian property in 2012. Planning permission for stables were granted in 2013 and the area recognised as equestrian use. The round turnout pen was actually constructed back in August of 2022. This is a small 15 metre diameter hard standing within a field amid the curtilage of the property used to keep horses, which has a neat wooden fence surrounding it and is accessed via a wooden gate within the fencing. The timber fencing used is in keeping with the equestrian use of the land.

The hard standing is only a few inches thick, and is made from natural, porous materials sourced locally (isle of wight beach sand and chalk). There has been no engineering operations to level out his area. There has been no cut and fill aspect. There was simply minimal gentle levelling of the existing ground to provide a safe environment for the horse(s). As such, the southern end of the hard standing required a degree of levelling due to the sloped nature of the land, but this was minimal, and the northern aspect level of the round-pen remains unchanged.

The area provides a safe small pen and footing for our chronically injured horse. The horse in question has been diagnosed with PSD (which she will not recover from and can only be managed) along with trauma laminitis, which requires a small turnout area on a non-slip, non-deep non-muddy footing with limited grass access. This is a chronic and lifelong condition that can only be managed and this is critical to the horses welfare, and given that she is a young horse this is something that will very much be long term. We attach a letter from our farrier within the application to provide details and evidence of these conditions. It was believed that this area was created within the permitted development rights of creating an area of hardstanding (Class B), but we have since been made aware as the area is for the sole use of equestrian turn out then planning permission could be required.

We would like to highlight that the fields get very wet (see below) which causes hazardous conditions for even fully healthy horses. This is due to the lack of drain maintenance on Niton Road and the water coming off the surrounding fields and into the low depression that runs along our fields and that of our neighbours. In the past this has caused flooding and property damage. The round-pen has actually now reduced this water-flow from the southerly fields as the natural porous material in the turnout area holds water for longer, enabling drainage and slows the flow to the lowest point. It is for this reason we placed the pen further southwards so as not to have a negative impact on the natural path of the combined groundwater.

There is no impact on our neighbours and they have no issues with the round-pen. The round-pen has been in situ since Aug 2022 and (19months at time of application), and we have had no issues raised in relation to any harm caused.



Pen view looking eastwards



View of pen looking towards the south



View of pen looking towards the north

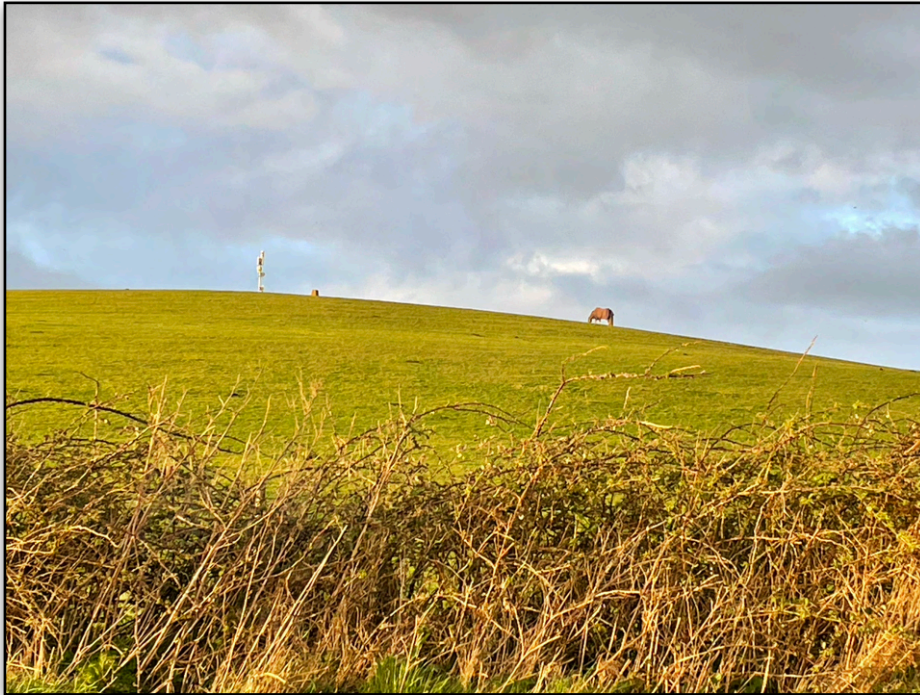


View of pen looking towards the east

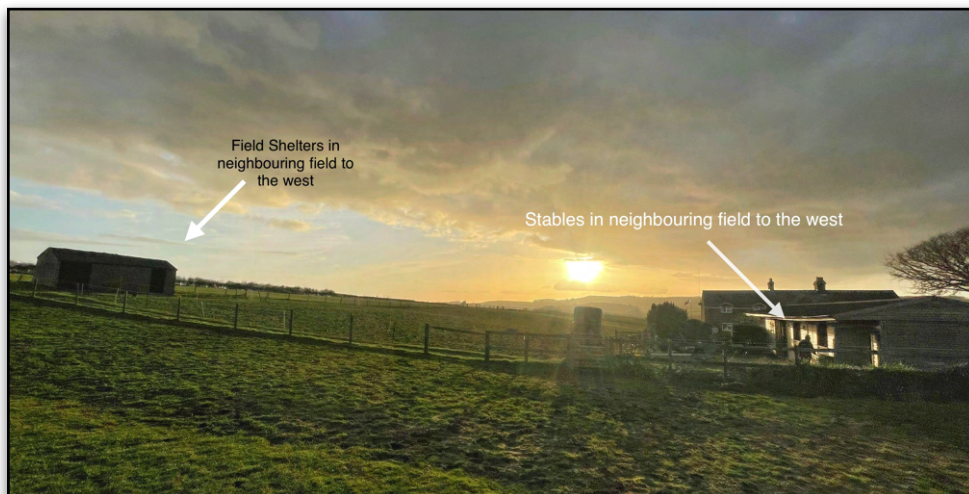


View of pen from stables

Further images for reference;



Field adjacent to the north used for equine purposes by Lake Farm equestrian centre



Neighbouring field used for equine use to the west



Easterly neighbouring field being used for equine purposes



Stable yard, stables and behind a field used for equine purposes adjacent to all three cottages further west along the bridleway

(By the time these photographs were taken, the majority of horses had been stabled for the evening)

We recognise that we are within the 191 square miles of the IOW AONB. However, the border of this vast area has its notional boundary on the western side of Niton Road and our land border sits only 111 metres into this area. We would proportionality to apply in relation to this aspect.

The works have been undertaken in line with the NPFF, and attention is drawn to;

- The proposal is a high quality open space that provides crucial welfare for both animals and the residents of the property. The equine use of the land is also attractive to members of the public, many who enjoy pausing while walking with their children to look at or interact with the animals.
- The proposal is in keeping with the use and look of the area, and positively contributes to the attractiveness of the area by assisting in keeping the land in good condition, and helping the grass grow in the fields and reverting mud buildup. The proposal enables the effective use of land management as well as animal welfare.

With regards to the Island Plan Core Strategy, attention is drawn to;

- ***Policy SP5, DM2, DM12*** – *This unobtrusive proposal conserves the existing natural environment while also allowing subtle change to take place. This is fully utilising the land and enables its continued effective use by effective land management. While development takes place, wildflowers and other insect attracting plants have been added where there were none before.*

We hope that all the above can be considered in this application.