

12 DCSE2007/3276/F - ERECTION OF STABLE BLOCK FOR HORSES OWNED BY FAMILY FOR PRIVATE USE (RETROSPECTIVE APPLICATION), BRAMLEY COTTAGE, STAR BEECH HILL, HOWLE HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SH.

For: Mr T Raby, Bramley Cottage, Star Beech Hill, Howle Hill, Ross-on-Wye, HR9 5SH.

Date Received: 19th October, 2007 Ward: Kerne Bridge Grid Ref: 60554, 20530
Expiry Date: 14th December, 2007
 Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 The application property is a detached cottage set well back from the Coughton - Ruardean road on Howle Hill. The garden has been extended by incorporating part of the large field (also in the applicant's ownership) to the east. Planning permission (SE2004/2359/F) for change of use from field to domestic curtilage was granted in August 2004. Two rows of loose boxes plus ancillary accommodation have been positioned on a concrete base at the southern end of the enlarged garden. This was carried out during the summer following refusal of planning permission (DCSE2007/1649/F) for the erection of an 'L' shaped stable block. The 2 stables and tack room are about 11.6m long by 4.7m wide; the eastern stable, foaling box and hay/feed barn are 15.1m by 4.7m wide. They are of wooden construction with a black Onduline roof (ridge height about 2.7m). The two rows are about 5.5m apart.

2. Policies

2.1 Planning Policy Statement

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy LA1 - Areas of Outstanding Natural Beauty
 Policy H7 - Housing in the Countryside Outside Settlements
 Policy H18 - Alterations and Extensions

3. Planning History

- | | | | | | |
|-----|-----------------|------------------------------------------------------------------|---|--------------------|-----------|
| 3.1 | DCSE2001/0584/F | Alterations and extensions to include dependent relatives annexe | - | Appeal
02.10.01 | Dismissed |
| | DCSE2001/1488/F | Alterations and extensions to include dependent relatives annexe | - | Approved | 26.07.01 |

DCSE2002/0602/F	Two-storey extension	-	Approved 08.05.02
DCSE2002/2531/F	Part reconstruction and two-storey extension of cottage	-	Approved 23.10.02
DCSE2003/0270/F	Detached double garage with room over	-	Refused 27.03.03
DCSE2003/2187/F	Detached double garage	-	Approved 12.09.03
DCSE2004/2107/S	General purpose agricultural dwelling	-	Prior approval not required 23.07.04
DCSE2004/2359/F	Change of use of part field to domestic curtilage	-	Approved 23.08.04
DCSE2006/1583/F	Retention of dog kennel and run	-	Approved 05.07.06
DCSE2007/1649/F	Erection of stable block	-	Refused 24.07.07

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection to the grant of planning permission.

4.3 Conservation Manager has no objection to this proposal.

5. Representations

5.1 The applicant has submitted a Design and Access Statement which is, in summary:

- (1) Single storey construction for private equestrian use and storage of feed and equipment necessary for the keeping of sheep.
- (2) The proposed stables will be sited entirely within the existing garden area. The total floor space for the stables is 98m², consisting of 64m² stabling for equines (consisting of three 3.6m x 4.2m loose boxes and one 3.6m x 5.4m foaling box) plus 13m² area for tack and storage and 21m² area for storage of feed and bedding materials.
- (3) I currently own three horses (two stallions and one mare) one of which is in foal, therefore there is a requirement for three loose boxes and one foaling box.
- (4) The separation between the blocks is necessary when keeping mares and stallions in proximity.
- (5) The stable block will sit very comfortably in the surroundings and will be shielded from the highway by existing hedges. It is set entirely within the existing garden. It will be set away from the main dwelling and be subservient to it. The garden is very large so the extension will not dominate it.

- (6) Agreement had been given to the previous owners to erect an agricultural building on the same site and the site has already been partly levelled although the work was not completed.
- (7) Access will be through an existing gate adjacent to the entrance to the main dwelling. The extension is adjacent to the 4.8 acre paddock which, together with the proposed extension will provide a useful, private, equestrian facility to the property.
- (8) The area proposed for the erection of the stables has already been partly landscaped by the previous owners, and only a minimal amount of landscaping is required to complete the process. The hedges along the west side of the site will remain undisturbed, and there is no requirement to fell trees.
- (9) The existing public footpath which crosses the property along the western edge is located well away from the proposed site of the extension. The new construction is not visible from the public footpath, which runs at a lower level.
- (10) We have designed the stable unit to be an attractive and useful addition to the existing dwelling and land, without dominating the dwelling or garden areas. The timber construction is in accordance with guidelines from the Planning Department and is in keeping with the rural environment.
- (11) The location chosen is the best on the site to meet requirements. Of alternative locations:
 - (i) the garden area south west of the house would offer greater visibility, is next to a public footpath and is exposed to the prevailing wind and rain. Also it is built up land which could be compromised by the weight of stables and concrete.
 - (ii) the area north west of the house has issues of security being immediately adjacent to a public right of way. It is also the site of the gas tank and the septic tank. There are overhanging trees and the land falls away sharply to the rear.
 - (iii) the area to the north east borders neighbouring gardens, has no vehicle access and has overhanging trees.
- (12) Enclosed with this application is a number of photographs and Quicktime video demonstrating that the visibility of the stables is minimal. The site can only be seen from the field gate near the crossroads. The hedge near the bus stop has a short section 4' high and this can be encouraged to grow or a screen planted or a fence erected to fill the gap. Thus, from the south, west and south west directions there is essentially no visual impact whatsoever.
- (13) The only other position of view is from the neighbouring garden fence to the north west of the property. The neighbouring land falls away and the Bramley Cottage property and the field can not be seen from the neighbouring house. A hedge has also been planted along this fence-line which, in time will provide complete screening between the two properties.
- (14) It must be noted that no objections were received to the original planning application, and the change in orientation now means that the visual impact is even less than that of the original submission.
- (15) The horses being kept at this property are pure bred Akhal Teke which originates in the desert region Turkmenistan. This breed is classified by the United Nations as an endangered breed of international importance, with only about twenty five representatives in the UK. The Akhal Teke is probably the oldest and purest breed of modern, domesticated horse and has been the influence in many important breeds including the English Thoroughbred.

- (16) The United Nations is in the process of developing a strategy to promote the breeding and preservation of a number of endangered breeds, including the Akhal Teke (as explained in a submitted press cutting).
- (17) The horses at Bramley Cottage are bred from top class performance lines in eventing, dressage and endurance and are excellent representatives of the breed. The aim is to promote the qualities of the breed through competition. This requires the provision of good accommodation.
- (18) The keeping of these horses at Bramley Cottage also supports the local, rural economy through the purchase of local goods and services. It does not interfere with the activities of anyone else resident in, or visiting the locality, nor does it detract from their enjoyment of the countryside.

5.2 The Parish Council "is puzzled by a retrospective application for a stable block that is larger in scope than the previous one (SE2007/1649/F) that was refused on 24.07.07 on the grounds of its size, prominence and position in relation to the dwelling house.

Therefore our comments remain the same, i.e. concern that the stable block is too large on a site that has already seen considerable building development on and near the original small cottage in an AONB."

5.3 One letter has been received, objecting to the retention of these stables because:

- (1) dismay at the number of older, small, country houses that have been over-extended;
- (2) this house is in a conspicuous position and has been enlarged in a rather insensitive way;
- (3) the site is within the Area of Outstanding Natural Beauty (Policies LA1, H7 and H18 apply) and applicant must have known there were restrictions in these protected areas;
- (4) the stables are not mobile as construction will be fixed to a concrete slab'
- (5) the proposed security lighting and alarm linked to the main dwelling could create unnecessary light pollution.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 There are no specific policies in the Unitary Development Plan to guide the control of equine/equestrian related developments. Guidance in PPS7 (paragraph 32) primarily concerns commercial enterprises and farm diversification. The current application is specifically for domestic purposes. The preamble to Policy H18 states that 'this policy will ...be applied to proposals for ...ancillary accommodation and buildings incidental to the enjoyment of a dwelling' (paragraph 5.6.15). The proposal can be considered therefore under the Council's policies for residential development in the countryside, including the impact on the Wye Valley Area of Outstanding Natural Beauty. The stables are on skids but in view of the concrete base that has been erected, the size of the buildings and their intended permanence, I consider that this constitutes development requiring planning permission. If planning permission is granted the intention is to bolt the buildings to the concrete bases.

6.2 Policy H7 applies strict controls over development in the wider countryside in order to protect the landscape and the wider environment. Residential development is to be limited and new development avoided where practicable (paragraph 5.4.66). One of

the exceptions to this control is an extension to an existing dwelling, which as noted above includes outbuildings. The original dwelling has been substantially re-built and extended and a detached double garage has been erected. Further extension of the house, other than minor proposals, would be likely to conflict with the aims of Policy H18. In general, outbuildings should be sited close to the main dwellinghouse to avoid their being obtrusive in the countryside and this is particularly important in the Area of Outstanding Natural Beauty. It would, of course, be contrary to the intention of the policy if large outbuildings, rivalling the house in size, were to be built some distance from the main house. The buildings which are the subject of the current application are about 25m from the house and partially screened from it by the former garden boundary hedge. They thus appear to be a detached group of buildings within an area of grazing land. The stables are clearly visible from public viewpoints but not close up – the clearest view over the field gate is from a distance of about 55m. They are low buildings and additional planting could be required by planning condition to reduce their visual impact. Compared to the original proposal they would be less intrusive in the landscape. Dividing the stables into two sections and positioning them into 2 rows on a north-south alignment has helped to reduce their visual impact and is sufficient to overcome the earlier reason for refusal.

- 6.3 Reference is made in the submissions to a small agricultural building which could be erected under 'permitted development' (SE2004/2107/S). This would be to the south of the stables. Whilst there are different policies for agricultural development, which is generally encouraged in the countryside, and this decision is not precedent for the current proposal, it would if built help to screen the stables. The adjoining paddock is understood to be used as grazing land which is an agricultural use. The use of this land for keeping of horses or equine-related enterprise would require planning permission.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 2. G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 3. E11 (Private use of stables only)**

Reason: In order to safeguard the residential amenity of the area.

- 4. F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

Informative(s):

- 1, N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

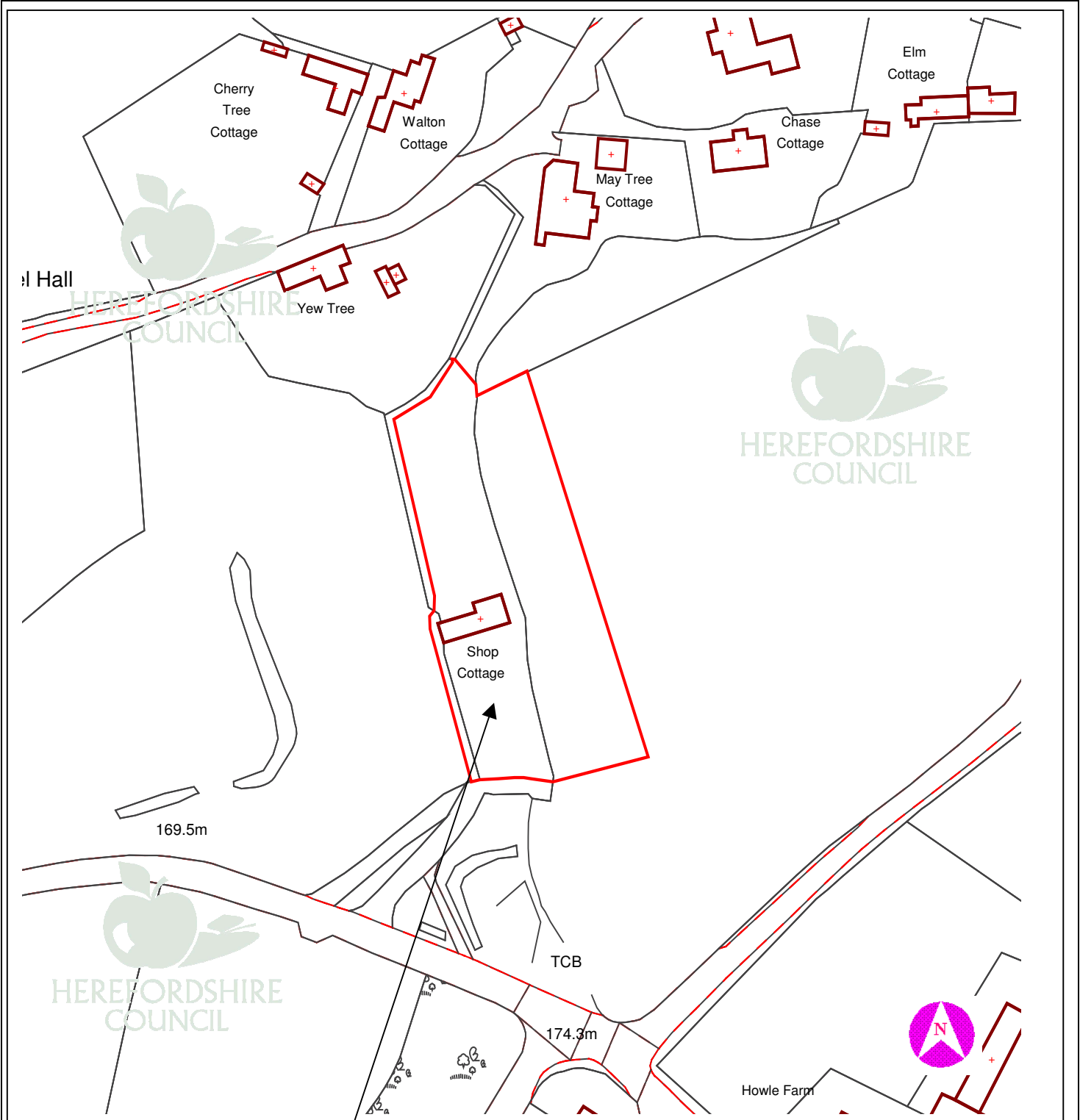
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/3276/F

SCALE : 1 : 1250

SITE ADDRESS : Bramley Cottage, Star Beech Hill, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SH

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