

APPLICATION NO.	P07/W1013/RET
APPLICATION TYPE	Minor
REGISTERED	13 August 2007
PARISH	Horspath
WARD MEMBER(S)	Janet Carr
	Andrew Hodgson
APPLICANT	Mr & Mrs R Youle
SITE	33 Blenheim Road, Horspath
PROPOSAL	Extension of stable block
AMENDMENTS	N/A
GRID REFERENCE	457176/205281
OFFICER	Charlotte Crapper

1.0 INTRODUCTION

- 1.1 The application is before the planning committee for determination as the officer's recommendation conflicts with the views of Horspath Parish Council.
- 1.2 No 33 Blenheim Road lies within the Oxford Green Belt and is on the northern edge of the village of Horspath. The site is located within the Landscape Character Area 'Oxford Heights' which is characterised by its attractive and unspoilt rural character.

- The application site is in a field adjacent to the property, which is served by a private single lane track. The area consists of open fields which are elevated above the surrounding residential properties.
- 1.3

- The field in which the stable block is located has been granted permission for the keeping of horses on a non commercial basis.
- 1.4

- The location of the site is shown on the attached location plan at Appendix 1.
- 1.5

2.0 PROPOSAL

- 2.1 The proposal seeks retrospective consent for an extension to the building for the storage of hay and a working area for a farrier. The extension is attached to a block of 3 stables used for equestrian activity. The construction is of a lean to design with an open frontage.
- 2.2 When planning permission P02/N0439/RET was granted in July 2002 a condition

was that the building should only be used for the 'stabling of horses for the personal enjoyment of occupants of 33 Blenheim Road, Horspath and the building should not be used for any commercial or business purpose whatsoever'. It is not proposed that there should be any change to this

The proposed plans are **attached** at Appendix 2.

2.3

A copy of the decision notice for planning application P02/N0439/RET is **attached** 2.4 at Appendix 3.

The applicant's summary of the key elements of the proposal is **attached** at 2.5 Appendix 4.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Parish Council – Refuse. The location is inappropriate in the green belt.

3.2 Neighbours – 1 Objection. Worried the extension of the stable will result in a larger more commercial business, which is not what was permitted in planning application P02/N0439/RET.

4.0 RELEVANT PLANNING HISTORY

4.1 In November 2001 planning permission P01/N0706 was first granted for 2 stables, loose boxes and ancillary accommodation which prevented the use of the stables for commercial use.

In July 2002 retrospective planning permission P02/N0439/RET was granted for 3 4.2 Stables, loose boxes and ancillary accommodation which sort to regularise the construction of an extra stable block built in addition to the two permitted by the November 2001 application.

In 2007 an allegation was made with reference to the stables being used as a 4.3 commercial business, which contravened the conditions attached to planning permission P02/N0439/RET.

The investigation revealed that the stable was not being used for commercial use. 4.4 However it did identify ongoing works in the form of an extension to the existing stable block, hence the reason for the current application.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan 2011 Policies:

- G1 – General restraint and sustainable development
- G2 – Protection and enhancement of the environment
- G4 – Development in the countryside and on the edge of settlements
- G6 – Promoting good design
- GB2 – New buildings in the Green Belt
- GB4 – Visual amenity
- R10 – The keeping of horses

5.2 Government Guidance:

- Planning Policy Guidance 1: Delivering Sustainable Developments
- Planning policy Guidance 2: Greenbelts, Paragraph 3.4
- Planning Policy Guidance 7: Sustainable Development in Rural Areas

5.3 South Oxfordshire Landscape Assessment

6.0 PLANNING CONSIDERATIONS

6.1 The main issues that are relevant to this case are:

- The impact on the Oxford Green Belt
- Impact on the landscape setting
- Whether the use of the building is acceptable

Green Belt Issues

6.2

Within the Green Belt the intention is to prevent inappropriate development. Policy GB2 of the Local Plan, which closely reflects the advice contained in PPG2, sets out the parameters of development which under certain circumstances may be acceptable.

6.3 Policy GB2 stipulates that construction of new buildings will not be permitted unless the development meets one of 5 criteria set out within the policy.

6.4 This retrospective application seeks to add a storage area for hay and a space for a farrier to an already existing stable block situated within the green belt.

6.5 The land is elevated from surrounding residential views. It is also obscured from view by the existing mature foliage and shrubs which decrease its visual impact upon the surrounding landscape. These trees were conditioned to remain on site under application P02/N0439/RET.

- 6.6 Policy GB4 of The South Oxfordshire Local Plan 2011 is concerned with the visual amenity of the greenbelt. It advises that where new development is permitted, it should be designed and sited in such a way that its impact upon the open nature, rural character and visual amenity of the green belt is minimised.
- 6.7 The extension is lean to in design with an open frontage. Its sloping roof line ensures that due to the elevation of the land, it has a minor impact on its surroundings and is screened from views by the existing trees and foliage.
- 6.8 The applicant has not put forward any very special circumstances for the new addition within the green belt. However, it is considered that in this instance due to its positioning, location, size and design the extension does not cause harm to the landscape or visually impair the setting of the surrounding greenbelt.

Impact on the landscape setting

- 6.9 Policies G1, G2, G4 and G6 of SOLP 2011 are concerned with the proposals impact on the surrounding land in general. In all new developments the protection and enhancement of the land as well as the sustainability of the development will be a key factor in determining the application.
- 6.10 Its design, scale and type must be appropriate to its surroundings as well as its ability to blend in with and protect the character and beauty of the landscape.
- 6.11 The addition to the stable block, as referred to above is of lean to design with an open frontage. It consists of similar materials with timber walls and corrugated iron roofing. The addition has no significant impact on the surrounding landscape as is positioned towards the rear of the stable block and is modest in size. The sloping roofline enables it to be a discreet addition securely positioned within the natural foliage of the existing shrubs and with the lie of the land is inconspicuous in its location.

6.12

Whether the use of the building is acceptable

Policy R10 of the Local Plan permits the of keeping horses if the activity is not visually intrusive or damaging to the appearance and character of the area and

surrounding landscape.

6.13

The policy sets out 3 key criteria which must be adhered to in order for the development to be permitted one of which is that it does not conflict with the overriding objective in the green belt: to maintain the open nature and rural character of the land.

6.14

The original planning permission was for a small stable block which was to be used only by the residents of 33 Blenheim Road with the condition attached that it was in no way to be used as a commercial use. This is a condition which can be applied in this instance to maintain the small scale of the development and to control further growth and increased impact upon the character of the surrounding

6.15 landscape.

The principle use of this stable is already established as acceptable. Policy R10 permits any new buildings associated to its use to be sited and designed to be in keeping and to harmonise with its surroundings.

7.0 CONCLUSION

7.1 Having regard to the small scale of the extension added to the already established stable block and its design and siting within the landscape it is considered in this instance that the proposal should be permitted

7.2 Subject to appropriate planning conditions the development does not have an adverse affect on the surrounding green belt, promote a visually intrusive form of development within the surrounding landscape nor is it of a type, design and scale which detracts from the amenity of the area, therefore is in accordance with the policies and guidance set out in the Local Plan and Planning Policy guidance.

8.0 RECOMMENDATION

It is recommended that Planning Permission be granted subject to the following conditions:

- 1. The stables may only be used as specified in the application and for no other use, including commercial use.**
- 2. The stable block may only be used for the personal enjoyment of the residents of 33 Blenheim Road and not for commercial use.**
- 3. The existing trees surrounding the stable block are not to be removed.**

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