

**APPLICATION NO.** P07/E1064  
**APPLICATION TYPE** FULL  
**REGISTERED** 26 September 2007  
**PARISH** KIDMORE END  
**WARD MEMBERS** Mr Malcolm Leonard  
  
Mr Robert Peasgood  
**APPLICANT** Sarah Nelson  
**SITE** Field View Barn, Tanners Lane, Chalkhouse Green, RG4 9AB  
**PROPOSAL** Erection of two stables  
**AMENDMENTS** One  
**GRID REFERENCE** 470989/177503  
**OFFICER** Mr P Brampton

## 1.0 INTRODUCTION

1.1 This application has been referred to the Planning Committee because the Officers recommendation conflicts with the views of the Parish Council.

1.2 Field View Barn is one unit in a barn conversion dating from a planning permission granted in 1999. A large brick outbuilding at Kidmore Game Farm was converted into three residential properties with detached garaging. The properties are built in red facing brick with the roof constructed in plain clay tiles. They have a single storey appearance with the first floor accommodation contained in the roof-space and lit by roof lights. Field View Barn is the largest of the three units and benefits from a large paddock to the north east of the site.

1.3 The residential units share the access to the site, which is defined by a gravel driveway that serves the detached garaging positioned directly opposite the properties. The access leads up onto a single track road that runs between Kidmore End and the outskirts of Reading. The red edged application site comprises paddock situated beyond the end of this driveway.

1.4 The site of the application is identified on the Ordnance Survey extract **attached** at Appendix 1.

## 2.0 PROPOSAL

2.1 This application seeks full planning permission for the erection of a two-bay stable block in the northeast corner of the paddock. The applicants propose to use one

bay as stables for a pony whilst the other will be used to store hay and equipment. The pony will be kept and ridden by the applicant's family. The building would measure 7.2 metres wide by 3.6 metres deep, with the pitched roof overhanging the front elevation by 1.2 metres and reaching a maximum of 3 metres in height. The stable would be of timber construction with black felted roof tiles.

The application has been amended with notice having been served on the two  
2.2 neighbours in the development, as the driveway that provides access to the paddock is shared by all three units. In addition the red-edged area was amended to include this driveway as shown on the plan **attached** as in Appendix 1. The applicant has also provided more details about walking the pony and how deliveries of feed and hay will be carried out.

A copy of the submitted plans and the supporting statement from the applicant is  
2.3 **attached** at Appendix 2.

### 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 **Kidmore End Parish Council** – Recommends refusal: Inappropriate development given shared access.

**OCC (Highways)** – Following submission of further details, no objections. Initial concerns over increase in vehicle movements satisfied. The parking and turning within the site appears acceptable.

**Neighbour Representations** – 2 letters received prior to the receipt of amended plans. Concerns raised over the use of a shared drive to access the paddock both for walking the horse and deliveries, particularly as the site already suffers from parking problems when people visit one of the properties. Further concerns raised about the possibility of the paddock being used for commercial purposes and the increase in odour.

**Environmental Health** – Concerns over the potential increase in odour resulting from stable waste. Recommend a condition requiring details of the arrangements for the storage and disposal of waste be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

### 4.0 RELEVANT PLANNING HISTORY

4.1 P05/E0787 - Erection of a single storey garden room and porch – Approved September 2005

P02/S0452/RET - Erection of a Wendy house.

(Retrospective) – Approved July 2002

P99/S0292 - Conversion of existing barns to residential dwellings, garaging and alteration of existing access – Appeal Allowed August 1999

## 5.0 **POLICY & GUIDANCE**

### 5.1 Adopted South Oxfordshire Local Plan 2011 –

Policies G2, G6, EP1, D1, D4, T1 and R10

South Oxfordshire Design Guide 2000 (SODG)

PPS7

## 6.0 **PLANNING CONSIDERATIONS**

### 6.1 The main issues in this application are:

1. Whether the scale and design of the proposal is appropriate.
2. Whether the proposal is in keeping with the character of the surrounding area.
3. Whether there would be any significant impact on the amenities of neighbouring properties, including issues relating to odour.
4. Whether there would be an impact on highway safety.

### **The scale and design of the proposal**

#### 6.2

The proposed stables would be situated in the far northeast corner of the plot, around 60 metres from Field View Barn itself. The stables are relatively modest in size providing only 6 square metres of floor space. The design of the stables is suitably low-key given the location. They would be timber boarded with felt roof tiles. The applicants have provided samples of the materials and Officers consider them to be appropriate. A condition requiring the use of the materials specified is

recommended. Therefore, given this and the distance between the site of the stabling and the main dwelling, Officers consider there will be no adverse impact on the character of the dwelling.

### 6.3

The stables would be positioned in the far corner of the paddock, which covers an area of around 1200 square metres. The grass is currently well maintained and children's play equipment is positioned towards the rear. As such, the character of the site will not be significantly changed by this proposal and the siting of the stable is considered appropriate.

#### **Impact on the surrounding area**

### 6.4

Criterion (i) of Policy R10 states the proposals connected with the keeping of horses will be permitted providing that the proposed development would not be visually intrusive or damage the appearance and character of the area and the landscape.

### 6.5

The area surrounding the application site is very rural in nature, with buildings scattered around the single track road. These are mainly farmhouses, agricultural outbuildings or, as with the applicant's property, converted barns. The stables would be positioned to the rear of the site, behind the dwellings. The front boundary is defined by mature planting that offers the site a good level of privacy. As such, the stables would not be seen when passing the front of the site. To the rear of the paddock there is open farmland, that does not appear to have any public access. Therefore, it is not considered that the stables will be visually intrusive or detract from the rural character of the area.

#### **Impact on neighbours**

### 6.7

Criterion (iii) of Policy R10 also states the proposals connected with the keeping of horses should not damage the amenities of the area in terms of noise, smell and other disturbance. In addition, Policy D4 states that new development would not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy.

### 6.8

One neighbour has raised concerns about the increased smell emanating from the site if a pony is kept there. The Council's Environmental Health team have been consulted in respect of the potential for odour issues. Officers consider that appropriate adequate arrangements should be made for the storage and disposal of this waste and recommend a condition be placed on any planning permission requiring details of these arrangements be submitted and approved prior to the development commencing.

6.9

Given the distance of the stabling from any other residential dwellings, it is not considered that the proposal will lead to a significant increase in noise. However, one of the neighbours raised the possibility of the stables being used for commercial purposes in the future. The applicants have confirmed they only intend to use the stable for their own private purposes and restricting the use is considered appropriate.

### **Highway Safety Issues**

6.10

Policy R10 also requires that any new equestrian development does not damage the amenity of the area in terms of traffic movements. The shared access drive would be used by the applicants when they walk the pony. This is an unusual arrangement and one that has formed the basis of the objections raised by the Parish Council and neighbours.

6.11

The Highways Authority raised initial concerns about the increases in traffic movements associated with the site, in particular relating to deliveries. Neighbours have confirmed parking on site can be a problem when residents have visitors, although the Highways Officer has confirmed that parking and turning within the site is acceptable.

6.12

The applicants have confirmed that it is their intention to use their private car to transport feed and hay to the site. They also state that the pony will only be walked along the drive on a maximum of one occasion a day when the pony is exercised.

6.13

Therefore, whilst Officers consider that the use of the shared drive is an unusual arrangement, the increased movements along the shared access drive associated with this proposal are likely to be minimal. It is on this basis that the Highways Authority has raised no objection to the scheme and Officers consider that the proposal will not significantly affect highway safety.

## **7.0 CONCLUSION**

7.1 The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship with the existing building and its site, in terms of its impact on neighbouring properties and in terms of its impact on the surrounding area. It is also acceptable in terms of its impact on highway safety.

## **8.0 RECOMMENDATION**

### **8.1 Planning Permission subject to:**

- 1. Commencement three years.**
- 2. Stables to be constructed in accordance with agreed materials**
- 3. Stables to be for private use for the occupants of Field View Barn**
- 4. Details of arrangements for storage and disposal of waste to be submitted to and approved in writing by Local Planning Authority prior to work commencing**

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