

REPORT 5

APPLICATION NO.	P07/E1406
APPLICATION TYPE	FULL
REGISTERED	7 November 2007
PARISH	ROTHERFIELD PEPPARD / STOKE ROW
WARD MEMBERS	Mr Maurice Newland, Mr Alan Rooke and Mr Paul Harrison
APPLICANT	Mr Smith
SITE	Kingwood Place, Stoke Row Road, Kingwood
PROPOSAL	Replacement stables
AMENDMENTS	Two (plan no. KWP/RS/3 received on 18/12/07 and revised design statement received on 15/01/08)
GRID REFERENCE	468515/183674
OFFICER	Miss E Bowerman

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 The application site (which is shown on the OS extract **attached** as Appendix A) comprises the dwelling, residential curtilage, existing stables and paddock area. A track links the residential part of the site to the paddock. The paddock area is set back a minimum of 35 metres from Stoke Row Road and is well screened by woodland. The site lies to the south of Stoke Row within the Chilterns Area of Outstanding Natural Beauty.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the replacement of an existing stable block. The existing stables are constructed in poor quality materials including corrugated plastic sheeting. The existing stables, including the covered yard area, have a volume of 140 cubic metres and a height of 2.8m. The replacement stables would have a volume of 142.5 cubic metres and would be 3.8 metres in height. The building would be arranged in an 'L' shape with a covered walkway leading through to the yard. The development would provide four individual stables plus tack, feed and hay rooms. The external elevations would be finished with wooden boarding. Discussions are taking place about the roof material which is yet to be agreed.

2.2 A copy of the submitted plans and the Applicant's design statement is **attached** at Appendix B.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 **Rotherfield Peppard Parish Council:** Object to the application on the basis that the scale, bulk and design are obtrusive on this woodland site close to the road. S106 should be applied to prevent change of use to residential.

Stoke Row Parish Council: Considers the application should be approved.

OCC Highways Liaison Officer: No objection.

Forestry Officer: No objection subject to a condition requesting tree protection measures.

Neighbour Representations: One letter received stating that there is no objection to the replacement of the stables but concern was raised that the building would be used for residential purposes in the future.

4.0 RELEVANT PLANNING HISTORY

4.1 P83/S0678 – Loose boxes and feed store – Approved.

4.2 It is noted that a number of extensions to the dwelling have been approved in recent years. These are not however directly relevant to the current application.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan 2011 –

- G2 – Protection and Enhancement of the Environment
- G4 – Development in the countryside
- G6 – Promoting Good Design
- D1 – Good Design and Distinctiveness
- C2 – Areas of Outstanding Natural Beauty
- T1-2 – Transport Requirements for New Developments
- R10 – The Keeping of Horses

PPS7 – Sustainable Development in Rural Areas

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered 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.
4. Whether there would be an impact on highway safety.

The scale and design of the proposal

6.2

Policy C2 states that to be acceptable, development in the Chilterns Area of Outstanding Natural Beauty must be of a scale and type appropriate to the area, and must be sympathetic in terms of its siting, design and materials used. The proposed stables would not be substantially larger than the existing stables on site. The building would have a height of 3.8 metres and would not be excessive in terms of its footprint. The 'L' shape configuration and walkway help to break up the building and Officers do not consider that the development would appear bulky or out of keeping. Officers consider that the proposed stables have an appropriate appearance with the external elevations finished in wooden boarding. The final choice of roofing material is yet to be agreed but can be covered by a condition.

Impact on the surrounding area

6.3

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. The application site is located in an isolated rural location that is surrounded by woodland. The proposed stables would be located 60 metres from Stoke Row Road and would be well screened by woodland. The proposed stable block would be difficult to see from the road, even in winter months when the trees have shed their leaves. The proposal would also involve the removal of a dilapidated building, which would enhance the appearance of the site. The proposed stables would be located further from the trees surrounding the site and would have less of an impact upon them than the existing stables. A condition would ensure that the trees on site are protected during demolition and building works. Therefore, Officers do not consider that the stables would be visually

intrusive or detract from the rural character of the area.

Impact on Neighbours

6.4

Criterion (iii) of Policy R10 also states that proposals connected with the keeping of horses should not damage the amenities of the area in terms of noise, smell and other disturbance. The proposed stables would be located over 120 metres from the nearest neighbouring property. Given the distance to other residential dwellings and the fact that the proposal replaces an existing stable, Officers do not consider that the proposal would lead to any unacceptable impact upon neighbouring properties in terms of noise, smell or general disturbance.

Highway Safety Issues

6.5

Policy R10 also requires that any new equestrian development does not damage the amenity of the area in terms of traffic movements. The proposed stables would be for private use in connection with the applicant's nearby dwelling and would not be used for commercial purposes and this can be covered by a condition. The Highway Authority has confirmed that they have no objection to the proposal. Given the above, 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 not harm the character and appearance of the surrounding area and would not be unneighbourly or result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

8.1 **That planning permission is granted subject to:**

- 1. Commencement three years.**
- 2. Samples of external materials to be submitted and approved**
- 3. Stables to be for private use for the occupants of Kingwood Place**
- 4. Tree protection details to be submitted and approved**
- 5. Removal of all existing stable buildings**

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