

**Design & Access Statement in support of Planning Application for
re placement of 4No. Stables & Arena at
141 Toftshaw Lane Bierley Bradford BD4 6QS
For Mr & Mrs S Starkey 29-01-13**

Assessment

This design and access statement accompanies a full planning application to Kirklees Council for the relocation of a Stable building containing 4 Stables and ancillary storage areas and an Arena for all weather turnout and the exercising of horses.

This application is intended to provide accommodation and exercising for 4 horses belonging to the owners of No. 141 Toftshaw Lane. The property and land has recently been purchased by my client.

Description

No. 141 Toftshaw Lane is a 2 storey detached dwelling with later extensions and attached double garage with extensive garden and an existing well established single storey block-work Stable for 4 horses and Store approximately 15.5m long a 8.8m wide. The Stable is between 2.5m and 3.3m high with a floor area of 136 sq.m. and is approximately 6.2m from the Eastern boundary. The southern gable of the Stable defines the extent of the domestic curtilage and adjoining fields which are accessed from a 4m wide metal gate within the existing fence. The Eastern & Western Boundaries are defined by 1.4m high dry stone walls.

The existing Stable is unsightly and in a poor state of repair, it is considered that it would be more cost effective to replace rather than repair. It is understood that part of the domestic curtilage to the South of the dwelling and including the Stables are located within the Greenbelt.

The Domestic Curtilage Site Area is approximately 2061m.sq. Red Line Boundary

In the same ownership is an area of Greenbelt Land to the South. This area of land is currently fields for the exercising and grazing of my clients horses. The area of which is approximately 8575m.sq. It is understood the previous owners of the site have used it as such for many years.

Access to the dwelling is directly off Toftshaw Lane via a 5m. wide hard surfaced access with a turning facility in front of the existing stable block.

The site slopes generally from the rear of the dwelling from North to South as indicated on the cross section.

Flood Risk

The area is outside an area at risk of flooding as indicated on the Environment Agency Flood Risk Map. Due to the steep gradient of the site with no watercourses within the vicinity and its level of approximately 197m above sea level there is no anticipated floor risk.

Proposed Development

The proposal is to construct a Stable / Store building with a steel frame and green coloured metal box section cladding for the roof and walls on a concrete slab foundation to contain 4 stables, hay store, tack room and equipment store area for tractor and equipment to maintain the land to the South West of the site.

In addition it is proposed to construct a small Arena for all weather turnout and for the exercising of the families horses. This would be surrounded by a 1.4m timber post and rail

fence and will be located on the site of the existing Stable block which is to be demolished. The Arena will be of benefit particularly in the winter months to avoid the adjoining field being damaged by the horses.

The Arena Surface is to be a mix of Silica Sand and re cycled Man Made Fibres in a colour to be agreed with the Planning Department

The Stables / Store and Arena are intended for the private use of the applicant and incidental to the enjoyment of the dwelling house.

The Stable / Store foot print is 162m.sq. (18mx9m)

The Arena footprint is 270m.sq. (20mx13.5m)

The existing dry stone boundary walls are to remain with the proposals set a minimum of 900mm from the face of these walls.

Surface Water Drainage for the Arena and Stables is to discharge into the existing sloping land as it would at present.

The Building is located approximately 20m from the existing dwellings (the same as the existing Stable) and substantially lower as such it is felt that there would be little impact from noise and odours.

Grazing for the horses would continue on the remaining area of Land.

Access

The existing access and concrete hard surface are to remain with a small area constructed to link to the new Stable. The access has an existing gradient which is to be retained from which level access into the Stable will be achieved.

The Principle of Development

It is considered that the nature of the development would be appropriate within a domestic curtilage within the Greenbelt and adjacent to this open countryside location due to its replacement of the existing facilities and its level partly cut into the ground and sat well below that of the existing dwellings as such it would constitute an appropriate facility for outdoor sport and recreation and would not have a significant adverse effect on the character and appearance of the area.

Impact to the open countryside

The Stable is located well away from the Highway to the rear of the dwelling and by virtue of its scale does not look prominent or incongruous in the rural area and the colour scheme makes the stable block blend in with the landscape. The Arena / Turnout area will prevent damage in the Winter months to the existing fields. The layout of the site has also been arranged to ensure that the buildings are away from main public viewpoints as such it is considered that by virtue of their scale, size, massing and layout the proposed development does not have a significant impact to the open character of the countryside.

The proposal does not significantly change the open nature of the landscape or adversely affect its overall character as such it is considered to be acceptable.

Impact on neighbouring residential amenity

The site is located within the domestic curtilage adjacent to open countryside where there are few residential properties neighbouring the site and they are considered not be significantly affected by the stable block which is a replacement of an existing facility and due to the proposed Stable floor level being partly cut into the ground and sat well below the floor levels of the existing dwellings It is considered that by virtue of the separation distance to neighbouring residential properties, the proposal does not cause any harm to their amenity.

Impact on highway safety and access to primary road network

This application would use the existing access and drive to give direct access onto Toftshaw Lane. It is not considered that the proposal increases the use of the Highway and causes no detrimental impact to the free flow of traffic on this road. As such it is not considered that the proposal has significant detrimental impact on highway safety.