

## SCHEDULE A: Applications with Recommendation

13/0881

Item No: 03

Date of Committee: 11/04/2014

**Appn Ref No:**  
13/0881

**Applicant:**  
Mr Rodney Lovell

**Parish:**  
Stanwix Rural

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Stanwix Rural

**Location:** South View, The Green, Houghton, Carlisle, CA3 0LN

**Proposal:** Rear Extension To Existing Stable Block (Part Retrospective)

**Date of Receipt:**  
16/12/2013

**Statutory Expiry Date**  
10/02/2014

**26 Week Determination**

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### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 The Principle Of Development
- 2.2 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.3 Impact Of The Proposal On The Character Of The Area
- 2.4 Highway Issues
- 2.5 Other Matters

#### 3. Application Details

##### The Site

- 3.1 The application site currently consists of a single dwelling, a detached garage, an existing stable building, and a sand riding arena, with fields to the rear. It is located off a private road, accessed via The Green, Houghton.
- 3.2 This application was deferred at the previous meeting of this committee in

order to allow Members to undertake a site visit.

## **The Proposal**

- 3.3 The proposal is seeking approval for the erection of a small single storey storage room and tack store to the side of the existing timber stable block of South View House, Houghton.
- 3.4 The existing stable block is a timber frame assembly on a concrete base, with a similar hard standing facing the garden on the south side. The stable block lies adjacent to the outbuildings of South View and alongside the fence boundary of the garden, with a gate access to the riding arena and field beyond.
- 3.5 A short brick base wall has been constructed level to the concrete hard standing, forming the outline of the proposed extension. This application is seeking approval to build up off these brick base walls, using timber boarding and a pitched felt roof, similar to the main stable block. The ridge and eaves heights will remain exactly as the current stable block, and all finishes will be identical.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to two neighbouring properties. In response two letters of objection have been received; one from an Agent on behalf of a neighbour, and one from the Ward Councillor. The grounds of objection are summarised as;
- The proposal would be situated to the rear of the neighbouring property, and within a short distance of Orchard Close, Houghton;
  - The level of equestrian activity in the area is already such that this further development will result in unacceptable impacts upon residential amenity, in terms of noise, odour and general disturbance;
  - No information regarding lighting or waste removal measures has been submitted;
  - The extension of the stable block beyond the applicants residential curtilage into the countryside is unacceptable;
  - The proposal will constitute an over concentration of a use in one locality, which will adversely affect the residential amenity of the neighbouring properties.
  - The land this extension will serve is mostly covered with vehicles, and there are currently no horses on the site.

## **5. Summary of Consultation Responses**

Cumbria County Council - Highways & Transport: - no objections;  
Stanwix Rural Parish Council: - no objections, subject to a condition tying the development to use for equestrian purposes.

## **6. Officer's Report**

## **Assessment**

- 6.1 At the last meeting of this Committee, issues were raised regarding the applicants living arrangements, along with whether or not this application for equestrian development should be allowed, as the applicant does not currently have any horses on the site. The applicants agent has confirmed that at present the applicant is living in a caravan to the rear of the site, whilst internal alterations to the property are carried out. The applicant has confirmed that he does have horses, which are looked after by his children, and it is their intention to bring them to South View once the stables are extended and the house is renovated.
- 6.2 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6 and LE24 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework (NPPF) which was adopted 27th March 2012 is also a material planning consideration in the determination of this application. The proposal raises the following planning issues:

### **1. The Principle Of Development**

- 6.2 Planning Policy Statement 7 (Sustainable Development in Rural Areas) and Policy LE24 of the Local Plan discuss the issue of equine development. Paragraph 32 of PPS7 recognises that horse riding and other equestrian activities are popular forms of recreation in the countryside and is generally supportive of the principle of development.
- 6.3 Policy LE24 of the Local Plan states that the development of stables, horse riding schools and/or riding centres in the rural area will be permitted provided that: there will be no detrimental effect upon the landscape and character of the area; adequate access arrangements and on-site car parking can be achieved; the scheme will not have a detrimental effect upon nearby properties or surrounding land uses; the scheme reuses existing buildings where possible and any associated new build, where necessary, should be located within an existing group of buildings; the surrounding roads and bridleways are adequate for the increased use by horseriders, with the roads being suitable for both riders and motorists; the issue of lighting is addressed to ensure that there is no impact on surrounding uses; and the intensity of use is appropriate for the character of the area.
- 6.4 This application is an extension to an existing premises, and as such, the applicant currently keeps horses on the land and there are existing buildings on the site to assist the applicant with their upkeep and welfare. The proposal would provide additional stables for the horses, and due to its small size, would not give rise to an unacceptable intensification of the use of the site. The applicant lives on the site and as such it is not considered that the development will generate any additional traffic. Accordingly, the proposal raises no issues regarding sustainability or conflict with Policy DP1 of the Local Plan is raised.

## **2. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.5 It is considered that the nature of the proposal, in the context of the existing use, and the stables approved and constructed under application 96/0627, would not harm the living conditions of the neighbouring residents. The proposed structures are also of sufficient distance so as not to lead to any problems associated with overshadowing.

## **3. Impact Of The Proposal On The Character Of The Area**

- 6.6 When considering this application it is pertinent to reiterate that the site already contains permanent stables approved under 96/0627. The proposed structure will be set within the backdrop of an equestrian property, by virtue of its being attached to the existing stables, and adjacent to the sand arena. The property is on the edge of the village of Houghton, where horsiculture is part of the landscape. As such, it is considered that the proposal is in keeping with the character of the area.

## **4. Highway Issues**

- 6.7 The Highway Authority have raised no objections to the development as proposed. They have noted that the site takes immediate access from a private track, but consider that the additional store room and tack store at the property will have minimal impact upon the surrounding Highway network.

## **5. Other Matters**

- 6.8 The Parish Council have requested that a condition is imposed in order to restrict the building for equestrian purposes only. Given that the application proposal is for a tack room and store for a stable block, Members will need to consider whether or not this condition would be appropriate.

## **Conclusion**

- 6.9 Overall it is considered that the proposed extension will not appear intrinsically out of place or scale in the surrounding landscape. The proposal is sited adjacent to the existing stable block. In such circumstances, and in the context of the existing use of the site, the proposal will not exacerbate any harm to the living conditions of neighbouring residents. On this basis, the proposal is recommended for approval.

## **7. Planning History**

- 7.1 Application 13/0879 which follows this item in the schedule is seeing approval for the change of use from agricultural land to use for vehicle storage (retrospective);
- 7.2 In 2009 permission was granted for the erection of a detached bungalow and detached garage (application reference 09/0634);

- 7.3 In 2006 permission was granted for the erection of a detached domestic double garage (application reference 06/1162);
- 7.4 In 2000 permission was granted for the erection of a detached dwelling and garage (application reference 00/0446);
- 7.5 In 1996 permission was granted for the change of use from agricultural land to domestic, erection of stable/garage block and hay store (application reference 96/0627);
- 7.6 In 1996 permission was granted for the conversion of redundant barn to dwelling (application reference 96/0080);
- 7.7 In 1992 permission was granted for the erection of a building for use as a cattle shed and fodder store (application reference 92/0340).

## **8. Recommendation: Grant Permission**

1. The approved documents for this Planning Permission comprise:
1. the submitted planning application form;
  2. the location plan received 7th November 2013;
  3. the block plan received 7th November 2013;
  4. the proposed plans received 7th November 2013;
  5. the design and access statement received 7th November 2013;
  6. the Notice of Decision; and
  7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

2. The extension to the stables hereby permitted shall be used only for private purposes relating to the stabling of horses and storage of associated equipment and feed and no other commercial, industrial and/or retail activity shall take place without the prior permission of the local planning authority.

**Reason:** To control the precise nature of the use to safeguard the living conditions of neighbouring residents and character of the area and in accordance with Policy LE24 of the Carlisle District Local Plan 2001-2016.

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RECEIVED

7 - NOV 2013

13/0881

340500m

340600m

Proposed Stable Extension

Smithy Cottage

Orchard Holme

South View

ORCHARD GARDENS

Stonedale

559200m

559200m

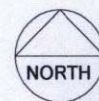
559100m

559100m

340500m

340600m

0m 25m



Project

**Proposed Stable Extension South View. Houghton**

Drawing

**Location Plan**

Revision

Scale

**1:1250**

Detail

Job.no.

**13-128-02**

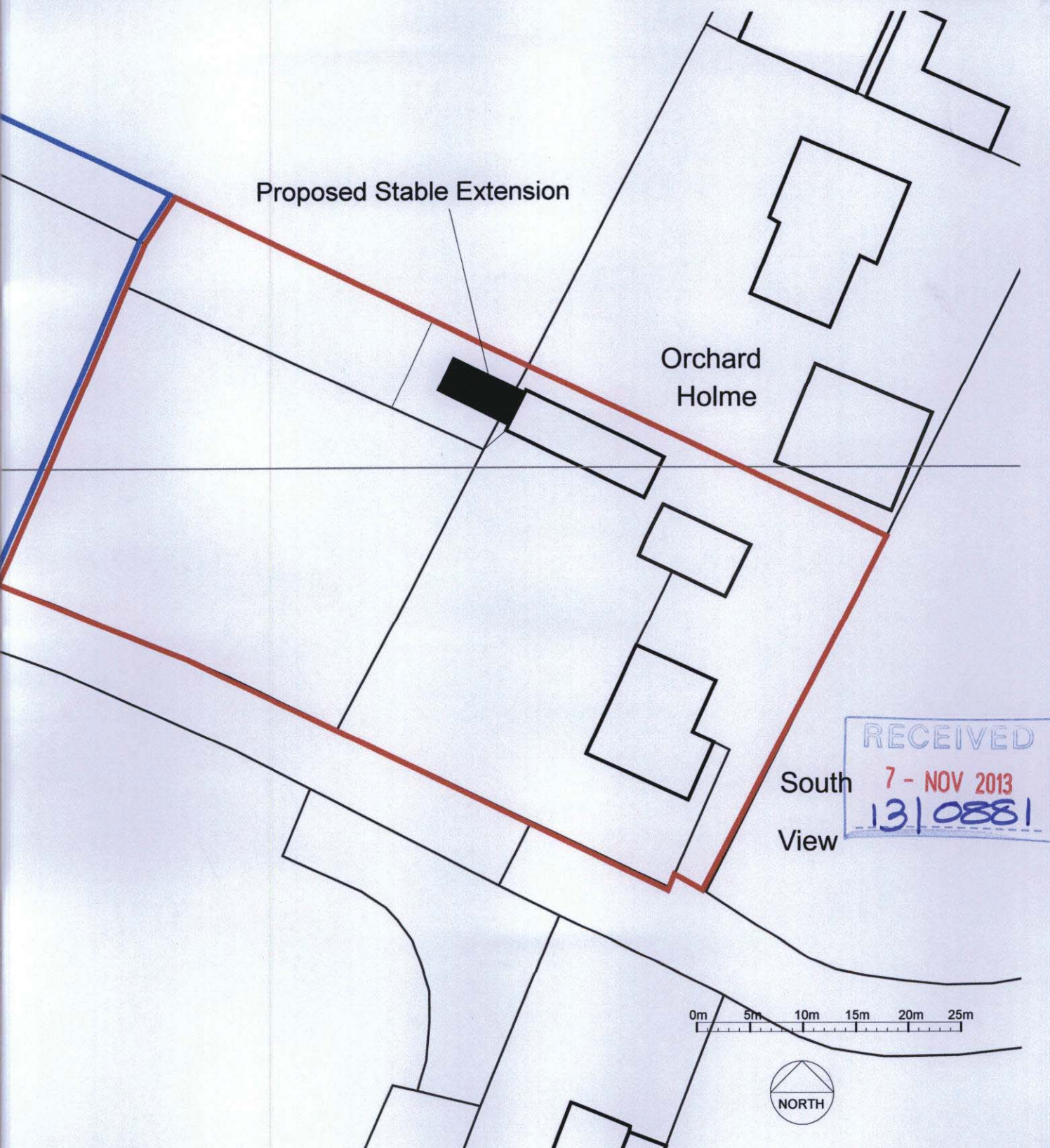
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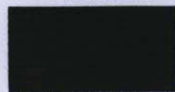
**nov'13**

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Project	Proposed Stable Extension South View. Houghton				<div>Black Box Architects Limited. Rickerby Buildings Currock Road Carlisle. Cumbria. CA2 4AU Tel: 01228 402 200</div> <div> <b>BLACK BOX</b> architects</div>			
Drawing	Block Plan		Revision	Scale			1:500	
Detail			Job.no.	13-128-01			Date	nov'13





existing stable building hard standing



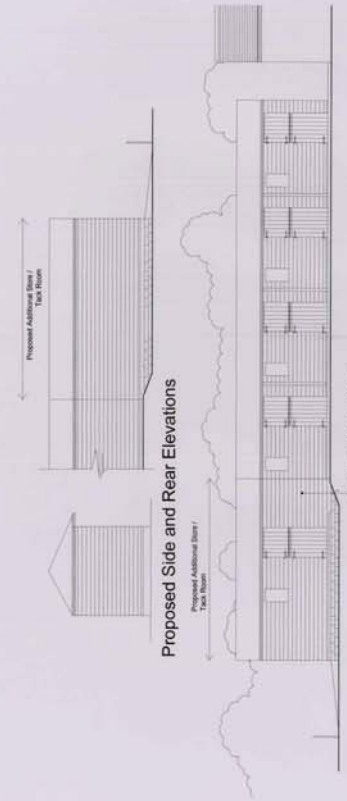
existing stable building



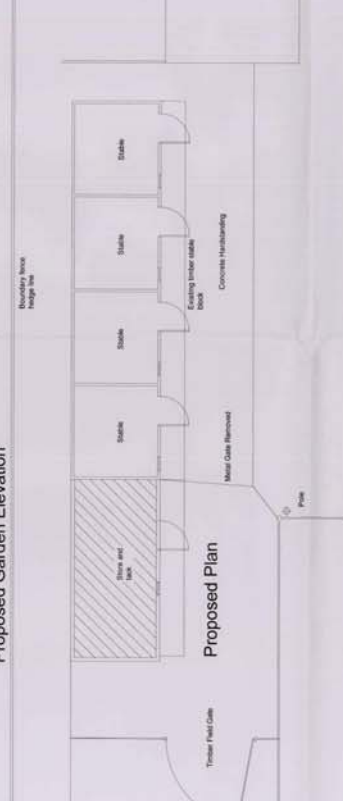
corner of dwarf brick wall ( new store )



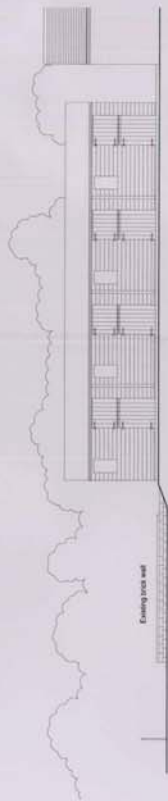
General Site Plan



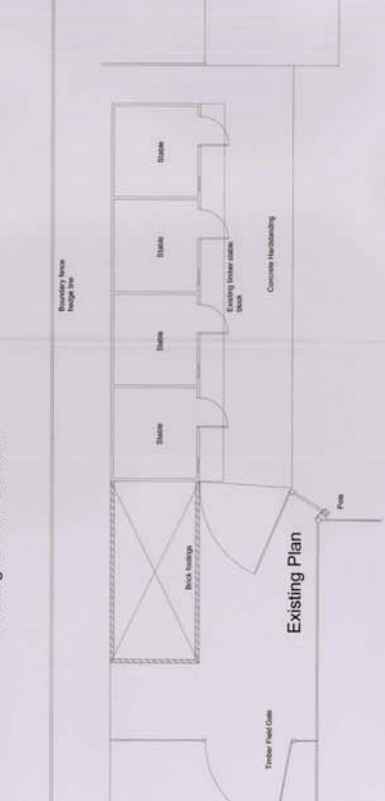
Proposed Side and Rear Elevations



Proposed Garden Elevation



Existing Garden Elevation



Existing Plan



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<b>Proposed Stable Extension</b> Scheme: South View Houghton Type: Elevations and Plans Scale: 1:100 plan / elevations Date: Nov 13 Job No: 13-128-03A Revision: A	
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