

EXAMPLE OF A DESIGN AND ACCESS STATEMENT

This statement has been prepared in support of the application for Full Planning Permission to change the use of the land from agricultural to the keeping of horses and for the erection of a stable building comprising of 2 stables and a tack/store room together with a hardstanding to the front and north east of the stables at The Ridings, Witherington for Mr S.Table.

The application follows pre-application consultations with the planning officer, Mrs S Tirrup of Charnwood Borough Council, and the current enclosed proposals have been designed to take into account her comments outlined in the letter dated 1st February 2010 (ref no : P/10/0001/2).

APPLICATION SITE APPRAISAL: setting and site analysis

The application site is currently a flat field with the land rising slightly from the rear of the existing dwelling at 10 Saddle Way, Witherington. It is a large open space situated wholly outside the village envelope and surrounded by hawthorn hedge.

The application site is accessed from 10 Saddle Way and there is no vehicular access from The Ridings.

DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account

1. The stables will provide accommodation for horses, owned by the applicants.
2. The stables have been sited close upto the existing site boundary so as to reduce its impact on the open character of the field. It is suggested that this presents the least obtrusive location within the whole of the application, and does not harm or intrude upon any existing views.
3. The proposal creates a traditional rural building using timber weatherboarding to the external walls.
4. Manure will be stored on the hardstanding to the north eastern side of the stables to ensure no pollution will be caused to the ground conditions. The manure will be removed on a regular basis and disposed of in an appropriate manner. There are no residential dwellings other than the applicants within close proximity therefore no likelihood of nuisance caused.

HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal, as the existing access from 10 Saddle Way is to be used.

TREES and HEDGES

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

POLICIES

This proposal has been designed with regard to Chapter 6 of the Charnwood Local plan (adopted 12th January 2004) and in particular to Policy CT13 together with paragraph 32 of Planning Policy Statement 7.

ACCESS

This application is in a sustainable location as it is sited adjacent to the owners dwelling and is for recreational purposes only. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.