

Erection of Stables
Stable Cottage
Moor End Farm
Moor End Lane
Silkstone Common
Barnsley
S75 4RA

Nov 2020

Ref: 20.23.b

DESIGN STATEMENT

1.0 Appraisal

The applicant lives at Stable Cottage to the south of the site and would like to build stables to provide accommodation for horses and a menage for their own private use. Since moving into the house in March of this year, they have erected a temporary stable in the south east corner of the field to provide accommodation for a horse. This will be removed pending approval and erection of the proposed stables.

The application site has an existing access from a private drive and an area of hard-surfacing which was used for contractors parking in conjunction with recent building works at Stable Cottage. This land was intended to be returned to the field but this application seeks its use for stables and a yard.

The field has a slight fall towards the north and is separated from the lane by semi-mature trees. There is a public footpath that crosses the field to the west of the site.

There is a Grade II Listed Barn to the south west and therefore a Heritage Statement has been included with the application documents.

2.0 Design Proposal

- 2.1 The stables will provide accommodation for two or three horses for their own use, and include space for the storage of tack, feed and bedding. An outside toilet has also been provided with a drainage connection to a septic tank.
- 2.2 The stables have been located at the side of the field in a location which reduces its impact upon the open character of the field. This provides the least obtrusive location, it does not harm or intrude into existing views, and is close enough to the dwelling for security.
- 2.3 The proposals have a traditional layout and appearance comprising 2/3 stables, a tack room, hay storage, a toilet and a feed store that could also be used as a third stable. They are arranged in an 'L-plan' form to provide enclosure and protection against the prevailing westerly wind and weather.

A low-pitched roof is clad in dark green Onduline roof sheeting with translucent panels to the north and west facing roof slopes. There is a roof overhang to provide shelter to the south and east elevations which is supported by timber posts. Walling is to be larch cladding to give the appearance of 'yorkshire boarding' onto blockwork or timber frame walls with blockwork at low level. The larch cladding would be pressure treated with preservative and then allowed to age naturally.



Rainwater goods will comprise black half round gutters and circular rainwater pipes in Upvc with black finish. Stable doors will be vertically boarded timber with matching timber frames. Exposed blockwork at low level will be left in natural grey and flush pointed.

- 2.4 Manure will be stored at the rear of the stables so as not to interfere with drainage and will be spread on the land. There are no other residential dwellings in close proximity and therefore no likelihood of nuisance caused.
- 2.5 The menage is located in the field to the north west. The position has been chosen to avoid a public footpath which crosses the field, minimise visual impact as it sits at a low point of the field and in an area of least cross-fall requiring the minimum of excavation to create a relatively level surface. The menage will be surfaced with sand and enclosed with a timber post and rail fence.

3.0 Highways

The proposed use an existing access and there are no adverse highways implications.

4.0 Trees and Hedges

All existing trees will be retained. The closest trees are located to the east of the site along the boundary to the access lane. The proposed plans illustrate the use of protective fencing to avoid any storage of vehicles or materials under the canopy of the trees during the works to construct the stables which could lead to root damage.

Given the extent of mature landscaping no further soft landscaping is considered necessary.

5.0 Flood Risk

The site is not located in an area that is at risk of flooding and the works will not lead to flooding elsewhere. There are no culverts or watercourses within close proximity.

6.0 Planning Policies

The site is located in the Green Belt and the NPPF policies for Proposals affecting the Green Belt state:

Para 143

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 145

A local authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

b) the provision of appropriate facilities for outdoor sport and outdoor recreation.....as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The proposals for stables and a menage for outdoor sport and recreation are therefore appropriate. Their design, scale, use of materials and location are such that they will have no adverse effect on the openness and preserve the countryside. The proposals are therefore considered to represent appropriate development.

7.0 Access

The proposals are located close to the applicants dwelling and are for their own recreational purposes. The works will not lead to any increase in traffic movements and so are considered to be a sustainable use of the site.

8.0 Summary

The proposal employs vernacular design and use of appropriate materials in a location that ensures there is no detrimental impact upon the openness or visual amenity of the countryside and is compliant with local and national planning policy, and we look forward to receiving the councils support with regard to these proposals.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a horizontal line and a period.

MBooth Design