

DESIGN AND ACCESS STATEMENT

**REF: PROPOSED STABLES AT JOAN ROYD LANE, CUBLEY,
PENISTONE, GRID REF: SK 244 017**

USE

The application is for the stabling of horses with associated tack room and feed storage area.

AMOUNT

Single storey purpose built stables for three horses plus tack room and hay storage area. The proposal is to include new paddock access gates, vehicle roadway to the stables and off-road parking for two vehicles(incl.at least one disability space). The vehicle parking being close to the access gates as shown on drawing DL 2.

The unit is for the stabling of the applicants own horses only and appears to be inline with the Planning guide to Horses and Stables(one acre per horse separate from any exercise area). The existing field area being just over 3.5 acres.

The proposal is not for any commercial or business enterprise.

LAYOUT

The proposed stable block sits 40m. from the adjoining road boundary(Joan Royd Lane) to the North of the paddock. The orientation of the unit is such that it presents the smallest outline elevation when viewed from the road. The stable block has been positioned closer to the side boundary fence(5m) than the previous application.

The proposed off-road parking just inside the new access gate sits behind the new wall which is between 1000 –1200mm above the road level. This reduces the visual impact and takes the cars off the grass verge areas when attending the horses.

SCALE

Consideration to the size has been given, bearing in mind that it is in the greenbelt and the comments made from the previous application (2008/0478).

The proposed unit has been reduced by one stable from the previous application to give a total internal floorspace of less than 74m². This also reduces the elevation outline as viewed from Joan Royd Lane by 33%.

LANDSCAPING

The unit is to sit in an open paddock. However it is proposed to close off the existing field access gate and create a new access as shown on the plans. The new walls(existing access gate area and new access splays) will be of a dry stone construction to match the existing. The new access splays will be at the same height as the existing boundary wall, this will screen the proposed car parking area for two vehicles.

Consideration could be given to the screening of the unit with a beech hedge close to the stables on the North elevation.

APPEARANCE

The unit is similar to the stable block on Pond Common Lane(see photographs 1, 2, 3 & 4) Grid Ref: SK 268 006, granted permission on application 2006/0416.

The materials of the unit are of a similar design to other stable blocks in the area as can be seen on the attached photograph 5(Brockholes Lane) Grid Ref: SK 237 022.

ACCESS

A new vehicle access is proposed from Joan Royd Lane to replace the existing gate.

It is proposed to set the new gate back 5m.from the road to give room for a vehicle to pull in and leave the road clear whilst gaining access to the paddock. This is similar to the access to the next paddock(see photograph 6) Grid Ref: 243 017 to the West of the site.

The roadway up to the stables to be two single strips(see drawing DL 2) set at wheel centre spacing with grey shale covering and left grassed between the strips. Vehicles will be able to turn at the stables and car parking area to allow forward gear egress from the site.

GENERAL



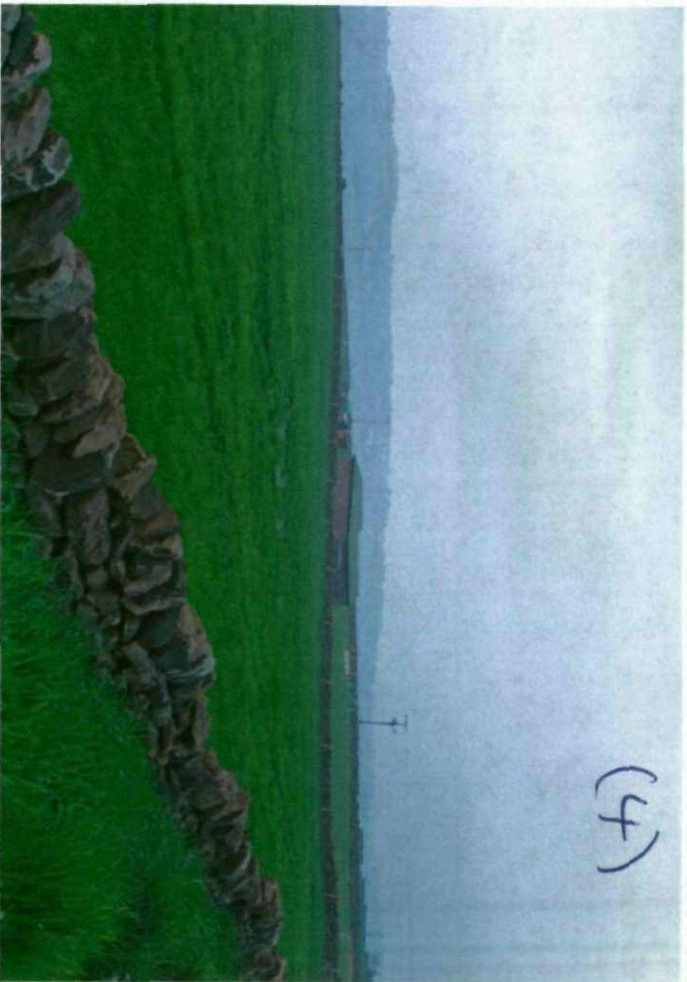
(1)



(2)



(3)



(4)

Photo Common Lane

SK 268 006



(5)

Blockhouses Lane

Grid Ref: SK 237 022



(6)

Grid Ref: SK 243 017