

Application No: W 13 / 0307

Town/Parish Council: Sherbourne

Case Officer: Liam D'Onofrio

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Registration Date: 12/07/13

Expiry Date: 06/09/13

**Stable Cottage, Sherbourne Park, Church Road, Sherbourne, Warwick,
CV35 8AP**

Erection of small stable yard consisting of 3 timber stables and storage erected on existing concrete yard within the boundaries of existing wall and fencing (retrospective). FOR Mr Julia Grundy

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, unconditionally.

DETAILS OF THE DEVELOPMENT

Retrospective planning permission is sought for a timber stable building consisting of three stables and two small storage rooms. The building is an L-shape and measures 10.25 metres long by 10.25m wide with 3.65 metre deep sections. The shallow profile roof is 3 metres high.

The building is located adjacent to the western boundary of Stable Cottage within an existing yard area. The scheme was originally submitted as a householder application, however following a site visit officers were not satisfied that the building was located within a 'residential curtilage' and the application was invalidated and subsequently re-submitted as a full planning application.

Upon the request of the case officer the applicant has provided a location plan showing the location of ample grazing land to the west of the site to support the horses.

The application is accompanied by a Heritage Statement, which notes that the stables are of non-permanent construction and shielded from view by existing hedges and trees.

THE SITE AND ITS LOCATION

The application site relates to part of a former farm yard adjacent to the western boundary of Stable Cottage and within a cluster of farm buildings and cottages. These are not listed but are within the grounds of Sherbourne Park, which is

listed and also near to the listed Church of All Saints. The site is within Sherbourne Park Conservation Area and Green Belt.

PLANNING HISTORY

None relevant

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- RAP13 - Directing New Outdoor Leisure and Recreation Development (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council - Objection, due to impact upon the conservation area, the proximity of a listed building and the deleterious image on the approach to the village church. If WDC grant planning permission the JPC would wish the stable to be limited to the present occupant only.

ASSESSMENT

The main considerations in assessing this scheme are:

- Principle for development within the Green Belt.
- Siting and design and the impact upon the conservation area/listed buildings.
- The impact upon neighbouring amenity.

Principle

The National Planning Policy Framework (NPPF) 2012, paragraph 89 states that the Local Planning Authority should regard the construction of new buildings as inappropriate development in Green Belt, however exceptions to this are the provision of appropriate facilities for outdoor sport and outdoor recreation (which includes equestrian activities), as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Policy RAP13 'Directing New Outdoor Sport and Recreational Development' of the Warwick District Local Plan states that buildings must be essential and ancillary to the use of the land.

The existing stable provides accommodation for three horses and its scale relates well to available grazing land within the applicant's ownership. As equestrian

uses are a legitimate form of outdoor recreation the scheme is considered to be acceptable in principle.

Siting and Design

The stable building is considered to be an acceptable scale and design and is constructed of appropriate utilitarian materials. The building will be sited within the context of the existing building group.

The Parish Council's concerns are noted. The building is well screened and even where visible from public vantage points the building would be viewed as a simple, utilitarian structure which is typical and entirely appropriate to its rural context. In this regard it is considered inappropriate to seek to have such a building constructed of brick and tiles to try and match adjacent buildings. The building is well screened from the surrounding listed buildings and is not considered to adversely affect their setting or the appearance and setting of the conservation area.

Neighbours' Amenity

The proposal will be set away from adjacent properties and is not considered to have resulted in any significant impact upon the outlook, light or amenities of occupiers of surrounding properties.

Other matters

The existing vehicular access will remain unaltered and the scheme raised no highway safety issues.

The Joint Parish Council have indicated that if the Council are minded to grant planning permission then the JPC would wish it to be limited to the present occupant only. There would be no justification for such a condition, which would be neither necessary or reasonable. Given that the application is retrospective no further conditions are suggested.

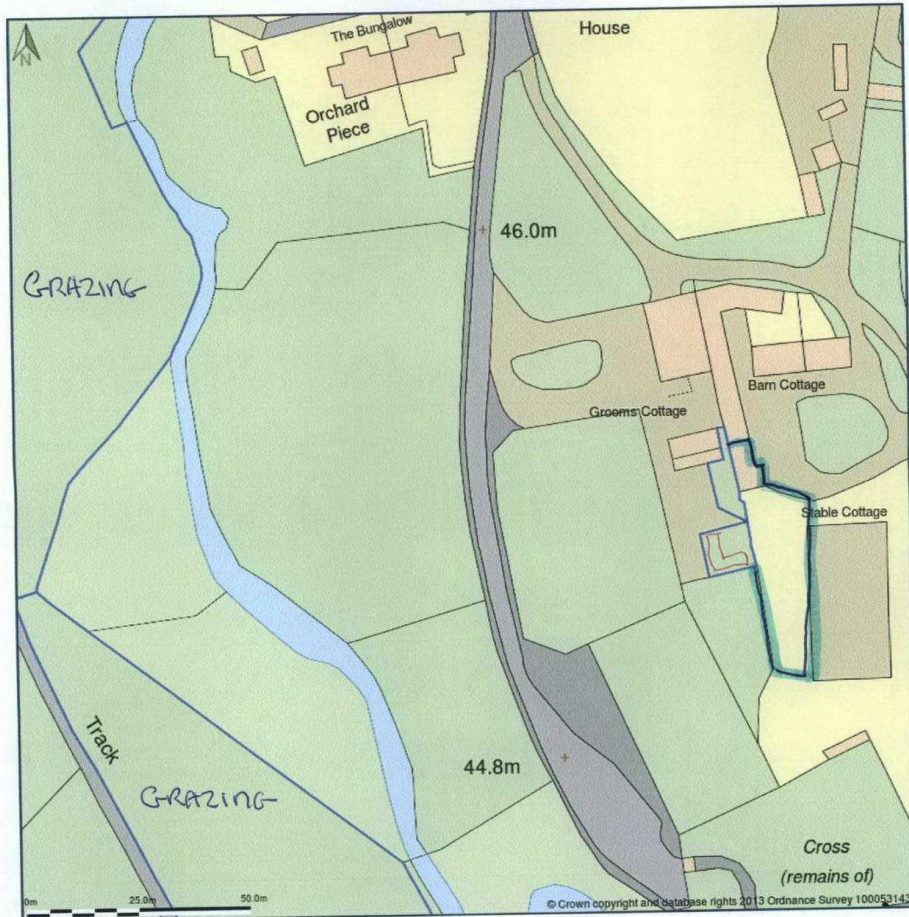
SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the development is an appropriate facility for outdoor sport and recreation and does not prejudice the openness and rural character of this green belt area or harm the character or setting of the conservation area/adjacent listed buildings and is considered to comply with the policies listed.

CONDITIONS

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Stable Cottage, Sherbourne Park



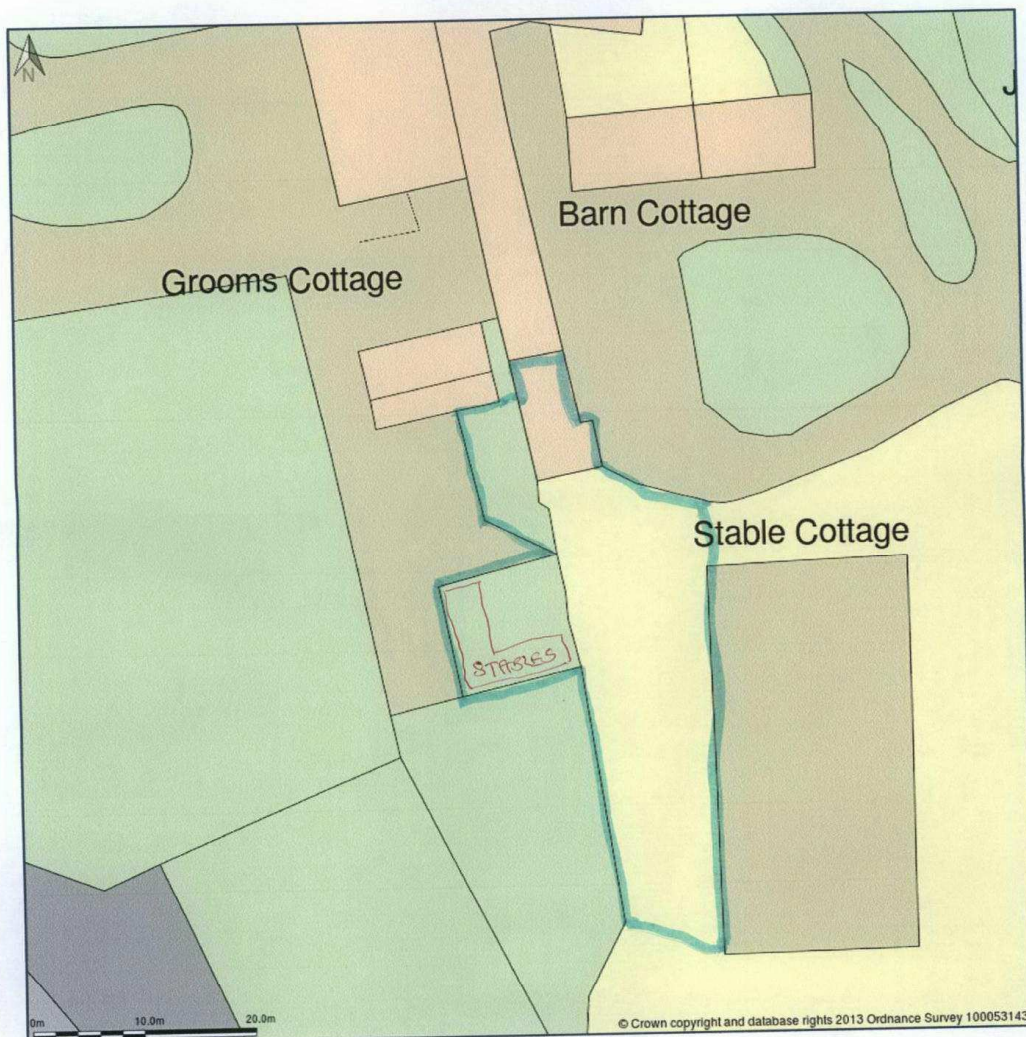
Map shows area bounded by: 426047.41, 261201.47, 426247.41, 261401.47 (at a scale of 1:1250). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Stable Cottage, Sherbourne Park



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