New Small Barn
3 The Grange, Chapmanslade

Client: Chris and Jo Lintern

Supporting Information

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Context

Planning Permission is sought retropectively for the construction of a small timber framed and clad store on the paddock adjacent to and owned by No3 The Grange in Chapmanslade.

The timber clad outbuilding was erected in 2018. At the time the owners sought advice from their specialist contractor - Agribuild Construction. The outbuilding was built under the belief that it was permitted development, however advice from the planning department was not sought. Having been now advised otherwise, the applicant now seek retrospective planning permission.

The applicants are keen to maintain the best use of the paddock, and provide some flexibiliy for possible future users and owners.

At the time the 3 houses in The Grange were built and sold, the included site was classed an agricultural but was changed from agricultural to equestrian under application W/10/00206/FUL awarded on 4th March 2010.

At this time the applicant owned 2 horses, and had use of this pasture land and the adjacent field owned by No2 The Grange. Between 2010 - 2015 the applicants kept both horses, fully grazed. This was reliant on using both field areas, renting the larger field from the previous owners on No2, and building the stables and hard standing positioned at the site entrance to house and care for the horses when needed and provide storage for feed, bedding, tack and trailer.

Without the use of the adjacent and slightly larger field, use of the remaining paddock alone for horses is suitable as a turnout space only as the now limited grass areas must be used more sparingly, and given time to regrow so as to preserve the grass.

It should also be noted that while the paddock may sustain 1 small horse with additional winter feed and stabling, horses need company. RSPCA guidance states, ‘horses naturally live in herds and a normal horse is never alone by choice’..’It is not acceptable practice to keep your horse without the company of other horses’. As such, a companion pony or donkey must also be accommodated.

With the stables potentially in full time use, increased storage space is required for the trailer (as currently used) , higher volumes of bedding and hay/ hard feed. Leaving the existing tack room within the stable building.

Ensuring the flexibility of the paddock, the small barn also facilitates a possible future return to agriculture or domestic small holding, providing enclosed dry space for storage for feed, use for lambing or breeding or as chicken house. The outbuilding was initially built when the owners were considering a return to agricultural use, and was used as a lambing shed for their small flock of welsh mountain sheep to maintain the paddock, when they could no longer keep their 2 horses.

Existing Site Photographs



Site Entrance, stables, Small barn right, west of stables



Front Elevation

A bat box is fixed to on the dark north facing facade

All rainwater is collected from the roof of the outbuilding.



North Side Elevation



Rear Elevation

Proposal

Use
The proposed use of the small barn is to support the current equestion use, providing added storage space for horse and general use trailers, bedding and feed.

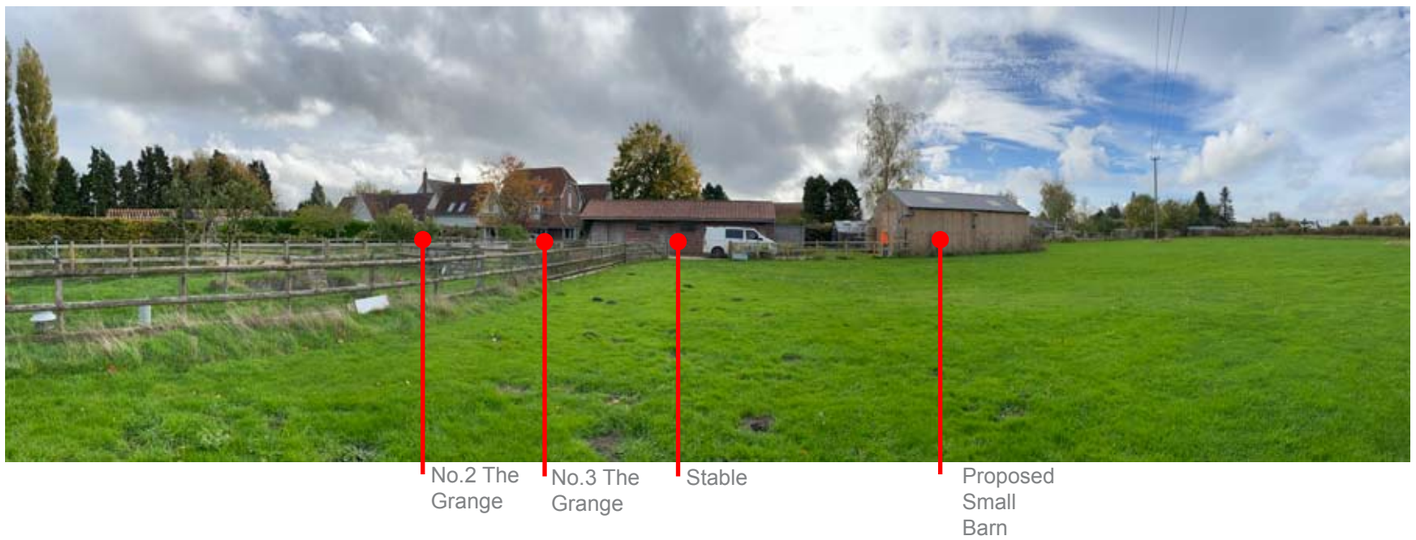
Scale and Massing
The footprint of the small barn measures just 10m by 6.5m.
While taller than the existing stable building, the barn is appropriately sized for the size of the field and site. The structure causes no loss of amenity or overshadowing.

Site Layout
The added outbuilding is positioned adjacent to the stables to make full use of the existing concrete hard standing for access, and provide easy access for vehicular acesss for deliveries and parking up the trailer.
It encloses and defines the existing site access area without extend-ing unnecessarily into the usable paddock. It contibutes to creating a linear buffer one between the paddock and the school playing fields to the south.

Design, Appearance & Features
The outbuilding follows a simple appropriate agricultural vernacular ap-propriate to the use and setting.
The barn was built with large rain water collection tanks which may feed into animal water troughs, and is also used to top up the pond when needed. The dark north facade also features a bat box.

Access
The outbuilding is located to make use of the existing access to and over the site. Minimal additonal hardstanding has been added as wheel tracks only,and hard standing for the rainwater collection tanks.
The barn doors are sized to allow access and parking for a 2 horse trailer and a second general goods trailer.

Panoramic view looking south over the paddoock towards the Main House - No3 The Grange, stable block in centre of image.



Panoramic View looking North - to east, hedge on left is the east boundary, southern boundary and school site to the south on the right

