Our Ref: ST/200148/P4

5 December 2023

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990
Proposal: Erection of stables
At: Apple Tree Cottage, Rivar Road, Shalbourne SN8 3PU
PP-12651297

Fowler Architecture & Planning Ltd have been instructed by Mr and Mrs P Reid to submit a Householder Planning Application to Wiltshire Council for the above development at Apple Tree Cottage.

The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £924.00;
- Drawing No.200148-01: Location Plan;
- Drawing No.200148-133: Site Plan & Design Scheme;
- Drawing No.MFappletreeTOPO: Topographical Survey; and
- CIL Form 1: Additional Information.

1. Site and surroundings

Apple Tree Cottage is located within the village of Shalbourne, Wiltshire. The site extends to 0.28ha and is located within the Settlement Policy Boundary of Shalbourne as designated by the CS adopted policy maps. Shalbourne is located approximately 4.2 miles south of Hungerford and 8.8 miles south east of Marlborough.

The site at Apple Tree Cottage is within the southern part of the settlement. To the north of the site is the more densely populated area of Shalbourne, to the east is Rivar Road and beyond that tennis courts and community open/play space. To the south of the site is the substantial residential dwelling Ashley House and beyond that open countryside and fields and to the west is open countryside and fields.

Apple Tree Cottage is located within the Shalbourne Conservation Area (designated 1989) and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is

otherwise unconstrained and unaffected by any historical or ecological designation, or floodplain.

2. Planning History

PL/2023/06020	04.09.2023	Formation of swimming pool and erection of pool house.	Approved
PL/2023/04273	13.07.2023	Change of use of small portion of disused agricultural land into residential / garden to allow access to rear garden of Apple Tree Cottage for mowers / grass cutting equipment.	Approved
21/01789/FUL	22.04.2021	Erection of a 2-bay garage with store and first floor office.	Approved
20/07052/FUL	07.12.2020	Erection of single storey side extension, and erection of a 2-bay cartshed. Felling of 2 no. trees.	Approved
14/01680/FUL	27.06.2014	Erection of garden shed in area of domestic garden	Approved
13/06690/FUL	04.02.2014	Change of use of agricultural land to domestic garden	Approved
E/10/1619/FUL	24.03.2011	Demolition of garage, erection of two storey rear extension	Approved
E/10/1620/CAC	26.01.2011	Demolition of Garage	Approved
K/54892/F	08.09.2006	Two storey extension to rear of property	Refused
K/79/0212	19.04.1979	Vehicular Access	Approved

3. Proposed Development

This planning application seeks permission for the '*erection of stables'*.

The proposed stables will be located within paddock land, located to the immediate east of Apple Tree Cottage. The stables will be to house the applicants' personal horses, along with an associated tack and storage room.

The proposed stables will be 'L'- shaped, with the projection facing south into the surrounding paddock. The main plan of the stables will measure 12.9m by 5m with a height of 4.2m. The projecting element will measure 5.4m by 5m with a height of 4.2m.

The stables will comprise two stable bays, a tack room, feed store and general store. The materials proposed are feather edged timber cladding under a slate roof, with timber stable doors.

It is proposed to install a new five-bar gate to the north of the site, to allow easy access from the highway to the new stables. Access will be via the existing access off Rivar Road, through Apple Tree Cottage, and into the application site.

A new beech hedge is proposed to the north-east of the proposed stables, and to the south-western boundary of the site, to provide additional screening and to shield the stables from

any views across the adjacent paddock land. As noted on the plans, the new beech hedge specified under application PL/2023/04273 is also shown which will provide further screening as well as well as representing a material boundary to the Apple Tree Cottage curtilage.

As the GIA of the stables is under 100sqm, this proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Ace 2004 requires that, if regards is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published September 2023 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a sting sense of place through drawing on the local context and being complementary to the locality'*. The site is located within the North Wessex Downs AONB where paragraph 172 of the Framework states great weight should be given to conserving and enhancing landscape and scenic beauty.

This application takes note of the site's situation within the North Wessex Downs AONB and consequently uses appropriate and sympathetic materials to match the locality and to reduce the impact on the surroundings. The proposed stables would be sited to the south-east of Apple Tree Cottage, within adjacent paddock land – wholly within the ownership of the applicants - causing no harm to the surrounding landscape and AONB.

The size, scale and design of the proposed stables has been carefully considered to ensure the building can sensitively blend in to its surrounding and cause no impact on the character of the locality. The building has been designed to be single storey, with a ridge height of 5.4m, with the use of suitable materials. In terms of screening, beech hedging is proposed to the north-east and south east of the proposed stables, to soften the site and create a natural vegetation boundary and to ensure the visual gap between Ashley House and Apple Tree Cottage/settlement boundary is maintained.

As noted in Section 4 above, the proposed stables are to serve the requirements of the existing applicants, and the stables will be to house the applicants' personal horses and associated paraphernalia.

There are a number of dwellings that benefit from stables and horse paddocks within Shalbourne – with it not being an uncommon feature in the surrounding landscape character of the locality. Examples of this include (but are not limited to): Wheatlands, Lynch Farm, The Homestead and on land adjacent to Burr Lane.

It is considered that the proposed stables at Apple Tree Cottage are of an appropriate size and scale for the context of the location where it is proposed and the overall plot size of the dwelling and curtilage – and is in keeping with similar sized dwellings in the locality.

The application site is large enough to accommodate the proposed stables, allowing continued use of the private amenity space for current occupiers. The development would not affect the neighbours through overlooking, loss of privacy or overbearing nature. It is not considered that there will be any issues with the proposal regarding neighbour amenity.

6. Conclusion

Overall, the Applicant contends that, due to the location of the proposed stables, coupled with the contained existing mature vegetation, the proposed development can successfully integrate into the landscape. Additionally, the buildings are designed to be sympathetic to the existing dwelling and landscape. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the landscape character of the AONB.

The scheme therefore accords with Policies CP57 and CP57.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients