23rd June 2024

Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

The Dean, Castle Street, Aldbourne, Marlborough, Wiltshire
Planning Application for Erection of a Stable

Dear Sir / Madam

RAW Planning Ltd is instructed by Mr and Mrs Stephens to submit a planning application for a stable building at their property, The Dean, Castle Street, Aldbourne.

As part of the application please find enclosed a Location Plan and Block Plan, together with proposed plans and elevations. The application fee has been paid via the Planning Portal.

Application Site

The site is located within the grounds of a property known as The Dean, which is approximately 2km due west of the large village of Aldbourne. The property is a large detached dwelling with a garage outbuilding to the west. The property is positioned to the north of Castle Street with road frontage to the east and west but is heavily screened by mature trees. The property sits within approximately eight acres with magnificent views across the downs to the north. The property can be seen in the image below.



The applicants own a horse which is for personal use only for themselves and their young family. Currently, there is no stabling at The Dean, and as such, the applicant seeks planning permission for a single stable on their land to the east of The Dean, set back slightly from the site boundary so to avoid any tree damage. Photographs of the site can be seen overleaf.

The site and surrounding land is located with the North Wessex Downs Area of Outstanding Natural Beauty (AONB).





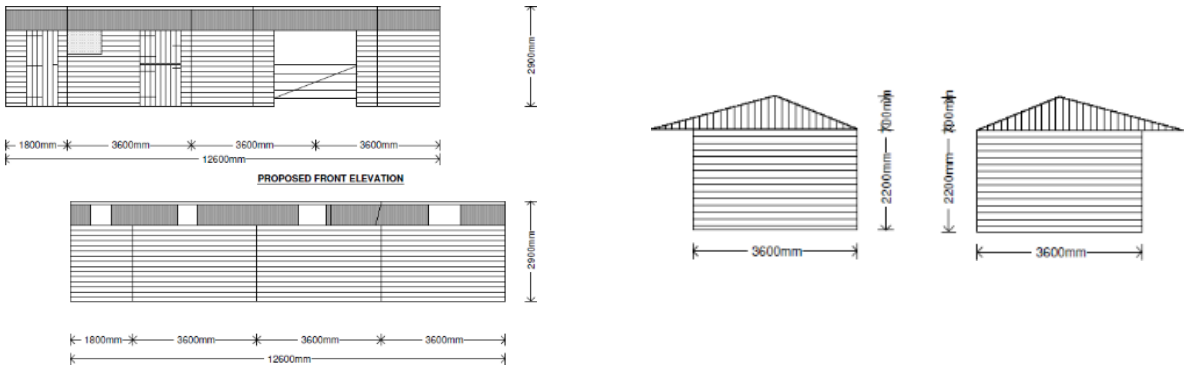
These images show the entrance off the main drive through to a five bar gate. The site itself is through the gate, to the right hand side adjacent to the fenced off hedge, seen in the image below.



As seen, there is an existing fence between the mature trees on the roadside and the plot. When permission was granted for the existing garage (ref: 18/04885/FUL), the officers report stated that: "*the property benefits from a high degree of screening by the roadside hedge, and its lower level means that it is not unduly prominent when viewed from the road.*"

Application Proposals

It is proposed to erect a new stable building to accommodate one horse, and the associated hay and tack. The building would be 12.6m wide, 3.6m deep, and 2.9m high. The walls would be constructed of treated timber shiplap cladding over a timber frame; the roof would comprise box profile steel roof sheets (juniper green), and the doors would be treated timber shiplap cladding on the timber frames with heavy duty galvanized hinges and door furniture.



The images above are taken from the submitted drawings.

Relevant Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations (including the National Planning Policy Framework) indicate otherwise.

The Development Plan includes the Wiltshire Core Strategy, within which there are no specific policies which deal with outbuildings, and as such the most relevant policies are:

- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring High Quality Design and Placemaking

The application proposal is for the construction of a modest stable outbuilding for use by the owners of The Dean for their own horse. The proposed materials are natural, being predominately timber shiplap cladding which would complement the existing garage building adjacent to the dwelling.

The scale of the proposed stable is modest, to provide accommodation and storage for one horse. It is substantially smaller than the main dwelling, and would barely be visible from the house, and would not be visible from the road due to the existing screening.

The proposed use and materials are consistent with a property of this scale in a rural location and would be in keeping with the countryside character of the area. Extremely limited glimpsed views may be possible from the public right of way to the north, however the stable would be seen in the context of the dwelling, and as such would read as a whole and not have any negative impacts.

Conclusions and Summary

In summary, the proposal would result in a modest and proportionate stable for use by the owners of The Dean. It would not be visible from the road and is well positioned for limited visibility from the nearest PROW and in any event, would be seen as a rural building in a suitable context.

I trust that the above and enclosed are sufficient to register this application however if you require any further information, please do not hesitate to contact me.

Yours sincerely

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