

STABLES AT DOCTORS HILL, ASHLEY, BOX

PROPOSAL FOR RETROSPECTIVE PLANNING PERMISSION FOR THE SUMMERHOUSE

DESIGN AND ACCESS STATEMENT - 3

A. INTRODUCTION

1. This proposal is for retrospective planning permission for a summerhouse positioned next to the barn at the Stables, Doctors Hill.
2. The need for this retrospective application is that the attention of the council planning enforcement officer, Jo Stewart, was drawn to the site by allegations of a breach of planning conditions made by a local resident.
3. Following a site visit by Jo Stewart, she informed the land owner that two matters needed rectification, namely the use of part of the barn for residential purposes and that the summerhouse did not benefit from a planning permission. Her advice was twofold
 - a). To cease the use for residential purposes and remove the summerhouse or
 - b). Apply for retrospective planning permission
4. The landowner has decided to test the planning system and apply for retrospective planning permission. A separate application has been lodged with the planning authority for the use of part of the barn for residential purposes, so this application relates to the summerhouse only

B. PLANNING HISTORY

1. Planning permission was granted for the construction of an 'American barn' and a 'menage' on 24th Jan 2020, ref: 19/11042/FUL
2. The permission was implemented, which included various conditions most notably a limit for the number of horses at any one time, and a prohibition of the commercial use of the land. The reasons for these conditions were to prevent over grazing, the protect the living conditions of nearby residents and highway safety
3. The owner of the land who is the beneficiary of the planning permission for the 'American' barn, implemented the planning permission with the conditions imposed

4 Separate to this application is the fact that the owner began to use part of the barn as living accommodation to allow a greater level of husbandry for the day to day management of her horses. This matter is now the subject of a separate planning application.

5. In connection with the residential use, the owner sought to enhance the amenity value for herself by erecting a timber 'summerhouse' such that you often see in residential uses. The summerhouse is constructed on a timber platform with T and G profiled ship lap walls under a shallow pitch felt roof. The summerhouse is located at the east end of the barn and faces the 'menage'.

THE PROPOSAL

1. This planning application is for retrospective permission to retain the summerhouse
2. As mentioned above, the summerhouse is of timber construction left in its natural state, and positioned at the east end on the barn
- 3 Whilst such a building has a domestic feel by association, it has no impacts that could be construed as domestic development within a rural setting. Indeed, very many stables and associated installations are constructed out of the same materials, and have similar characteristics in size and shape.

EVALUATION

1. As alluded to above, the summerhouse provides an amenity value for the owner to benefit from whilst going about her lawful activity of management of her horses. There is no restriction attached to the planning permission for the American Barn that prevents her from the enjoyment of her property, an entitlement that is hers, her family and friends.
2. The site benefits from a location that does not impact on the amenities of nearby occupiers or those with rights over adjoining land.
3. The site is also screened from Doctors Hill and properties in the immediate location, such that the summerhouse poses no threat to the openness of the countryside and to the detriment of any views within it.
4. The summerhouse is located on made up ground which was part of the original construction of the barn. It was constructed in Jan 2024. It is therefore a fact that there is no loss of bio-diversity and that the construction occurred prior to BNG regulations anyway.
5. The access to the site is established.