

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A

SECTION 73 APPLICATION TO VARY CONDITIONS OF:

APPLICATION PL/2023/05565

AT

LAND BEHIND 17 BRADFORD ROAD, WINSLEY

PREPARED BY

ATELIER 17 LTD



Fig. 1 Aerial photo of the site.

May 2026

Rev -

Proposed Equestrian Stables
17 Bradford Road, Winsley

Site Address: 17 Bradford Road, Winsley, Bradford On Avon, BA15 2HW

Original Application Ref: PL/2023/05565

Proposal: Variation of Condition 2 (Approved Plans) to allow for the extension of the stable block (including an additional store room and field shelter) and the provision of a concrete hardstanding area.

1. Introduction

This statement has been prepared by Atelier 17 Ltd to support a Section 73 application to vary the approved plans associated with planning permission **PL/2023/05565**. The applicant seeks to make minor material amendments to the design and footprint of the approved stable block to better meet the operational requirements of the site while maintaining the character and appearance of the locality.

2. Proposed Variations

The proposed amendments involve the following key changes to the scheme approved under PL/2023/05565:

- **Extension of Stable Block:** The overall length of the building is to be increased to accommodate an additional **store room** and an integrated **field shelter**.
- **Internal Reconfiguration:** The footprint expansion allows for a more efficient layout, providing essential dry storage for feed and equipment.
- **Concrete Hardstanding:** The addition of a concrete apron to the front of the stables. This is a functional requirement to ensure a safe, clean, and well-drained surface for horse handling, mounting, and farrier access, preventing the area from becoming poached and muddy.

3. Design and Impact

Despite the increase in length, the proposed stable block retains the agricultural character, height, and materials of the original approval.

- **Scale and Massing:** The extension is modest in scale and remains subservient to the existing site context. The low-profile roofline ensures that the visual impact on the surrounding landscape remains minimal.
- **Landscape and Visual Amenity:** The site is well-screened. The additional built form is concentrated within the footprint of the equestrian use area, ensuring no encroachment into the open countryside beyond the existing site boundaries.
- **Materials:** All materials for the extension and the new store/shelter will match those previously approved (e.g., timber cladding and dark roofing), ensuring a cohesive aesthetic.

4. Technical Considerations

- **Drainage:** The new concrete area will be constructed with appropriate falls to ensure surface water runoff is managed sustainably, utilizing the existing or proposed drainage strategy to avoid impact on neighbouring land.
- **Access:** There are no changes proposed to the existing access arrangements at 17 Bradford Road.
- **Ecology:** The amendments occur within the previously developed/cleared area of the original permission and do not pose additional threats to local biodiversity.

5. Conclusion

The proposed variations represent a minor material amendment to the approved scheme. The changes are purely functional, intended to improve the welfare of the horses and the efficiency of the stables.

The proposal remains in accordance with the **Wiltshire Core Strategy** and the **National Planning Policy Framework (NPPF)**, as it supports rural equestrian use without causing significant harm to the character of the area or the amenity of neighbouring residents.

We respectfully request that the variation be approved.