

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING, DESIGN AND ACCESS STATEMENT

FOR

**CHANGE OF USE TO ALLOW THE KEEPING OF HORSES AND ERECTION OF
A STABLE BLOCK**

AT

LABURNUMS ST PETERS ROAD HAYLING ISLAND HAMPSHIRE PO11 0RT

ACHIEVE ref – SRL.055.23



1.0 Context and site description

- 1.1 Laburnums is a two storey dwelling located on the east side of St Peters Road, some 130 m south of its junction with St Peters Avenue. The site edged red above is 9317 square metres. Other adjoining land in the applicant's ownership, edged blue, is 1015 square metres. At the rear of the property is a residential annexe with an associated hardstanding formed of crushed gravel, bounded on its eastern and southern sides by a rustic, timber post and rail fence. This

hardstanding is accessed via a track made of similar materials leading back to St Peters Road. East and south of the residential plot is other open grassed fields in the ownership of the applicant. Agricultural fields lie to the south and south-east of the site, accessed from St Peters Avenue. A separate stable block with associated paddocks, largely enclosed by tall trees, lies to the east of the site, separated from it by the field access referred to above.

- 1.2 St Peters Road has the character of a sunken lane, with residential plots raised up from the carriageway level. As one approaches the site from the south travelling north, little is seen of the applicant's fields, owing to a thick, dense hedge line, which lines the east side of the street (see photographs 1-5 in **Appendix 1** to this statement). The site lies outside of the Chichester Harbour AONB and is distant from the harbour shoreline, which can just be made out in the middle of photograph 6 in **Appendix 1**, with the location of the proposed stable block only really visible from within the site, seen best in photographs 8, 10-11, 13, 15 and 17.
- 1.3 Two, tall, multi-stemmed conifer trees sit in a turfed area within the hardstanding area, east of the annexe. Other residential dwellings abut the site to the north. The residential plot of 'East View' lies to the north of where the stables are proposed to be built. Of more recent time, a large outbuilding has been constructed under permission reference APP/12/00477 and this sits some 9m north of the proposed stable block. The northern boundary shared with 'East View' comprises a high timber, 'hit and miss' double-slatted fence.
- 1.4 The application site, although forming part of a cluster of dwellings, sits outside any defined urban area, set out in the adopted Borough Development Plan. Located within the Environment Agency's Flood Zone 1 (least risk), the southern field is partly washed over by flood zones 2 and 3. No heritage assets are located close to the site.

2.0 Relevant planning history

- 2.1 There have been a number of applications at the site, including the applicant's fields. Some earlier applications listed on the Council webpages do not list the description of development, so it is not possible to comment on the relevance of those.
- 2.2 More recently on 28 July 2020 planning permission was given to convert the outbuilding to the rear of Laburnums into a residential annex associated with the main house under reference APP/20/00425.

3.0 Relevant Planning Policy

- 3.1 Aside from the National Planning Policy Framework (NPPF – December 2023, and National Planning Practice Guidance – (NPPG 2014 onwards), the following adopted policy and guidance are relevant from the Development Plan for Havant Borough:-

Development Plan

Havant Borough Council's Adopted Core Strategy (2011)

CS16 – High quality design

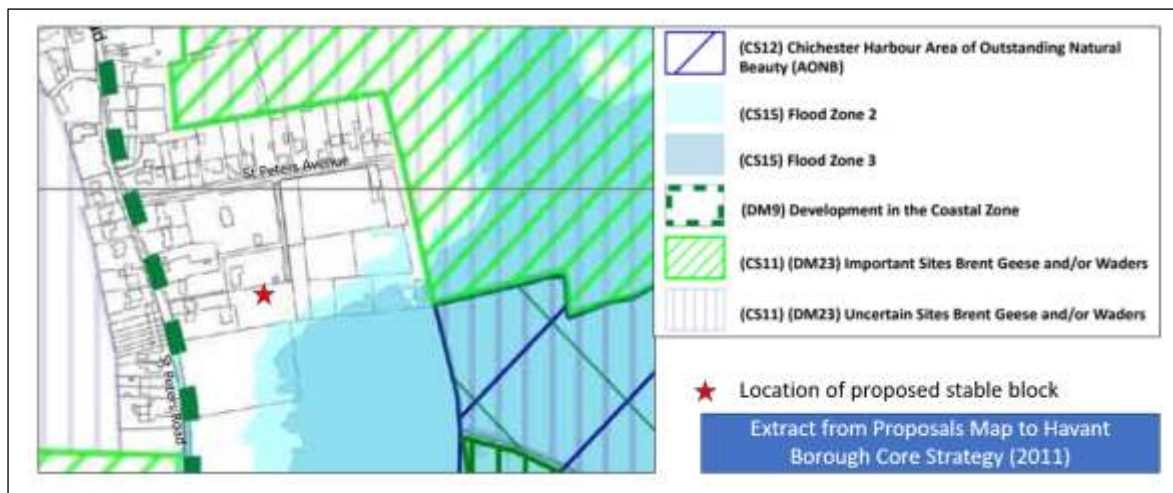
CS17 – Concentration and distribution of development within the urban areas
DM8 – Conservation, protection and enhancement of existing natural features
DM9 – Development in the coastal zone

Havant Borough Council's Adopted Local Plan (Allocations DPD) (2014)

AL1 – Presumption in favour of sustainable development
AL2 – Urban area boundaries

Guidance (SPD)

Borough Design Guide (2011)



4.0 PROPOSED DEVELOPMENT

4.1 Use and amount

- 4.1.1 The applicant wishes to build a stable block for her own horses, which are currently stabled elsewhere. The adjoining fields forming part of the application site will be used for the keeping of these horses, associated with the proposed stable block.
- 4.1.2 The building would comprise 6 No. stable units, three each side of a tack/feed room.
- 4.1.3 The gross external footprint of the stable block would be just under 165 m². The block would be positioned just over 0.8m away from the common fence boundary with 'East View' and have a canopy overhang, supported on timber columns, set into a concrete base, which would sit under the canopy projection. The stable block would be positioned well outside the root area of the two tall conifer trees to the west.

4.2 Layout

- 4.2.1 As indicated on the ASC drawing numbers 'Proposed O'Shea' 01 and 02
- 4.2.2 A trailer would be kept at the eastern end of the stable block and used to 'muck out' the stable block on a regular basis, for disposal elsewhere.

4.3 Scale

4.3.1 Single storey, just under 2.6 to eaves and just under 3.9m to roof ridge.

4.4 Appearance

4.4.1 The applicant wishes to match the styling of Laburnums' annex, namely brick plinth/column supports and quoin detailing with rustic stonework to the remainder of the external walls. The roof would be clad with grey concrete roofing tiles. The timber column work will be naturally stained/pre-preserved.

4.5 Landscaping

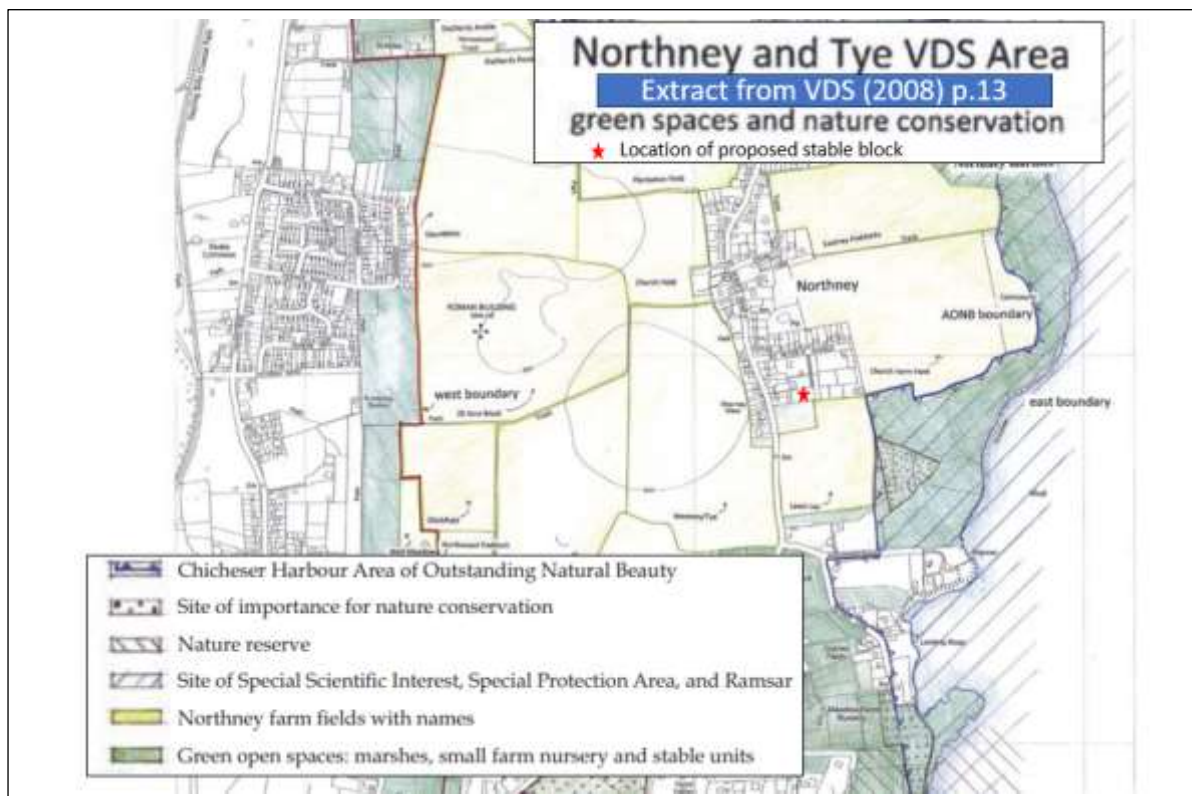
4.5.1 None is proposed, although the applicant has recently planted several new trees on the southern side of the driveway serving Laburnums.

4.6 Access

4.6.1 Access will continue to be via the driveway serving Laburnums and its annex.

5.0 PLANNING POLICY CONSIDERATIONS

5.1 The site sits outside the 'urban area' as defined by the Proposals Map of the Development plan, although is recognised as adjacent to a cluster of dwellings on the map on page 13 of the Northney & Tye Village Design Statement seen below. Policies CS17 and AL2 generally concentrate new development within the urban area although it is noted that stables and a menage were approved on nearby land accessed off St Peters Avenue under Council references 96/61484/000 and 08/61484/003.



5.2 The final sentence of Policy CS17 reads –

“Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy”.

- 5.3 Policy AL1 re-affirms the NPPF’s requirement to secure sustainable development, with development proposals according with the local plan to be approved without delay, unless material considerations indicate otherwise. Where no relevant policies exist, the Council will grant permission...taking into account –

1. Any adverse impacts that would significantly and demonstrably outweigh the benefits, assessed against the NPPF, taken as a whole; or,
2. Specific policies in the NPPF indicate that development should be restricted.

It is to be noted that no special nature or protected landscape designations cover the site where the new stable block is proposed and the two associated agricultural fields owned by the applicant. The landscape impact would be extremely limited from public vantage points by the squat nature of the block proposed and muted colours. It would be largely screened from public vantage points by intervening built form and trees and other vegetation. It is contended that the stable block would not be visible from Chichester Harbour. The block would be sited close to other built form, rather than positioned in more open parts of the fields in the applicant’s ownership.

- 5.3 In terms of Policy AL2, the site is not located within an ‘undeveloped gap’ identified in the Policy wording and the proposal does not comprise ‘exceptional affordable housing’.

- 5.4 The only natural features close to the site are the two multi-stemmed conifer trees and the turfed nature of the applicant’s fields offer little to no ecological value. No interference with the conifer trees’ roots to the west would occur. These trees are not known to be covered by any Tree Preservation Order and it would be possible to retain the trees if the development were to be built out. As such, the requirements of Policy DM8 would be met, especially strand 2. The applicant has recently planted new trees along the southern side of the driveway serving Laburnums, seen in photograph 17 of **Appendix 1**.

- 5.5 Although located within the ‘Coastal Zone’ as shown on the local plan Proposals Map, the site is some considerable distance from the Chichester Harbour shoreline and could not be said to affect the setting of the AONB to any significant degree, nestled against and within the close backdrop of other built form. Another wide agricultural field separates the development from the AONB boundary, nearly 200 m away and tree screening in between. The materials chosen are muted and would not stand out in the wider landscape and their sympathetic design is considered to meet the tests of Policy CS16. Finally, although only for the applicant’s personal use, the stable block would support recreational opportunities and active exercise, which would not adversely affect the character and appearance of the coast, chiming well with the last strand of Policy DM9.

6.0 **CONCLUSIONS –**

- 6.1 The applicant has designed a stable block for her family’s personal use, ‘keeping’ them on the applicant’s adjoining fields. The stable block is to be positioned to have minimal impact on the wider landscape, safeguarding the root systems of two prominent, multi-stemmed conifer trees to the west.

6.2

The Council's Policy CS17 defers to national rural policy within the NPPF and does not comprise exception affordable housing, which the Policy seeks to resist on Hayling Island outside the defined 'urban areas'. The following paragraphs of the NPPF are considered to support the tabled proposals -

- Paragraphs 2 and 47 - the applicant has reasoned how the proposals are compliant with relevant Development Plan policies in this statement, allowing the Council under paragraphs 11 c) and 38 to quickly determine this application, with no aspects of the development considered to trigger the harms envisaged under 11 d).
- Paragraph 8 – the development would support economic growth by using local contractors to build the stable block. It would provide generally for a social objective by allowing the applicant's family to take healthy exercise and social responsibility in terms of looking after the welfare of the horses. Finally, environmentally, there would be extremely limited visual impact from the development, especially from public vantage points.
- Paragraph 55 – the materials selected for the stable block are considered to be in keeping with the appearance of the adjacent annex to Laburnums and can be conditioned to match.
- Paragraphs 82 to 84 – rural housing is not being proposed, so this aspect of national policy for the countryside is not relevant.
- Paragraphs 88-89 – because the stable block would be for private domestic use, not run as a commercial operation, these paragraphs concerning the rural economy are not considered relevant.
- Paragraphs 96 to 97 and 135 f) – the stable block would allow the applicant's horses to be kept at the site and facilitate healthy exercise, whilst keeping the horses in a safe and secure environment, where access to the stable block is cleared overlooked by occupiers of both Laburnums and its annex.
- Paragraph 102 – whereas the stable block would be a private facility, it would allow the applicant's family to partake in healthy exercise in a safe environment on land adjoining Laburnums.
- Paragraphs 108 and 109 – the development would be sustainable in the sense that current motor vehicle journeys made to where the applicant stables her horses would no longer be necessary, thereby the proposed location is considered to be sustainable, limiting the need to travel.
- Paragraph 112, 114 and 115 – there is ample parking at the site, to accommodate horse boxes and the trailer to be used to 'muck out' the stables. There is also ample space to turn such vehicles, for them to leave the existing bell mouth access in complete safety, without compromising the safety of other highway users.
- Paragraph 124 b) – the applicant is seeking multiple use of the undeveloped rural land she owns to help fulfil her family's safe and healthy recreational needs.
- Paragraphs 123, 131 and 135 – The applicant is making best use of the land she owns and has designed the proposals to have minimal impact on the environment, by matching the appearance of the annex and keeping the ridge height as squat as possible, matching the character of other paddock land and structures in the vicinity.
- Paragraphs 136 and 180 – The existing two, multi-stemmed conifer trees, which contribute to the rural character of the area, are being retained and their root systems safeguarded by siting the new stable block well away from these trees.

- Paragraph 139 – Regard has been had to the Council's Borough Design Guide, although this does not specifically have any design guidance related to stable blocks. Regard has also been had to the Northney and Tye VDS and it is considered that the materials chosen to construct the stable block would respect the distinctive rural character of this part of Hayling Island.
- Paragraphs 165 and 173 to 174 and footnote ⁶⁰ – The site is located within Environment Agency flood zone 1 (least risk). It is proposed that surface water run-off from the stable block would drain to a soakaway to ensure that flood risk is not increased elsewhere.
- Paragraph 182 – The site is not located within the Chichester Harbour AONB and would not adversely affect its setting, being nearly 200m away from the AONB boundary, with intervening tree screening.
- Paragraph 186 a) – the turfed site has little to no ecological value, so no adverse impact to biodiversity would result from the proposals.

6.3 The Council is therefore respectfully requested to approved these proposals under Officer delegated powers. If any Council Officer, elected Member or member of the public has any queries, I will be pleased to speak with them.

Steve Lawrence, BSc (Hons.) Dip TP Dip UD MRTPI

Director, ACHIEVE – Town Planning and Urban Design Ltd

323 Havant Road, Farlington, Portsmouth, Hants, PO6 1DD

Tel. 077 0973 0681

E-mail – steve@achieveplanning.co.uk

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