

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

**Extension to existing private stable block to provide
feed / cart store for continued private use. Stables
adjacent to Hollybank Cottage, Long Copse Lane,
Emsworth**

**Local Planning Authority Reference:
APP/14/00381**

**Planning Inspectorate Reference:
APP/X1735/A/14/2220161**

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)



APPEAL BY Mr Madgwick against the refusal of Planning Permission for Extension to existing private stable block to provide feed / cart store for continued private use at Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth

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1.0 THE APPEAL SITE AND ITS SURROUNDINGS

- 1.1 The application site is situated to the east of Hollybank Cottage in Long Copse Lane, Emsworth. Hollybank Cottage is the adjacent residential property to the application site and is a large detached dwelling. This is the only residential dwelling within the immediate vicinity of the site. The site comprises of a large open field with mature planting/trees along some of the boundaries. The site is used for keeping horses and a stable block is located in the north east corner. The field is accessed from the south-west corner via Long Copse Lane. There are a number of trees within and abutting the site that are subject to a Tree Preservation Order.
- 1.2 A 2m high close boarded fence has recently been constructed along the boundary with Long Copse Lane. This does not accord with the plans approved in respect to the boundary treatment for the existing stable block and this matter is the subject of separate consideration which has yet to be resolved.
- 1.3 A site location plan is provided at appendix A. Appendix B provides the approved landscape plan, and Appendix C the superseded landscape plan in respect to APP/11/14000.

2.0 PLANNING HISTORY

APP/11/14000

Discharge of Condition No's 4, 13 and 14 of Planning Permission 10/74070/000. Approved 18 November 2011

APP/10/00527

Discharge of Conditions No's 2, 3, 4, 5, 6, 13 and 14 of Planning Permission 10/74070/000. SPLIT DECISION 2, 3 5 and 6 approved and 4, 13 and 14 refused.

10/74070/000 Change of use of land and erection of stable block with tack room, entrance gate, landscaping and associated access/ground works. (Part Retrospective). Permit 21/07/10

- 2.1 It was brought to the Council's attention in October 2009 that unauthorized activities were being carried out at the site. The works related to the commencement of provision of a hard surface and preparatory work in relation to the provision of a sewer/pipe. A large ditch had been dug along the west boundary of the site to facilitate the pipe. The ditch has affected the roots of a mature oak tree adjoining the garden of Hollybank Cottage. The Council's Enforcement Officer visited the site and met the applicant to discuss the unauthorised works. The applicant indicated his intention to voluntarily cease operations at the site. The only works to continue following the visit and prior to the cessation of works on site were the removal of a pile of spoil, the removal of the vehicles present on site and the creation of a bund across the site to the south west corner of the land. The bund was created by the applicant for security reasons.
- 2.2 The Council served a temporary stop notice on 02 October 2009 to prevent any further works for the provision of a hard surface and a sewer/pipe.

3.0 THE APPLICATION

- 3.1 The application the subject of this appeal was validated on the 9 April 2014 and sought planning permission for an extension to existing private stable block to provide feed / cart store for continued private use. The proposed extension would be located at the western end of the existing stable block along the boundary with Long Cope Lane and would measure 5m x 4.8m.
- 3.2 On 04 June 2014 , the Council refused the application for the following reason:

The proposal represents a non-essential intensification of the existing leisure development involving undesirable building works in the countryside and in the Gap between Emsworth and Westbourne, adversely impacting the open rural character of the area and eroding the Gap between Emsworth and Westbourne contrary to CS11.1 and CS11.9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.

4.0 PLANNING POLICIES

National Policies

- 4.1 National Planning Policy Framework (NPPF)

Core Strategy Policies 2011 forming part of the Havant Borough Local Development Framework

- 4.2 CS11(Protecting and Enhancing the Special Environment and Heritage of Havant Borough) In particular Policy CS11.1 of the Core Strategy seeks to ensure that development accords with the Havant BC landscape assessment and CS11.9 requires that development should maintain the gap between Emsworth and Westbourne. Copies of this policy were forwarded with the Council's questionnaire.

5.0 REPRESENTATIONS

Statutory and Non Statutory Consultations

5.1 Landscape Team

The positioning of the cart store-elongating the length of the buildings along the Long Copse Lane boundary is out of character. It would create a rather blank façade against the lane which is not seen within the area.

Collectively the works already carried out - namely the fence and stable - together with the proposal for the cart store - make a considerable alteration to the character of the lane and countryside and could be considered to have begun to erode the character of the Emsworth-Westbourne Gap.

Officer's note - The fence is not part of this application and is being investigated separately.

Neighbour representations

- 5.2 One letter of representation in response to the application was received, raising no objection but request that the cart store containing straw and manure be housed in the proposed building as currently the cart is 10m from the house patio and smells and attracts flies which are a health hazard.

6.0 PLANNING CONSIDERATIONS

- 6.1 Having regard to the relevant policies of the development plan and the reasons for refusal of this application, it is considered that the main issues arising from this appeal is the impact of the proposal on the character of the area .

- 6.2 The application site is situated within a countryside location outside the settlement of Emsworth and within the gap between Emsworth and Westbourne. The application seeks to construct an attached cart and feed store following the change of use of the land and erection of a stable block granted in 2010. Policy CS11.1 of the Core Strategy seeks to ensure that development accords with the Havant BC landscape assessment (see appendix D) and CS11.9 requires that development should maintain the gap between Emsworth and Westbourne.

- 6.3 In respect to policy CS11.1 The landscape assessment for this location identifies the area to be of Linear intermittent hamlets with predominantly mixed hedgerow boundaries with mature oak trees evoking a rural character.

Specific local key issues are identified as :-

- Loss of boundary hedgerows leading to large fields and poor edge treatment
- Encroachment of urban character into adjacent rural areas
- Increased use of farmland for horse grazing

And The landscape strategy is to **conserve** and **enhance** the local character and avoid urbanizing trends

6.4 Whilst small scale facilities for non intensive recreation may be acceptable in such areas the scale and form of such development should not adversely impact the rural character of the area. With the exception of Hollybank Cottage, the site is isolated and the area undeveloped. A 5m x 4.8m extension to the existing stable block is not only sizeable in itself but when considered in combination with the existing stable block results in a significant bulk of development equivalent in size to a small bungalow. As such it would increase the built up nature of the site detrimental to its rural landscaped character contrary to Policy C11. Additionally the development would have a visual impact, (which is further considered below) eroding the gap between Emsworth and Westbourne.

6.5 The store would measure A 5m x 4.8m and would be attached to the existing stable block which comprises of a timber tack room and three stables 12.2m in length and 8.4m in width located in the south-east corner of the site abutting Long Copse Lane. The site lies in the countryside and within the gap between Emsworth and Westbourne. The existing stable block is visible from Long Copse Lane being sited on higher land, however, the main length of development due to its siting adjacent existing trees along the eastern boundary is not prominent from Long Copse Lane. The present proposal will add to the bulk of building especially along Long Copse Lane and would be dominant in the street scene, eroding the open rural character of the area contrary to Policy C11. The 2010 planning permission was subject to landscaping condition to provide screening. As the stables have only recently been occupied this has yet to be carried out, but given the significant increase in bulk of development especially along Long copse Lane, and that the site lies on higher ground it is considered in this case that planting would not fully mitigate the adverse visual impact. It is noted that a close boarded fence has recently been constructed along the boundary with Long Copse Lane contrary to the approved plans for the existing stables which indicated a open post and rail fence- this matter remains outstanding.

6.6 The site has an area of less than a hectare. It currently accommodates 3 stables in addition to a field shelter. The further development of the site would result in a disproportionate extent of built form for this rural site with the associated detrimental impact on the character of the area and visual amenities identified above.

6.7 Good practise in respect of the ratio of horses to land, as recommended by the British Horse Society, is 2 horses per hectare. This equates to 2 stables for the applicant's land, and the existing provision of 3 stables therefore provides some flexibility and one of these could be used for storage purposes.

7.0 COMMENTS ON THE GROUNDS OF APPEAL

7.1 The increase in volume would add to the bulk of development along the Long Copse Lane frontage, nearly doubling the building length along this frontage. As such it would significantly add to the prominence of the building, especially when viewed from the Long Copse Lane frontage.

- 7.2 The proposal relates to an isolated stable development for a private use. Security on such a site can be an issue and this has already been demonstrated by the applicant erecting high close boarded fencing contrary to the approved landscape plans for the stable development. To increase the storage area and provide for the accommodation of valuable items is likely to lead to further security issues and pressure for further development to address this, further eroding the character of the area. In respect to the storage of bales of hay, an open structure similar to the field shelter already located on site would be less intrusive and provide suitable storage.

8.0 CONCLUSIONS

- 8.1 The proposal would significantly add to the bulk of development as viewed from Long Copse Lane and result in *a non-essential intensification of the existing leisure development involving undesirable building works in the countryside and in the Gap between Emsworth and Westbourne, adversely impacting the open rural character of the area and eroding the Gap between Emsworth and Westbourne contrary to CS11.1 and CS11.9 of the Havant Borough Local Plan (Core Strategy) 2011.*

Appendices

- A Location plan
- B APP/11/14000 approved landscape plan
- C APP/11/14000 superseded landscape plan
- D Havant Borough Landscape Character Assessment (February 2007)