
Site Address:	Land - Stables adjacent to Hollybank Cottage, Long Copse Lane, Emsworth		
Proposal:	Extension to existing private stable block to provide feed / cart store for continued private use.		
Application No:	APP/14/00381	Expiry Date:	04/06/2014
Applicant:	Mr Madgwick	Team:	Team 2
Agent:	Mr Kirk	Case Officer:	Daphney Haywood
	Creative Heritage Ltd		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 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 of approximately 0.5ha with mature planting/trees along some of the boundaries, although this has been eroded at the front boundary which contains some new fencing. 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.

2 Planning History

APP/74070/000: Discharge of Condition No's 4, 13 and 14 of Planning Permission 10/74070/000. Approved

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

09/74070/000 & 001

Temporary Stop Notice served 02/10/09

- 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 Proposal

Extension to existing private stable block to provide feed / cart store for continued private use.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Tree ()

Preservation Order

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Chief Planning Officer, Chichester District Council

No comments received.

Landscape Team

I agree that the fence is contrary to policy CS11.1. It is not complementary to the character of the lane, it appears urbanised because of its height and form. The removal of so much existing vegetation from the adjacent boundaries is also regrettable.

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

Collectively these works already carried out - namely the fence, and the proposal for the cart store have made 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.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 2

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: 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 our patio and smells and attracts flies which are a health hazard.

Comment: Noted and forwarded to Environmental Health for investigation.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Residential Amenity
- (iii) Effect on surrounding trees

(i) Principle of development

7.2 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 and CS11.9 requires that development should maintain the gap between Emsworth and Westbourne.

7.3 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 urbanising trends

- 7.4 Whilst small scale facilities for non-intensive recreation may be acceptable in such areas this should be of a scale and form such as not to adversely impact the rural character of the area. A 7m by 10m (plus canopy) extension to the existing stable block is in itself sizable and when considered in combination with the existing stable block results in a significant bulk of development equivalent in size to a small dwelling. As such it would increase the built up nature of the site detrimental to its rural character. Additionally the development would have a visual impact, (which is further considered below) eroding the gap between Emsworth and Westbourne.
- 7.5 The store would measure 7m by 10m and 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 approved stable block due to its siting adjacent existing trees along the eastern boundary was considered to be acceptable. The present proposal will significantly add to the bulk and will be prominent from Long Copse Lane. 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 an open post and rail fence.
- 7.6 The site has an area of less than half 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 and intensification of development on this rural site, with the associated detrimental impact on the character of and visual amenities of the area.

(ii) Residential Amenity

- 7.7 To the west of the application site is Hollybank Cottage, a large detached residential dwelling. The stables would be sited in the south-east corner of the site and over 70m from this neighbouring residential property. The stables were sited in this location as it was the furthest point away from Hollybank Cottage. The access to the site remains in the south-west corner of the site, adjacent to Hollybank Cottage. It is considered that the extension of the stables with a store would not adversely affect the amenity of the occupants/occupiers of Hollybank Cottage.

(iv) Effect on Surrounding Trees

- 7.8 The development would be constructed on the existing hard surfaced apron to the stables and as such no additional ground works impacting trees on the site are required.

8 Conclusion

- 8.1 The proposal is considered to have a detrimental impact and is recommended for refusal.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00381 for the following reasons/

- 1 The proposal represents an 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 policies CS11.1, CS11.9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.