

Tracey I Marshall

"Swift Farm" Dean Lane Harvel Gravesend Kent DA13 0BS

Planning Reference: 20221116

Application for Planning Permission for the construction of a detached stable block to the rear of the residential dwelling to provide two loose boxes, a tack/feed store and a hay/straw store and associated landscaping of yard area, for equestrian use at ...

"Swift Farm"

Dean Lane

Harvel

Gravesend

Kent

DA13 0BS

Design and Access Statement

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1. INTRODUCTION

This application is for permission to construct a stable block, comprising two loose boxes, a hay/straw store and a tack/feed store. The stabling will not be for commercial use.

Grazing will be provided on the adjacent land to the north-west of the site, which is owned by the applicant's brother, Mr Brian Marshall. The boundaries of that land have been cut back and the natural hedging is to be restored and the grazing area improved.

2 LOCATION AND SITE DESCRIPTION

- 2.1 Dean Lane runs roughly north – south, parallel to the A227, in the rural area to the south east of Meopham. "Swift Farm" lies to the northeast of Harvel, on the western side of the road.
- 2.2 The local landscape character is partly determined by the topography, tree cover and dispersed settlement pattern. Dean Lane is relatively narrow and in parts lower than adjoining land. The landscape consequently feels enclosed, with few opportunities for views.
- 2.3 Residential development is characterised by detached properties in mostly large plots, separated by informal gardens and wooded areas. There is no consistency in design, form or size of domestic buildings or out-buildings. Timber outbuildings and sheds are present within almost all sites.
- 2.4 The adjacent site is wooded to the north of "Swift Farm," beyond which lies "Four Acres/Azila," separated by a small wooded plot. Verbal agreement has been made for the long term retention of the trees within the wooded area between "Four Acres" and "Swift Farm" in order to retain privacy and natural screening.
- 2.5 To the south of Swift Farm lies "Dean Lodge" (formerly "Yvette"); permission for the redevelopment of which was granted in 1998 (19980270). Permission to construct a substantial double garage/log store was awarded in 2005 (20050803). These projects were completed. The boundary between Swift Farm is a natural hedge.
- 2.6 Opposite "Swift Farm", to the east lies "Strawberry Wood" (formerly Clevedon"; which is fronted by open grassland. Permission to demolish redevelop that property was achieved in 2011 (20000347), providing permission for the construction of a substantial house, with garaging.
- 2.6 The site of "Swift Farm" is 19.8m wide and 92.4m long, with a total area of 1929.52m² and slopes gently upwards to the east.
- 2.10 Three large trees have been felled from the location of the proposed stable block, their root network having been under-mined by badger setts. The badgers had moved on in approximately 2004.
- 2.11 The stable block will be constructed upon an existing concrete base, which was laid in the 1980s to form the base of proposed water storage tanks. Southern Water subsequently agreed to provide households in Dean Lane with a private water supply pipe, negating the need for water storage.

3 THE PROPOSAL

The proposal is to construct a stable block, on the north-west corner of the plot, comprising a loose box for a horse, a loose box for a pony, a tack/feed store and a hay/straw store.

4. PLANNING HISTORY

Applications for Planning Permission have previously been submitted for extensions and remodelling of this dwelling, as summarised in the table below.

Reference	Validated Date	Summary of proposed works	Planning status	Outline of works completed
GR/81/253	18/5/81	Erection of a single storey rear extension to form 3 bedrooms, bathroom and WC and the erection of a porch and covered way to the side.	Permitted	Completed
GR/82/346	21/7/82	The erection and formation of a utility and store room in the sub floor area of the dwelling.	Permitted	Completed
20000711	4/10/2000	Demolition of existing lounge and erection of a two storey front extension to form garage at lower ground floor level with lounge.	Withdrawn	N/A
20010024	23/1/2001	Demolition of existing lounge and erection of a two storey front extension to form garage at lower ground floor level with lounge and balcony over.	Permitted	Partial completion
20150506	12/6/2015	Erection of a two-storey front extension to form entrance hall, living room with balcony and kitchen over a lower ground-floor double garage and demolition of a corrugated metal faced garage/garden shed and replace with a timber garden shed, relocated on the site	Permitted	Partial completion

5 ACCESS STATEMENT

Access to the property is off Dean Lane, with vehicular access to a driveway adjoining Dean Lane. Pedestrian and horse only access to the stable block run from the south-west side of the dwelling, across to the north corner of the site.

A pedestrian and horse path will be constructed of flint, excavated during the preparation of the stable block site.

6 PLANNING POLICY

- 6.1 The development plan for the area comprises the policies of the South East Plan and the Gravesham Local Plan First Review 1994 (saved policies).
- 6.2 The site lies within the Metropolitan Green Belt and an Area of Outstanding Natural Beauty (AONB), other designations relevant to the Local Plan are referred to below. The National Planning Policy Framework
- 6.3 The National Planning Policy Framework (NPPF) replaces former Government advice set out in PPS1 Delivering Sustainable Development, PPG2 Green Belts, PPS3 Housing and PPS7 Sustainable Development in Rural Areas.
- 6.4 At the heart of the NPPF is a presumption in favour of sustainable development, in respect of decision making, paragraph 14 advises that this means:
- Approving development proposals that accord with the development plan without delay;
- and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;
- or
- Specific policies in this Framework indicate development should be restricted.
- 6.5 In respect of the Green Belt the NPPF provides guidance in Section 9: 87. As with previous Green Belt Policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reasons of inappropriateness, and any other harm, is clearly outweighed by other considerations. 89. A Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
- Buildings for agricultural and forestry;
 - Provision of appropriate facilities for outdoor sport, recreation ...;
 - The extension or alteration of a building ...;
 - The replacement of a building, provided the building is in the same use and not materially larger than the one it replaces;
 - Limited infilling in villages
 - Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continual use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."
- 6.6 It is submitted that many properties on Dean Lane include equestrian stabling and facilities.
- 6.7 Paragraph 115 of the NPPF provides broad guidance on development in Areas of Outstanding Natural Beauty and confirms that great weight should be given to conserving landscape and scenic beauty in the AONB. This proposal will retain the mature vegetation on this site which contributes to the attractive character and appearance of the AONB.. The stable block will not be visible from the road, being sited behind a mound of earth, and well hidden by mature trees.

The design and materials are appropriate for this location.

- 6.8 The existing or proposed site drainage and means of soil and waste disposal must be satisfactory. The construction of the stable block will have no impact upon existing drainage and waste disposal.

The stable block area will be laid in Grasscrete, with a chalk sub-base, providing free drainage. Water will be harvested from guttering to the roof of the building, for use within the stable block and to support local wildlife during periods of drought.

7 DESIGN AND MATERIALS

	Aspect	Existing	Proposed Stable block
7.1	Specifications	N/A	All aspects of the construction and materials used in the construction of the stable block will be in line with guidance provided by The British Horse Society. These aspects include roof height, ventilation, dimensions of doors, and dimensions of loose boxes, social interaction, water supply and lighting.
7.2	Boundaries	Western, eastern and southern boundaries consist of indigenous hedging approximately 2 metres high.	A timber fence on the south east side of the stable block will be constructed against the edge of the soil mound. A timber gate will be installed, on the north east side. A timber gate will be installed in the gap in the hedging to provide access to the grazing which will serve the stable block.
7.3	Stable block surfacing	N/A	A Grasscrete surface will be laid forming the surface of the stable block area. This is a free-draining solution, through which green vegetation will grow.
7.4	External walls	N/A	The stable block will be constructed of cast concrete and concrete block walls. External finishes will be of dark-stained timber weather boarding, to match existing domestic accommodation.
7.5	Internal walls	N/A	The internal walls between the loose boxes will be solid to roof height, to reduce the risk to equines from dust and spores. The upper section of the wall between the two loose boxes will be formed of a metal grill, providing equines with social interaction.
7.6	Door	N/A	External doors will be of dark-stained timber, with split doors on the loose boxes.
7.7	Windows	N/A	Dark-stained timber frames, with PVCU glazing.
7.8	Lighting	N/A	An electric supply has been connected to the site which will provide electric lighting. The need for electric lighting within the building will be reduced with the provision of roof lights.
7.9	Roofing	N/A	Eternit slate tiles to roof throughout, with roof lights to the south-west and north west elevations. A hipped roof to the south-east elevation will reduce visual impact of the building from neighbouring properties.

8 CONCLUSION

- 8.1 The proposed stable block will be built to a high standard of sustainable construction, in line with standards recommended by the British Horse Society.
- 8.2 This application takes into account the topography of the site.