

3/15/0361/FP – Installation of outdoor ménage at Lavender Cottage, Hare Street, SG9 0DY for Mrs A Osborne

Date of Receipt: 19.02.2015

Type: Full - Minor

Parish: HORMEAD

Ward: BRAUGHING

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T12)
2. Approved plans (2E10) – insert: ‘Location Plan, cross section drawing’

Summary of Reasons for Decision

East Herts Council has considered the applicant’s proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the ‘saved’ policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

_____ (036115FP.MP)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The existing property is set in a rural location to the north of the village of Hare Street. The property is set back from the road frontage and appears as an extended cottage with a mixture of gables and dormer windows. The property is set on a good sized plot with large open paddocks and stables to the east. There is a hedged boundary treatment to the front which obscures views of the property from the highway and a hedged boundary either side of the paddock.
- 1.2 The proposal incorporates the provision of a ménage within the existing paddock for the exercising of horses. The ménage will be enclosed with a post and rail fence and will feature a surface appropriate for the exercising of horses.

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1.3 The application is being reported to the Committee as the applicant is an employee of the Council.

2.0 Site History

2.1 Planning permission was granted in LPA reference 3/297-77 for alterations and extensions to the dwelling. From the plans attached with that application Officers understand that the original dwelling was a bungalow and the planning permission granted additional first floor accommodation.

2.2 Planning permission was later granted under LPA reference 3/982-78 and 3/1554-84FR for conservatories. Those conservatories are to the rear of the dwelling.

2.3 Most recently, planning permission was granted by the Development Management Committee for extensions to the dwelling under LPA reference 3/14/1130/FP at the August Committee 2014.

3.0 Consultation Responses

3.1 Hertfordshire Ecology comment that protected habitats or species will not be a constraint to the proposed development and no ecological surveys are required to be undertaken.

4.0 Parish Council Representations

4.1 Hormead Parish Council has no objections to make on the planning application.

5.0 Other Representations

5.1 The application has been advertised by way of site notice and neighbour notification.

5.2 No representations have been received.

6.0 Policy

6.1 The relevant 'saved' Local Plan policies in this application include the following:

- GBC3 Appropriate Development in the Rural Area Beyond the Green Belt
- GBC11 Riding Stables and Associated Development

ENV1 Design and Environmental Quality

6.2 The National Planning Policy Framework (NPPF) and the national Planning Practice Guidance (NPPG) are also material considerations in this case.

7.0 Considerations

7.1 The main planning considerations in this application relate to the principle of development and the impact of the ménage on the rural setting and neighbour amenity impact.

Principle of development

7.2 As the site lies within the Rural Area as defined in the Local Plan, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second Review April 2007. Criteria b) of this policy allows for essential small scale facilities for outdoor sport and outdoor recreation. The provision of a ménage for horse riding and horse exercise is considered to be consistent with this policy and therefore the principle of the proposed development is acceptable.

Impact on surrounding area/amenity

7.3 Policy GBC11 of the Local Plan sets out a range of criteria for development relating to horse riding. This policy sets out that development should be sited to minimise visual intrusion and that the scale, design, siting and materials of any development should be appropriate to the character of the site and the ability of the local environment to absorb the development.

7.4 The field where the ménage is proposed to be sited is currently open, bounded by trees and has an attractive rural character which merges into the countryside beyond. The proposed ménage is significant in its size and will result in a material alteration to the appearance of the site by virtue of its design, boundary treatment and surface treatment. That said the degree of impact on the openness and rural setting will, in Officers opinion, be limited. The development is designed for outdoor sport and is not an uncommon feature seen in a rural setting. The design of the boundary treatment is rural in character and there will be no views of the development from any public rights of way or the highway.

7.5 Policy GBC11 also sets out that the site should be well related to existing or proposed bridleway network or other off-road routes; regard

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should be paid to the Natural England and British Horse Society recommended standards for grazing; on site security should be provided and; there should be no adverse impact on the management, ecology, or public use of open spaces and rights of way.

- 7.6 The site is within reasonably close proximity to existing bridleways within the village of Hare Street. In any event, the site is currently used for stabling and there can therefore be no objection in principle to the provision of additional facilities to serve the existing use.
- 7.7 From the information available, Officers consider that the proposed ménage will use a small proportion of the applicants current paddock and there will be appropriate space for grazing commensurate to the number of horses stabled.
- 7.8 The proposed ménage can only be accessed via the vehicular entrance to the dwelling and is in close proximity to the existing dwelling, Lavender Cottage. As such, appropriate security is provided on site.
- 7.9 As confirmed by Herts Ecology there will be no harm to protected species and the proposed development will not result in any harm to public open spaces or rights of way.
- 7.10 For the reasons set out above, Officers consider that the proposed siting of the development will not result in significant harm to the openness or rural countryside setting and the requirements of policy GBC11 of the Local Plan are considered to be met.

Neighbour amenity

- 7.11 The ménage is proposed to be sited on an existing paddock where horses currently graze. The proposed ménage will be located around 35metres to the east of the nearest neighbouring property, Bluebell Cottage. Having regard to those considerations the proposed development will not, in Officers opinion result in a significant impact on neighbour amenity.

8.0 Conclusion

- 8.1 The provision of a ménage to serve an existing stable and equine use is considered to represent an appropriate form of development in the Rural Area. The proposed development will not result in significant harm to the rural countryside setting nor will there be any significant harm to neighbour amenity. Officers therefore recommend that planning permission is granted subject to conditions.