

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

13th February 2023

Dear Ben

EXTENSION TO STABLE BLOCK & CREATION OF MANEGE – OVERTON FARM, HOLLINGTON

On behalf of my clients Mr. & Mrs. Bloor I would be grateful if you would find enclosed a planning application proposing the erection of an extension to the existing stable block at the above site, along with the formation of a manege on the field adjacent.

The proposed stable extension will attach to the western end of the existing stable block and will provide an additional stable for the applicant's third horse which has recently been purchased, along with a feed / hay store and tack room. The design of the building takes its cues from the stable block already constructed on the site and will have a matching ridge height and palette of materials (preserved timber walls and corrugated sheet roof).

The application site lies within the rural area wherein the erection of stables is generally considered acceptable, as it constitutes an outdoor recreational use and meets a local rural need. The applicants have an extensive land holding with ample grazing land available to accommodate three horses, and consequently the proposed stable block is not considered to be excessive or disproportionate in relation to the recreational pursuits of the family. The functional relationship between the stables and the dwellinghouse will also be preserved, with the stables also located in close proximity to the proposed manege.

The site benefits from a strong degree of screening from the public domain afforded by the hedgerows flanking the northern side of Fole Lane, and the presence of numerous semi-mature and mature trees and hedgerows located in between. As per the stables previously constructed on the site, the building will be a modest structure and constructed from a muted palette of materials. It will have the appearance of a functional building for animal housing and not appear incongruous within its rural surroundings. Any glimpses of the stable building from the public domain will read

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the stables against the backdrop of much taller portal-framed agricultural buildings located behind (to the north) and the in the context of the existing stable block to which it will be attached. Consequently, the proposed stable extension will not give rise to any significant detrimental impact to the character and appearance of the area.

The proposed manege is to be located to the southwest of the stable block on an adjacent field. A new field gate will be created to provide access through to it from the stable block. The manege will have dimensions of 60m x 20m and be enclosed by a post and rail fence. The field within which the manege is to be formed has a gentle slope running across it in a broadly north to south direction, and the application proposes minor changes to levels by way of cut and fill to create a flat plateau for the manege. These levels changes will not require the provision of any retaining structures and the resultant manege will have a flat and open appearance that assimilates with its rural surroundings. Owing to the presence of existing vegetation, there will not be any significant views of the manege and in any available views it will not appear incongruous, as such developments are commonplace within the rural areas of the Staffordshire Moorlands. The large portal framed buildings of the surrounding farmyard will furthermore provide a strong visual backdrop to the development.

Having regard to the considerations set out above it is concluded that the proposed development meets the requirements of policies SS1, SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan, and consequently there is a compelling case for planning permission to be granted.

I trust that this proposal will be of interest, and should you have any queries or concerns in respect of the application then I would welcome the opportunity to discuss them with you.

Yours sincerely

Rob Duncan
Planning Consultant

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