08/0493/FUL 17 MAR 2008 - MD

DESIGN AND ACCESS STATEMENT

SITE — Land at Caverswall Road

CURRENT USE OF SITE — Field used for three horses. Temporary stables presently located on site. Note: the three horses are owned by the applicant.

PROPOSAL — Construction of three number stables and tack room (permanent structure) and removal of temporary stables. Provision of new access onto the site from Caverswall. Note: the applicant and family are the only users of the site.

USE — The new building will comprise stabling for the applicant's three horses with an attached tack room. The use is appropriate and consistent within the semi-rural location and would not be detrimental to the area.

AMOUNT

Density will not be affected by this single building and neighbourhood services can easily support this addition.

LAYOUT

The layout is simple and practical and designed on the traditional stabling 'L' shaped approach.

SCALE

The building will sit comfortably within its surroundings, sized and scaled in accordance with standard stables for horses.

LANDSCAPING

No additional landscaping is planned but screen planting can be incorporated if required by the Local Authority.

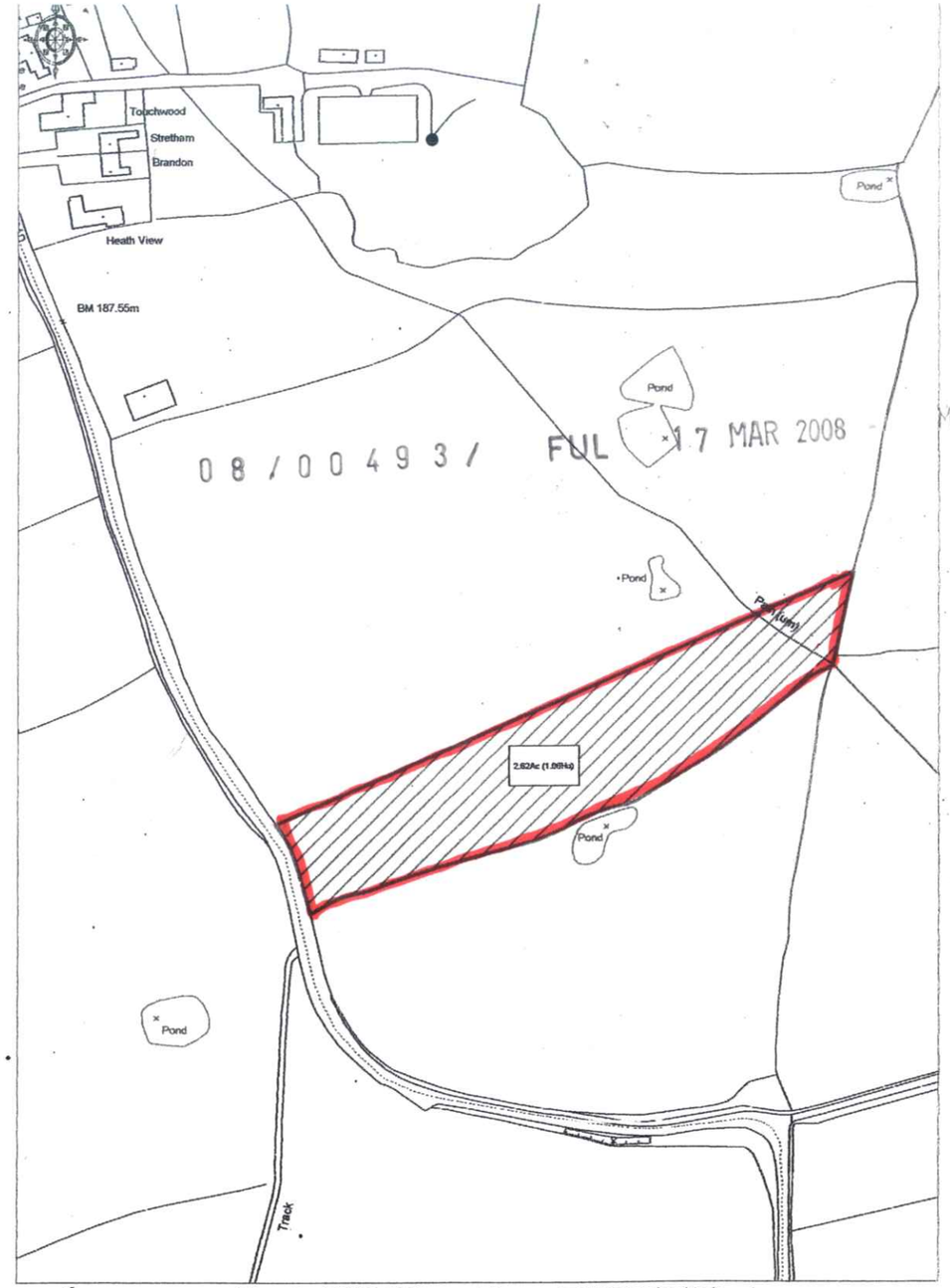
APPEARANCE

In order to blend and visually relate to its surroundings the new build will be constructed essentially from timber with a green mineral felt or sheet clad roof to give an attractive but sympathetic appearance.

ACCESS

A new access to the main site with an unmade track leading to the stable block is proposed. This will be graded to avoid unpractical inclines for vehicles and pedestrians. The access will be installed to Highway requirements and standards.

23.04.08



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STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MILAM
Chief Executive

Copy

Dealt with by: Planning Portal User
Direct Dial: 0845 6053013

Our ref: /08/00493/FUL
Your ref:
Date: 8th May 2008

Mrs Jayne Boyles
23 Saffron Close
Meir Park
Stoke on Trent
Staffordshire
ST3 7FB

08/00493/FUL 17 MAR 2008 - SMD

Dear MrsBoyles

TOWN AND COUNTRY PLANNING ACT, 1990
PLANNING APPLICATION VALIDATION

DEVELOPMENT PROPOSED: Stable block and new site access

LOCATION: Land At
Blythe Bridge Road
Caverswall
Staffordshire Moorlands

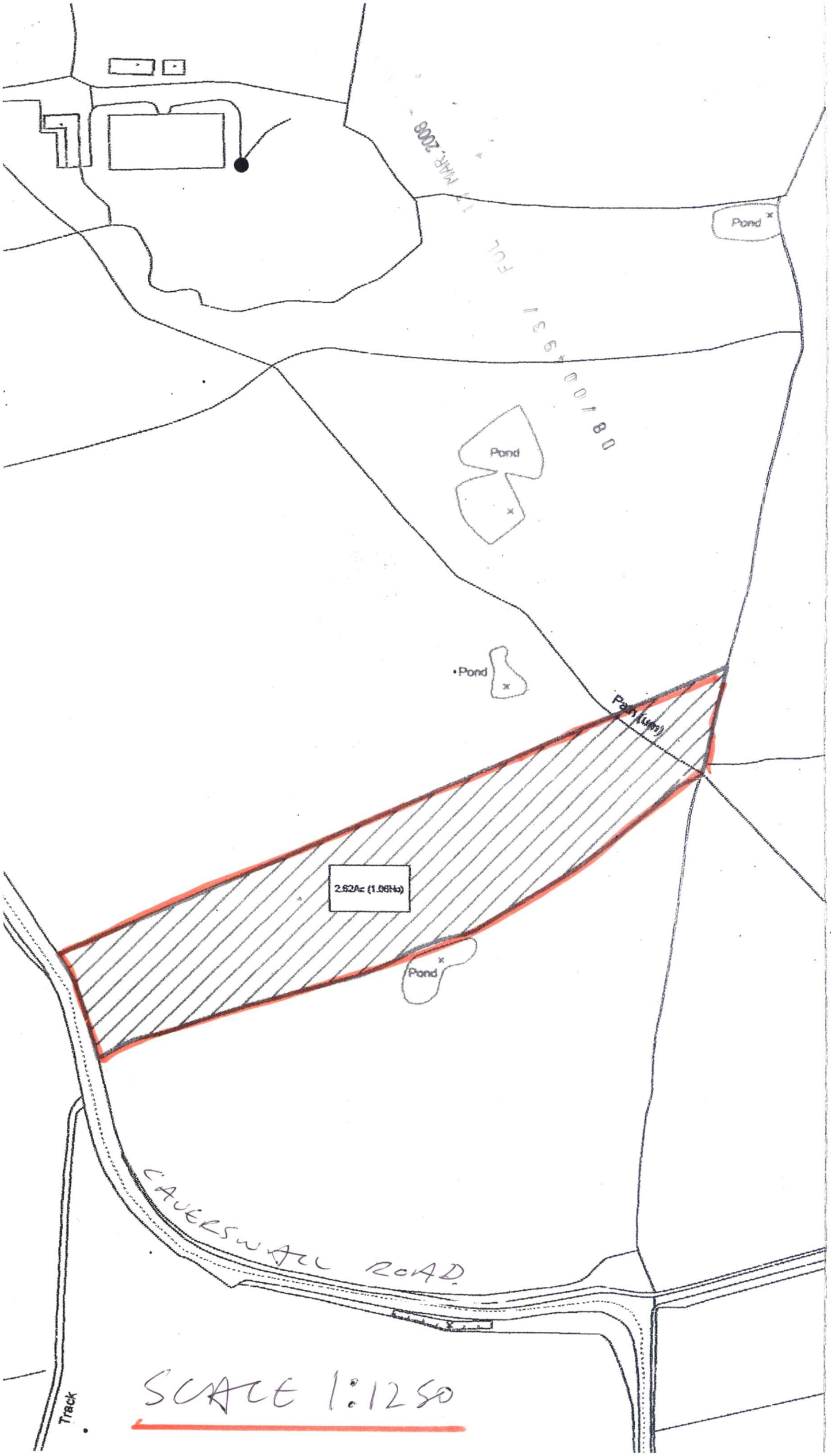
This application was received on 17th March 2008 Regretfully the application cannot be processed for the reason(s) stated below :-

Details of access are required, visibility splays, materials used and gating detail.

To prevent any further delay, I would be grateful if you could respond to this letter within 14 days.

Yours sincerely

Head of Planning and Building Control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