

Planning & Design Statement

Proposed Equestrian Storage Building

Location: SK13 5DR

Applicant: Alex Dyson

1. Introduction

Pre-application advice

Informal pre-application advice was sought from the Local Planning Authority prior to the submission of this application. It was advised that full planning permission would be required for the proposed development. The officer further advised that ensuring the building was reasonable in scale and of a design and appearance appropriate to its rural and equestrian setting would assist in the determination of the application.

The proposal has been developed in direct response to this advice.

This Planning & Design Statement has been prepared in support of a full planning application for the erection of a small-scale equestrian storage building on land in established equestrian use at SK13 5DR.

The proposal is for a modest, purpose-built timber structure, together with a concrete base, required to support the day-to-day management of the land for private equestrian purposes. The development is incidental to the existing lawful use of the site and does not result in any change of use or intensification.

2. Site Description

The application site forms part of an established private equestrian holding. The land is actively used for the keeping, grazing and management of horses and includes typical equestrian features such as post-and-rail fencing and associated infrastructure.

The proposed building is sited within the existing field, positioned to minimise visual impact and to sit comfortably within the established equestrian context. The surrounding land remains open grassland and will continue to be used for equestrian purposes.

3. Proposed Development

The proposal comprises:

- Erection of a single-storey equestrian storage building
- Construction of a concrete base measuring **8.0 metres x 8.0 metres**

Building Dimensions

- **Length (front elevation):** 7.2 metres
- **Depth:** 3.6 metres

- **Eaves height:** 2.3 metres
- **Ridge (apex) height:** 3.1 metres
- **Roof form:** Dual-pitched (apex roof), with the ridge running along the 7.2m length
- **Front overhang:** 0.9 metres (3 feet), to the front elevation only

The front elevation includes **two sets of double timber doors**, each measuring approximately 3 feet in width, providing access for equestrian equipment and feed storage.

The building is supported by a concrete base which slightly exceeds the footprint of the building to provide a durable, level working area suitable for equestrian use.

4. Design & Appearance

The design of the building is deliberately simple and functional, reflecting traditional equestrian and agricultural forms commonly found in rural settings.

Materials

- **Walls:** Timber cladding (19mm tongue-and-groove), finished in a natural timber appearance
- **Roof:** Dark profiled metal sheeting
- **Doors:** Timber double doors with galvanised metal fittings
- **Rainwater goods:** Dark-coloured guttering to reduce visual prominence

The use of timber and a dark roof finish ensures the building integrates well with its rural surroundings and avoids an overly domestic or urban appearance.

The 0.9m front overhang provides weather protection for doors and equipment, improves usability, and adds visual depth to the elevation without materially increasing the building's bulk.

5. Access & Use

The building will be accessed from existing field access arrangements. No new vehicular access is required, and there are no changes to the local highway network.

The building will be used solely for the storage of equestrian equipment, feed and associated items required for the management of the land. It will not be used for residential, commercial or independent storage purposes.

6. Drainage

Surface water from the roof will discharge naturally to the surrounding permeable ground within the field.

The proposal:

- Does not connect to any public sewer or watercourse

- Utilises greenfield drainage principles
- Will not increase surface water runoff beyond existing conditions

The concrete base is surrounded by permeable ground capable of accommodating rainfall without ponding or off-site discharge.

7. Biodiversity Net Gain

The proposed development is small in scale and has a very limited footprint relative to the size of the field.

- No trees, hedgerows, watercourses or ecological features will be affected
- The land is existing managed equestrian grassland

The proposal therefore falls within the **de minimis exception** to mandatory Biodiversity Net Gain requirements, and no BNG assessment is required.

8. Planning Policy Considerations

The proposal accords with local and national planning policy by:

- Supporting the continued use and management of rural land for equestrian purposes
- Being appropriately scaled and incidental to the established use of the site
- Using traditional materials and forms appropriate to a rural setting
- Preserving the openness and character of the countryside

The development does not introduce new uses, does not result in overdevelopment, and does not adversely affect visual amenity.

9. Conclusion

The proposed equestrian storage building represents a modest, well-designed, and necessary addition to an established equestrian holding.

It is appropriately sited, sensitively designed, and fully incidental to the existing lawful use of the land. The proposal will have no adverse impact on the character of the countryside, neighbouring amenity, drainage, or biodiversity.

For these reasons, it is respectfully requested that planning permission be granted.