



DESIGN AND ACCESS STATEMENT

Erection of Field Shelter and Storage Building

Land at the rear of 218 Buxton Road

Furness Vale

High Peak

SK23 7PX

Mr D Barton

1 Application site and setting

- 1.1 This is a retrospective application for the erection of sheds on land to the rear of 218 Buxton Road, Furness Vale. It has been submitted on behalf of Mr David Barton. The application is submitted in response to correspondence and discussions with the Council's planning and enforcement officers.
- 1.2 218 Buxton Road is a two storey gritstone, end of terrace, house on the south western side of Buxton Road (the A.6) in Furness Vale. There is an access to the north of the gable of the house, serving the land and buildings to the rear. To the rear of no. 218 there is a garage and a timber loosebox building, which has planning permission. To the north of this and to the rear of the neighbouring houses which front Buxton Road there is a horse exercise ménage. This is not the subject of this application; it has been in place for in excess of 10 years and will be the subject of a separate application for a Certificate of Lawful Use. To the west of the houses on Buxton Road the land rises into open fields. No.218 Buxton Road is not a listed building and it is not located within a Conservation Area.

2 The Proposed Development

- 2.1 The development involves the erection of a field shelter which is located in the field to the rear of the site, just beyond the approved looseboxes. This is a timber structure which does not have a solid floor. It is used for purposes incidental to the grazing of the land by horses. The second structure is a storage building located closer to the horse exercise ménage. The two buildings are used solely by the occupants of no.218 Buxton Road for purposes incidental to the use of the dwelling and the land to the rear, which is used for the grazing of horses. The field shelter is used by animals to shelter, whilst the storage building is used to store feedstuffs.
- 2.2 The two buildings and their location are shown on the attached plans, BR1.

3 Planning Policy

- 3.1 The Local Plan for the area is the High Peak Local Plan, adopted in 2005. We consider that the most relevant Local Plan policy is LT5. This states:

LT5 - Horse riding facilities, stables and riding schools planning permission will be granted for stables, riding schools, equestrian centres and associated facilities, provided that the development:

- Will have adequate horse riding, exercise and grazing areas and/or have suitable access to the bridleway network; and*
- Will not, either in its own right or cumulatively detract from the open character or amenity of the area or adjoining residential amenities*

Proposals for commercial equestrian development outside the built up area boundary will be permitted where the site offers adequate access, is closely related to an existing farm holding or rural buildings, is of an appropriate scale and minimises any impact on the landscape.”

- 3.2 As the site is on the edge of the open countryside, policy OC1 is also relevant. This states:

“OC1 - Countryside Development

The countryside will cover all land beyond the built-up area boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.

Within the countryside, planning permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the countryside provided that individually or cumulatively:

- *the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and*
- *the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and*
- *the development will not have a significant adverse impact on the character and distinctiveness of the countryside.”*

4. Design and Access Statement

- 4.1 This is a retrospective application for the erection of a two structures for use in association with the keeping of horses on land at the rear of 218 Buxton Road. The land and buildings are not used for commercial purposes. We consider that the key issue is the siting and design of the buildings, taking into account the location, character and appearance of the site.
- 4.2 The two building are relatively small structures (field shelter 3.3 metres x 8.5 metres, store 3.1 metres x 3.8 metres) located in the area to the rear of the applicants house and close to the approved loose boxes and the ménage, which has been in place for in excess of 10 years. The two buildings are not visible in the wider landscape and they are not conspicuous from any of the neighbouring properties. Any views of the two buildings are in the context of the existing buildings and ménage. They are simple structures which do not harm the character and appearance of the area or the residential amenity of any of the neighbouring properties. Both are structures which could be removed once the current need for them ceases or if they fall into a state of disrepair. As stated above, the buildings are not used for any commercial purpose. The development is therefore in accordance with Local Plan policy OC1 as it would not have a significant adverse impact on the character and distinctiveness of the countryside or detract from the open character of the countryside.

5 Conclusion

For the reasons set out above, we consider that the buildings are small structures ancillary to the use of the land in connection with No.218 Buxton Road and that they would not harm the character and appearance of the area in accordance with the Borough Council's policies set out in the Local Plan.

We therefore ask that you approve this application, subject to appropriate conditions.

John Scott BA (Hons) MCD MRTPI

Head of Planning

Pentland