

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 22 September 2010**

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<b>APPLICATION REF. NO:</b>	<b>10/00520/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>1 October 2010</b>
<b>WARD/PARISH:</b>	<b>SADBERGE AND WHESOE</b>
<b>LOCATION:</b>	<b>Stable Block, Hill House Lane, Sadberge, Darlington</b>
<b>DESCRIPTION:</b>	<b>Demolition of existing stable block and erection of replacement stable block and tack room</b>
<b>APPLICANT:</b>	<b>Mr James Wilson</b>

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**APPLICATION AND SITE DESCRIPTION**

Planning permission is sought for demolition of an existing stable block and the erection of a replacement stable block and tack room.

The proposed new stables would be 8.3m by 8m and 4.2m in height. The existing building which would be replaced is 4m in depth, 5m in width and 3.5m in height.

The application site consists of an elongated field next to Hill House Lane north of Sadberge. There is a hedgerow, trees and shrubs to the west of the site next to Hill House Lane. This provides some screening to the existing stables building.

**PLANNING HISTORY**

89/00630/MISC, on 29 September 1989 planning permission was granted for a pavement crossing.

96/00118/MISC, on 28 June 1996 planning permission was granted for the erection of a building for the stabling of horses and keeping of livestock (Retrospective).

**PLANNING POLICY BACKGROUND**

The following policies of the Borough of Darlington Local Plan are relevant:

- E2 – Development Limits
- E4 – New Buildings in the Countryside
- E7 – Landscape Conservation
- R14 – Recreation Development in the Countryside
- R15 – Horse-Related Development

## RESULTS OF CONSULTATION AND PUBLICITY

The **Highway Officer** commented that the existing visibility at the access is not sufficient and that therefore a condition to improve this would be required.

**Sadberge Parish Council** objected for the following reasons:

- *The proposed development would not be a like-for-like replacement.*
- *The proposed new stable block is of block and render construction (as opposed to wooden) and it appears that the proposed new stable block would be considerably larger than the existing stable block. (The relative sizes of the existing and proposed stable blocks are not clear from the application documents).*
- *Access to the site is not safe, particularly for vehicles the size of a horse transporter.*

## PLANNING ISSUES

The principal issues to be considered in the determination of this application are:

- Planning Policy
- Visual Amenity
- Residential Amenity

### Planning Policy

Policy E2 (Development Limits) of the Borough of Darlington Local Plan states that new development in the countryside will only be permitted in particular circumstances. This would include development for countryside related sports or activities provided that unacceptable harm to the character or appearance of the rural area is avoided.

Policy E4 (New Buildings in the Countryside) states that new buildings (considered acceptable in principle) should wherever possible be located with and be visually related to existing buildings.

Policy E7 (Landscape Conservation) states that development (considered acceptable in principle) will be required to respect the character of its landscape setting.

Policy R14 (Recreation Development in the Countryside) sets out that development for countryside-related sports or recreation activities will be permitted provided there would be no significant harm to the character or appearance of the countryside.

Policy R15 (Horse-Related Development) states that development related to the keeping and riding of horses for recreation purposes will be permitted providing that it would not detract from the character and appearance of the area.

### Visual Amenity

Although the proposed stable building would not visually relate to any other buildings (as there are none in the immediate vicinity) it would replace an existing structure with a new stables building.

The proposed building would have a relatively low profile and would not be a highly visible feature in the area and would not be harmful to visual amenity or the character and appearance of the area.

### **Residential Amenity**

Due to the relatively isolated setting of the site, the proposal raises no issues with regard to residential amenity.

### **Section 17 of the Crime and Disorder Act 1998**

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect

### **Conclusion**

The use of the site for stables is acceptable in principal and has already been established through the granting of planning permission in 1996. Although the new proposed stables building would be bigger than that which it would replace, the building would still be relatively small and would not be harmful to the character and appearance of the surrounding countryside. The proposal raises no issues with regard to residential amenity. Highways visibility can be improved at the site access through the imposition of a planning condition.

### **RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITION:

1. A3 Implementation Limit (3 years)
2. B4 Details of Materials (Samples)
3. F6 Sightlines (Details to be Submitted)
4. B5 Detailed Drawings (Accordance with Plan)

### **Suggested summary of reasons for granting planning permission**

The proposed development is considered to be acceptable in this countryside location. It would not have an adverse impact on the character or appearance of the locality. The proposal does not adversely affect highways safety subject to improvements to visibility at the site access. This can be achieved through a planning condition. No issues are raised in relation to crime prevention. The proposal accords with the relevant Policies set out in the development plan set out below.

Borough of Darlington Local Plan (1997)

E2 Development Limits

E4 New Buildings in the Countryside

E7 Landscape Conservation

R14 Recreation Development in the Countryside

R15 Horse-Related Development

**INFORMATIVE**

The applicant is advised that works are required within the public highway and contact must be made with the Assistant Director: Highways and Engineering (contact Mr.A.Ward 01325 388743) to arrange for the works to be carried out or to obtain authority under Sec.184 of the Highways Act 1980 to execute the works.