

**P/13/0769/FP**

**SARISBURY**

MS SARA GREEN

AGENT: MS SARA GREEN

FORMATION OF MANEGE AND EXTENSION TO STABLE BLOCK  
69 SWANWICK LANE SWANWICK SOUTHAMPTON SO31 7DX

***Report By***

Brendan Flynn - Ext. 4665

***Amendments***

As amended by plans received 4 November 2013

***Site Description***

The site is located on the south side of Swanwick Lane and comprises a detached dwelling set in the existing frontage of development, with a larger plot extending to the rear of the adjacent properties to the west. There is a stable block in the southwest corner of the site adjacent to a further paddock to the south. To the north of the stables is a pond. An additional access located to the west of the adjacent properties, serves the rear parcel of land and provides direct access to the stables and the paddock.

***Description of Proposal***

The development consists of two proposals:

1. An extension to the stable
2. A riding manege

Both elements extend into the paddock area and are therefore considered in part to be outside of the residential curtilage and requiring planning permission.

The extension to the stables will add a further stable and a hay store and will continue the same design as the existing building.

The manege will require an element of 'cut & fill' due to the modest land level changes. The manege will be drained into the adjacent stream.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

CS17 - High Quality Design

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/13/0516/FP**

**DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION WITH ROOF TERRACE ABOVE**

**AND CONSTRUCTION OF RAISED PATIO AREA WITHIN REAR GARDEN.**

APPROVE 14/08/2013

**P/07/0529/FP**

**ERECTION OF SINGLE/TWO STOREY FRONT, REAR, SIDE EXTENSIONS AND ELEVATIONAL ALTERATIONS**

REFUSE 06/06/2007

**P/01/1290/LU**

**Use of Land as Garden (Certificate of Lawfulness for Existing Use)**

CERT GRANTED 15/07/2002

***Representations***

One representation raising no Objection

One representation raising the following concerns:

- Concern that the manege will not be properly drained and may cause flooding issues beyond the site;
- Concern that the manege may be used as a riding school.

***Consultations***

Director of Planning and Environment (Highways) - No objection subject to a planning condition restricting the use to being ancillary to the residential use.

Director of Regulatory Services (Environmental Health) - No objection.

Director of Regulatory Services (Pollution) - No objection.

Director of Planning and Environment (Coastal Project Engineer) - Commenting upon drainage - no objection.

Director of Planning and Environment (Ecology) - No Objection.

Hampshire County Council (Lead Local Flood Authority) - The position from Hampshire County Council is quite simple. A person is allowed to improve drainage or construct new drainage on their land, some structures do require consent from the Lead Local Flood Authority (Hampshire County Council). When required these consents are to be applied for independently of planning permission. In the instance of the application P/13/0769/FP there appears to be new drainage being constructed in the form of a french drain. This does not require consent from the LLFA. Nor does there seem to be any change to existing drainage which would require consent.

***Planning Considerations - Key Issues***

The following key issues are raised -

- Policy Principle
- Impact upon the character of the area
- Impact upon neighbouring properties
- Drainage
- Ecology

Principle of development

The majority of the development is located within the countryside area. Policy CS14 concerns development outside of settlements and seeks to strictly control this to prevent development that does not have an essential need for a countryside location. The proposed development is appropriate to a countryside location and is considered to be acceptable in principle.

#### Impact on character of the area

The site is to the rear of existing residential properties. It is not overlooked from publicly accessible areas. The use is appropriate to a countryside location. The development will not therefore have any adverse impact upon the character and appearance of the countryside.

#### Impact on neighbouring properties

The proposed extension to the stable building is on the south side of the building and is therefore set away from the adjacent dwellings to the north. The manege is located part within the existing residential curtilage and is located on average about 30 metres from the rear boundaries of the adjoining properties which have, on average, 35 metre deep rear gardens. It is not considered that there is any adverse impact on residential amenity.

#### Ecology

Some concern has been raised by the County Ecologist with regard to the impact of the proposed development upon the potential of the existing pond and surroundings as habitat for great crested newts. However, the development proposals do not include work to the pond and indeed, the amended plans identify that the manege will drain to the stream so that there will be no direct impact on the pond.

#### Drainage -

One of the representations received raises concern that the water table in the area is high and that the levels may not be appropriate for drainage of the manege into the existing pond. Plans have been received clarifying that the manege will drain into the adjacent stream (into which the pond ultimately drains); the plans also provide detailed levels which clearly show that the stream lies at a lower level to the manege. No objection is raised by the Hampshire County Council (as Lead Local Flood Authority).

#### Other Matters -

A further concern raised is that the manege could be used for commercial purposes as a riding school. This concern has also been raised through the Director of Planning and Environment (Highways). The application is for private use only but it would not be unreasonable to explicitly control the use by condition.

#### Conclusion

In conclusion, the site is set away from public viewpoints and is a significant distance from adjacent residential properties. The land is appropriate for horse related uses. The proposed extension to the existing stable will match the existing. Drainage details are acceptable and it is not considered that the development, in particular the manege, will result in any drainage issue beyond the site.

#### **PERMISSION**

Not to be used as a commercial riding school; no flood lights; drainage to be carried out in accordance with approved plans.

# FAREHAM

## BOROUGH COUNCIL



69 SWANWICK LANE  
SCALE: 1:1,250

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