
Delegated report Officer: Ann Garfield

Application ref. DMPA/2019/0894

Change of use of agricultural land to equine use and the erection of a stable block at Bearwardcote Lodge, Heage Lane, Etwall, Derby, DE65 6LS

Valid date: 31/07/2019

Consults expired: 04/09/2019

EIA development? No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2010/0475 – Erection of replacement dwelling – approved 21/07/2010

9/2019/0705 – Erection of triple garage – approved August 2019

Responses to consultations and publicity

No responses received at the time of writing this report.

Relevant policy, guidance and/or legislation

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- Character and appearance of the area; and
- Neighbouring amenity.

Planning assessment

Character and appearance of the area

The site is within a rural area where any development proposals are likely to have an impact. In this instance the site is currently in use as a small paddock which is accessed off an existing driveway leading to Bearwardcote Lodge (a relatively new dwelling) and Dovecote House to the rear. The proposed stable block would be positioned along the north-facing boundary of the paddock and would comprise three stables to house the applicant's horses. It is not proposed to use the stables in a commercial capacity. The building would be constructed of brick and tile to match the existing house.

Owing to the very limited views into the site from the surrounding area it is considered that there is unlikely to be any detrimental impact on the character of the area, and, given that this type of building is one that is usually found within the countryside, there are no reasons why it should not be approved.

Neighbouring amenity

Owing to the location of the site and the position of the proposed stables there would be no impact on the amenities of the occupiers of Dovecote Cottage. Given that there are other existing agricultural buildings in the vicinity it is unlikely that the living conditions of the neighbours would be adversely affected.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	05/09/2019
Report agreed:	20/09/2019
Authorised officer:	Tony Sylvester
