



Introduction

This statement has been prepared to accompany a retrospective planning application for 4no. stables in a single block at a small holding at Pear Tree House, Tallarn Green, Malpas, SY14 7LJ. This statement is to be read in conjunction with drawings PLN01-04 submitted with the application.

The land owners keep animals on the site and there is an agricultural holding CPH56/246/0020.

Site Location

The site lies just outside of the settlement boundary for Tallarn Green and designated locally as a Site of Nature Conservation and Geological Importance policy (NE2), the plot slopes dramatically down to the rear of the house on the fields where the horses are kept, the owner applicants have constructed a single storey block of 4 stables into the slope of the site in order to accommodate horses in a sensible location low down on the slope on a gravel area.

As a result of the location and topography the fields flood regularly and the owners need to bring the horses off the field in the winter months, further to this the horses suffer from rainscald which causes blistering to the skin unless the horses are brought inside hence the need for the stables.

Layout

The stable block that has been constructed is rectangular with 4 identical stables laid out in a row, they are built in to the bank and are orientated almost parallel to larger storage sheds at the top of the hill. The front of the stables open out to the most usable parts of the field and down to the brook.

Amount

There are 4 stables arranged in the most efficient form and the smallest size needed for keeping horses, there is no storage for tack etc connected to the stables to minimise the affect on the open field. Each stable is approximately 3.6 x 3.6m.

Scale

The stables are single storey and built into the bank of the slope, allowing uninterrupted views over the top of the stables from the top of the hill across all corners of the fields. This allows the owners to overlook the fields from the terrace at the back of the house.

Appearance

The stables are basic and utilitarian in appearance, with a metal duo pitched roof and timber cladding that is appropriate and fits in with the context surrounding these fields.

Landscaping

The stables have been built into a clear gravel area that was used for storage, there is no impact on the existing soft landscaping on the plot and no additional planting is required due to the recessed positioning within the grass bank.

Access

The stables make no changes to access arrangements on the site.