

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1172.21

WARD : Harold Wood **Date Received:** 16th June 2021

ADDRESS: 2 Shepherds Hill
Harold wood
Romford

PROPOSAL: Retention of Horse Manege for private use of the occupants of 2 Shepherds Hill.

DRAWING NO(S): Site Location Plan; 02; 03; Typical winter turnout construction.

RECOMMENDATION : It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application site comprises of a semi-detached bungalow located on the southern side of Shepherds Hill. The subject site is situated on a large piece of land of approximately 1.46ha.

The surrounding area consist of similar semi-detached and detached bungalows with smaller conventional rear gardens. The ground slopes down from the front to the rear of the bungalow.

The site is within the Metropolitan Green Belt.

DESCRIPTION OF PROPOSAL

The proposal is for the retention of Horse Manege measuring 41mx20m solely for private use of the occupants of 2 Shepherds Hill.

The application is retrospective as a result of an enforcement case which was open on the site. The enforcement case ref: ENF/295/18.

RELEVANT HISTORY

- N0034.21 - Application for a non-material amendment to planning permission Ref: P0796.18 dated 15/08/2018 to allow for amendments to increase overall height of structure by 55cm. (Erection of a cattery within rear garden.)
Approve no cons 14-07-2021
- P1173.21 - Retrospective planning permission for outbuilding as equestrian stables
Apprv with cons 31-08-2021
- P0796.18 - Erection of a cattery within rear garden. Structure will include 4 uPVC pens with walk in style sleeping quarters and one office also constructed from uPVC.
Apprv with cons 15-08-2018
- P0634.14 - Outbuilding for Equestrian Stables
Apprv with cons 18-08-2014
- P0635.14 - Single storey rear extension
Withdrawn 02-10-2014
- P1188.90 - Side and rear extension
Apprv with cons 11-12-1990

CONSULTATIONS/REPRESENTATIONS

The proposal has been advertised by site notice and in the local press

Neighbouring properties were consulted. 2 supports and 3 objections have been received with their comments summarised below:

- Noise levels will increase as a result of the material.
- Have not built according to plans and conditions regarding manure removal
- A large metal shipping container next to River ingrebourne is ore in keeping with an industrial area and not within a rural context.
- Questions the position of the stables at the bottom of numbers 4 & 6 Shepherds Hill, whether it is at the right distance.
- Major landscaping works has been carried out
- Green metal security fencing has been erected all around their land and electric fencing that runs along the back of the properties in Shepherds Hill
- There are animal welfare issues, the original permission was for 2 horses and they have three horses and two goats
- The materials used have fire safety issues
- Increase in smells and odour and rat pollution
- The premises is being used as a business premises

Officer's response: The Council will only take into consideration planning matters. It should be noted that some of the concerns raised are being investigated by the Council's Enforcement team.

RELEVANT POLICIES

London Plan 2021

LDF

- CP14 - Green Belt
- CP17 - Design
- DC22 - Countryside Recreation
- DC45 - Appropriate Development in the Green Belt
- DC61 - Urban Design
- SPD4 - Residential Extensions & Alterations SPD

OTHER

- NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposals would not be liable for Mayoral CIL.

PRINCIPLE OF DEVELOPMENT

The application site lies within the Green Belt where new built development would normally be considered inappropriate development unless for specific purposes. These exceptions are set out in paragraph 149 of the National Planning Policy Framework.

Policy DC45 and the NPPF set out a general presumption against new development in the Green Belt.

The Council will promote uses in the Green Belt that have a positive role in fulfilling Green Belt

objectives. Planning permission for development in the Green Belt will only be granted if it is for the following purposes:

- agriculture and forestry, outdoor recreation, nature conservation, cemeteries

It is considered that the proposal would be for purposes related to ' outdoor recreation' for the applicants and as such is deemed appropriate development in principle in the Green Belt.

Policy DC22 - Countryside Recreation - indicates that opportunities for informal recreation in the countryside will be increased by, among others..."allowing equestrian and horse-keeping facilities in the Green Belt subject to no adverse effect on the amenity of residents or the countryside".

Staff consider that the proposal, in principle, complies with this policy.

GREEN BELT IMPLICATIONS

The site lies within the designated Metropolitan Green Belt. The objective of Green Belt designation is to protect the open nature of the countryside by preventing urban sprawl. Green Belt development is generally restrictive, and where development is contrary to the intentions of the NPPF and DC45, or where development is judged to be harmful to the character of the Green Belt, the applicant should provide very special circumstances to justify the proposal.

As mentioned above the proposal is deemed appropriate development in line with the NPPF and it is not necessary to justify very special circumstances.

Officers have noted the spacious nature of the setting and the separation distances within the locality. As the development would be considerably screened and not readily visible from the public realm, it is considered that it would be acceptably absorbed into the subject site.

On balance it is considered that the proposed development would appear as proportionate, appropriate and visually subservient additions to the site in question. Therefore it is not considered that the Manege would result in a material harm to the openness and character of the Green Belt in accordance with the provisions of the NPPF and Policy DC45.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The manege is located on the south-eastern side of the applicant's garden, directly opposite the stable block and adjacent to the applicant's field, set well away and screened from surrounding residential gardens. The manege is enclosed by way of timber post and rail fence stained in colour to match that of the existing fencing and stable block already in place. Given the manege primarily constitutes development in the form of a change of use of the land as opposed to built environment, it is considered that the manege would not impact on visual amenity or open character of the garden scene.

IMPACT ON AMENITY

Policy DC61 of the LDF states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.

In terms of impact on the local environment, this could only be affected by noise. It is not considered that a small-scale cattery for private use would give rise to an unacceptable noise nuisance to neighbouring dwellings, given the manege is well separated from the nearest neighbouring property, it would be approximately 40 metres away.

HIGHWAY/PARKING

It is unlikely that it would create any impact on the highway network.

OTHER ISSUES

The applicant confirmed that minor amount of engineering work was required in order to provide a level surface for the manege, which was then covered in 'Arena Flex', which is an all weather material.

KEY ISSUES/CONCLUSIONS

Having had regard to the above and in doing so all relevant planning policy and material considerations, planning approval is recommended, subject to conditions.

RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

1. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

2. Property limited condition ENTER DETAILS

The use of the manege for which planning permission is hereby granted shall only enure for the benefit of the occupiers of No.2 Shepherds Hill and not for any other person unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework July 2021.

Authorising Officer: Neil Goate	03-09-2021
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