

April Planning Committee

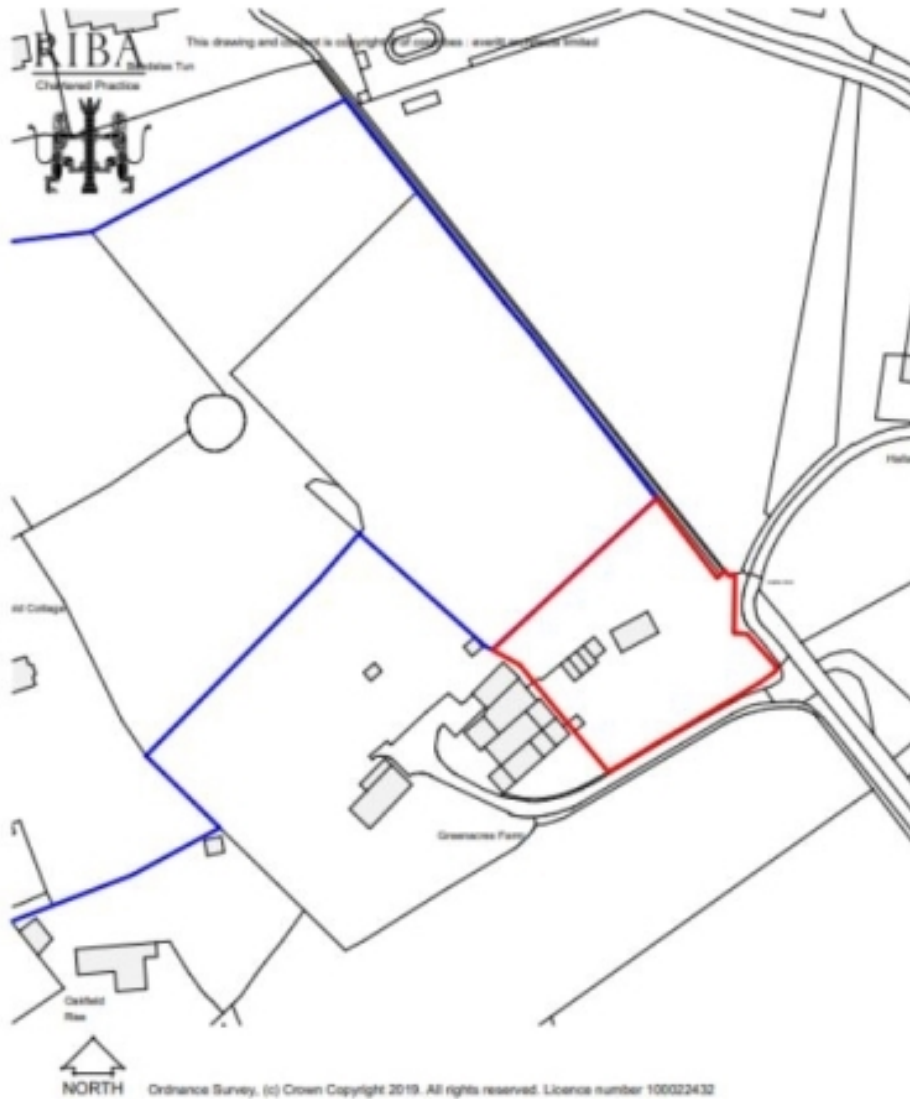
21st April 2022

22/00257/FUL - Oakfield House Stables

Proposed works:

To rebuild two single storey storage/stable buildings, following demolition of existing buildings.

The application is at planning committee at the request of Councillor McCloskey due to the sites sensitive location within the AONB and previous applications that have also been determined at committee.



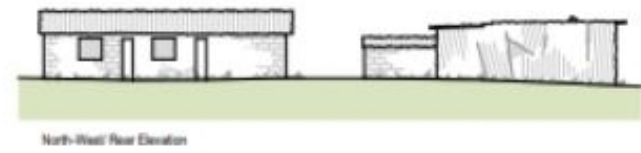
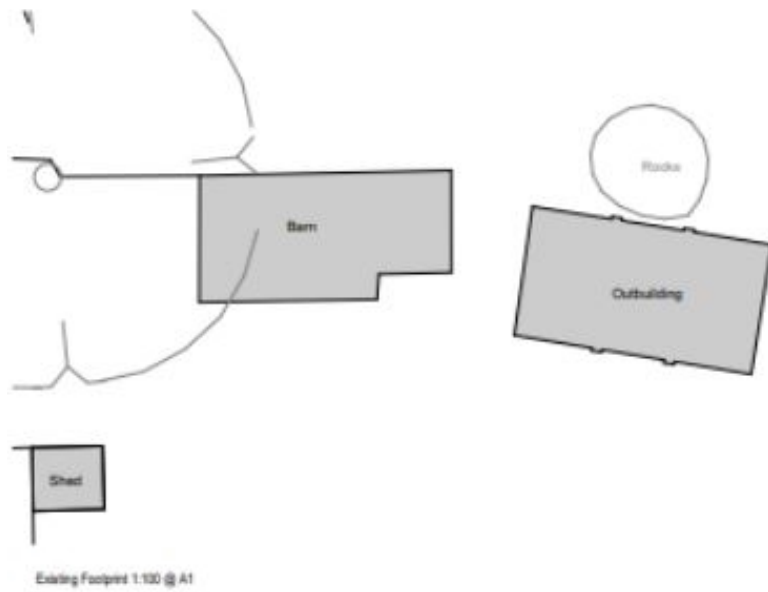
Site Location Plan

22/00257/FUL



Google Earth Image

22/00257/FUL



Original barns – now demolished

22/00257/FUL



Photos of Original barns – now demolished

22/00257/FUL



Photos of Original barns – now demolished

22/00257/FUL



Photos of Original barns – now demolished

22/00257/FUL

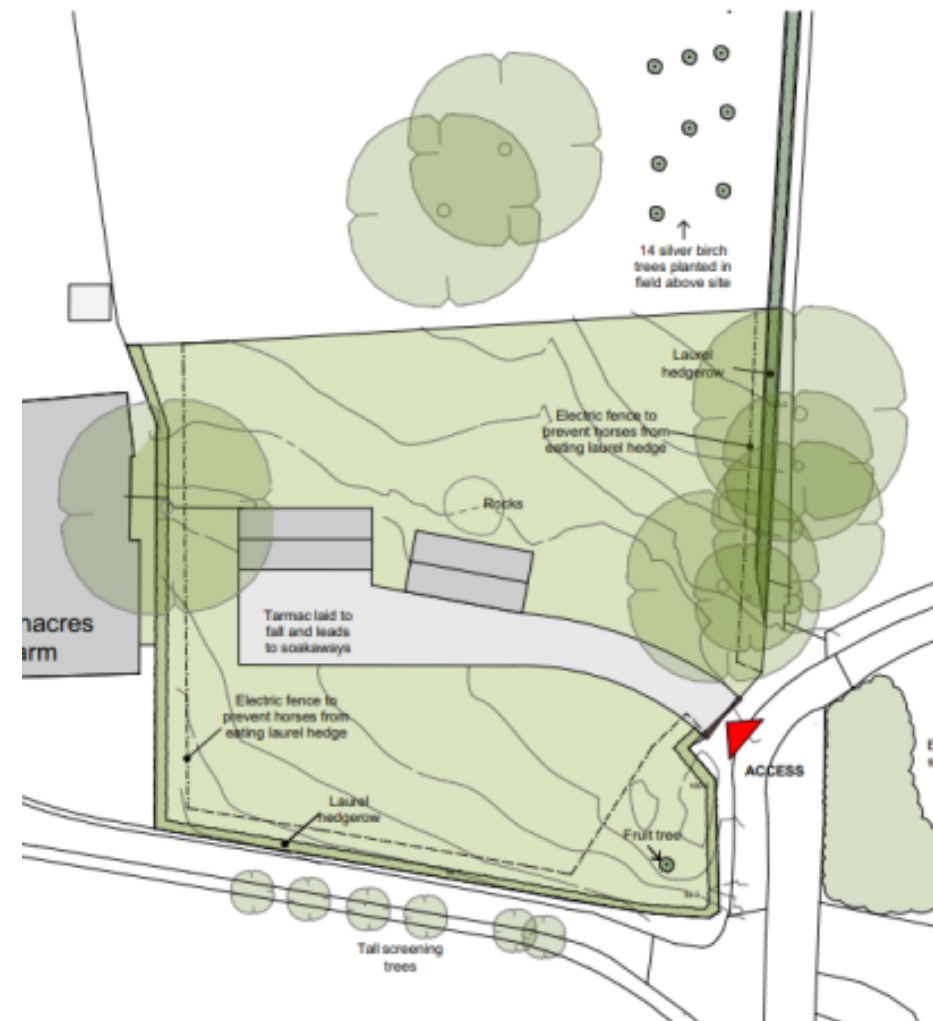


Site photos – view from access road/gate

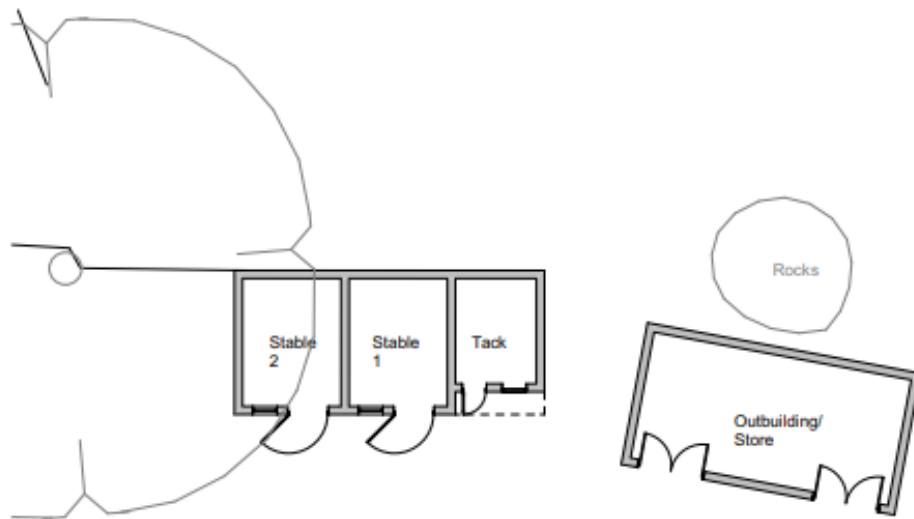
22/00257/FUL



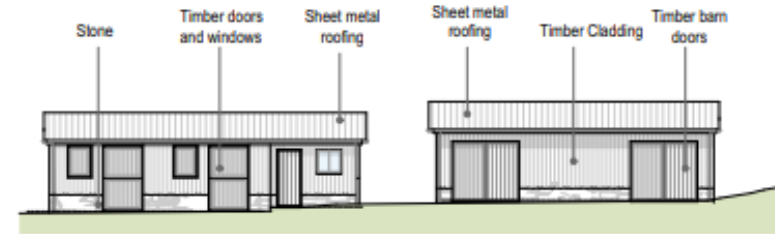
Existing and proposed block plan



22/00257/FUL



Ground Floor Footprint 1:100 @ A1



South-East/ Front Elevation



South-West/ Side Elevation



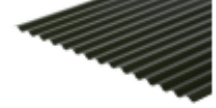
North-West/ Rear Elevation



North-East/ Side Elevation

Materials

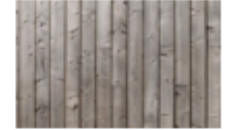
Sheet metal roofing - Corrugated 0.5 Thick Polyester Paint Coated Roof Sheet - Matt finish



Stone - Natural stone



Timber Cladding - British larch - Vertical timber cladding



Windows and Doors

Windows and Doors - Timber barn doors and windows

Proposed plans and elevations



Key Planning Matters

- Principle
- Impact on AONB
- Design
- Impact on neighbouring amenity
- Highway safety / access
- Trees
- Impact on wildlife

Summary of Conditions

- Time
- Approved plans
- Tree 1 – foundations within Root Protection Area
- Tree 2 – No underground services within Root Protection Area
- Personal permission
- No external lighting
- Bat box