

10/03/2017

Vale of Glam. Council,
Planning Dpt.,
Dock Office,
Barry Docks,
Barry, CF63 4RT

Dear Sir,

1700255 FUL

Land adjacent to Westra Stables, Westra Road,
Westra, Dinas Powys, Vale of Glam.
Proposed Stable Blocks for stabling horses.

DESIGN AND ACCESS STATEMENT

The existing site is at present used for vehicular parking and access to the adjoining fields, where a number of livestock are kept.

The site was previously part of the St. Andrews Golf Course, which has now been part split up and sold.

Vehicular and pedestrian access to the site will be from the existing entrance off Westra Road, which has been used as an access for many years.

The site is spacious enough to include a min. of 8 car parking spaces, with at least 2 being accessible for disabled persons, with plenty of turning area.

However this is not to be a commercial enterprise but it is intended for horses belonging to the applicants family members only.

The proposed stable blocks are to be constructed with concrete blockwork and to be finished with treated timber external cladding, stained brown. The roof will be finished with Olive green profiled roofing sheets. All finishing materials are proposed to be in-keeping with the rural setting.

The proposed stables will be at a maximum height of 3.50 m. and sited behind the existing wooded hedgerow boundaries.

The site boundaries are proposed to stay as existing, being wooded hedgerow to the north and west boundaries, post and wire fencing to the east and Nant yr Argae stream to the south.

Additional tree planting is proposed on the site as shown on drawing number AMB 02.

RECEIVED

13 MAR 2017

Regeneration
and Planning

Internal lighting and external security lighting is proposed to be installed to the stable blocks.

The proposed stables are intended to be for the private stabling of a maximum number of four horses, which will graze and exercise in a field accessed by a 10 meter wide access strip. The field is in excess of 9.50 acres in area, which equates to a minimum of 2.375 acres per animal.

A. S.A.P. assessor will be appointed as part of any building regulation application and this will encompass all the energy sustainability issues. Access doors to each individual stable and store will be have a min. clear opening width of 775 mm. with a level access threshold, and approached via. a level concrete access pathway, all in accordance with Approved Document M.

Your
G. J.

RECEIVED

13 MAR 2017

Regeneration
and Planning