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14th February 2021  
Planning Officer  
Maidstone Borough Council.

Dear Sir,

**Proposed Extension To Existing Stable Building To Provide Improved  
Stabling Facilities At Land Adjoining 3 Holly Villas Charlton Lane West  
Farleigh for Mr. & Mrs. G. Judge.**

The application site is located adjoining and South West of 3 Holly Villas Charlton Lane West Farleigh. The site is of an area of approximately 2.5 acres comprising of a maintained grass paddock with an existing single storey building positioned in the North East corner of the paddock used ancillary to the paddock.

Planning permission was given for the change of use of the land from a use involving the grazing of livestock to a mixed use for the keeping and grazing of horses and of livestock. Permission was also given for the erection of a single storey building to form a stable, a shelter for livestock and a feed and ancillary store. Planning approval reference 00/0691 refers.

The planning permission was implemented and the approved building was built in 2001. Once in use it became evident that a weather shelter was necessary to allow animals a place to shelter when access to the building was not available. A simple addition to the front of the building was added to form such a shelter in July of 2002.

Due to family circumstances the keeping of livestock on the land ceased in 2007 and since then the keeping and grazing of a horse on the site has been intermittent. The prime use of the building since 2007 has been for the secure storage of a tractor mower, roller, trailer, strimmer and other plant and materials necessary to keep the paddock and its fences in good order. The strimmer is used by the applicant to trim along the line of the adjoining public footpath KM29.

The applicant now having retired wishes to go back to keeping a horse and livestock on the land and because the existing building is not of sufficient size to accommodate properly the animals and plant and machinery necessary for the proper upkeep of the paddock, a small single storey extension was considered to be necessary. The shelter at the front of the original building was removed and a single storey addition was added as an extension of the originally built structure.

The extension was built to match the original stable building in terms of design and materials used. The floor area of the original building was 25.1m<sup>2</sup> and the floor area of the lawful shelter was 15.2m<sup>2</sup>. The floor area of the built extension is 25.1m<sup>2</sup>. Taking into account the site area of the front shelter now removed, the recent extension represents an aggregate increase in floor area relative to the building that existed on the site prior to the building of the extension of 15m<sup>2</sup>

*Planning permission was necessary for the extension however the correct process was not followed. Consequently a retrospective planning application is now presented for consideration by your council to regularize the situation.*

*In support of our application I would like to make the following points.*

***Policy***

*It is recognised that in rural areas horse riding is a popular leisure activity which can make a contribution to the health and well being of communities.*

*In terms of recreational equestrian uses the provision of buildings for stabling and other associated uses is acceptable subject to scale and detail. Policy states that "Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area;"*

*There are no other buildings capable of satisfying the proposed need. The extension is modest and by wrapping the extension around the end of the existing building the visual extent of the built structure results in a minimal increase in terms of its bulk. Eaves height and the ridge height will be 2.1m and 3.75m respectively matching the eaves and ridge height of the original building. The extension has been constructed with softwood walling and roof structure. The roof has been tiled with clay plain tiles and the walls clad in weather boarding to match the originally build structure.*

***Facilities.***

*The additional space created will provide an optimum space for the safety and comfort of the horse and there will be plenty of good grazing space to satisfy the needs of the horse. A two bay manure bin will be sited in the far North west corner of the paddock and it is expected that the quantity of well rotted manure produced can be delivered to nearby neighbours wanting to use manure on their allotments or their gardens.*

*The site is well located and has easy access to local bridleways and to the general countryside.*

***Residential Amenity.***

*The building is not located close to residential properties consequently the proposal will not have any detrimental effect on any nearby uses.*

***Conclusion.***

*The development does not have an impact upon the character or the appearance of the application site or the character of the surrounding area. The development does not impact the amenity of neighbouring properties and it complies with local and national planning policies. As such I would ask that the application be approved.*

*I would draw your attention to other less modest developments in the nearby countryside where additional buildings have been added to sites with an equestrian use.*

*Please view approvals issued under 20/500700 nearby at Kettle Lane and 18/505738 at Stockett Lane East Farleigh relating to the provision of ancillary accommodation relating to the equestrian use of the site.*

*Yours faithfully,  
M.J.Kidner*