

The purpose of this statement is to support the LDC application in respect of Valentine House, Ashwell.

Status of site

Valentine House is a domestic residence with a substantial, particularly well screened plot.

Class E Rights are in place.

The property is not within a conservation area.

The property is within the settlement boundary.

Household Composition

There are 6 adult members of the Cook family.

One member of the family is a veterinary doctor specialising in equine. She is a keen equestrian and through her interest and involvement other members of the family have gained an interest in equine care and riding.

Two members of the family are motorcyclists, in particular off-road motorcyclists. To that end, in addition to a horse trailer, the household also currently stores a motorcycle trailer on site.

The design of the building is an attempt to accommodate the above uses. Additionally, if space permits, it might be possible to also accommodate some of the other household space requirements as follows.

From time-to-time various members of the family use gym and keep fit equipment.

The family owns a full-size “pub” table football table, as well as a series of put out and pack away garden games.

Additionally, there are bicycles for most of the household.

A number of household members work from home from time to time.

Site use currently

A horse trailer is stored at Valentine House. A motorcycle trailer is stored at Valentine House (both outdoors/unsheltered).

Given Valentine Houses location on a green lane, the property is often used as a stop-off when out hacking.

There is no intention or suggestion of use in connection with or for the purposes of commerce or business. The application is solely for the domestic enjoyment of the household.

Meeting the PD Tests

“purpose incidental to the enjoyment of the dwelling house as such”

Please see above statement.

Dimensions

The proposal complies with the height and distance from boundary requirements of the PD Rights and associated technical guidance. Namely, the building will be no less than 2m from the boundary, no more than 4m to the ridge and no more than 2.5m to the eaves.

The stable sizes are in accordance with good practice guidance. Provision is made for two stables. Additionally, a secure tack room is proposed. A small kitchenette, washing and sitting area is also proposed, along with a shower room.

Proportion of Plot

The plot is of substantial dimensions (approximately 1 acre). Even with existing outbuildings (gazebo and summerhouse), and garage under construction, the proposal would not anywhere near trouble the 50% limit. Similarly, the scale of the building would not be disproportionate to its intended uses.

Principal Elevation

The proposal would be behind the principal elevation.

Summary & Conclusions

Care has been taken to ensure the proposal complies with all the requirements of Class E development. I hope the above and enclosures confirm that, however if there are any queries or further information requirements, the applicant would be pleased to assist.

Enclosures:-

Red line site map showing building location.

Stable block floor plan.

Stable block roof plan.

Stable block ridge & eaves plan.