

Cond No.	SC No.	<u>The Site</u>
		<p>The site is located on northern side of Woodfield Lane and was formerly known as Mainwings Stables. The boundary with Woodfield Lane comprises ranch style timber fencing, there is considerable native vegetation of this frontage screening site which is in a dip in road. A 40 m long drive leads to solid gates forming entrance to livery yard where an authorised mobile home is situated. The stained timber clad stabling is in U shaped formation. A timber fenced manger is to left of stables and 2 bed mobile home to right. A garden area lies to north of mobile, adjacent to this fence north is paddock.</p>
		<p><u>Proposal</u></p> <p>To replace mobile home with permanent dwelling - this is detailed application pursuant to outline permission granted on appeal on 4th August 1999. The details show a three bedroom chalet style house with 3 rear facing 1st fl. dormers but of 1/2 storey appearance to front. A forward projection at 1st fl contains office in connection with livery business operated at stables. Dwelling has ridge height of 6.8 max but makes use of natural ground slope to north. It is sited within existing garden area of</p>

mobile home. A dense Hawthorn hedge screens site from east.

Representations

Site notice erected by no close neighbours. Site is dissected by boundary: Hatfield TC and Essender PC. Essender who were unaware of outline permission originally objected, but when advised that this detailed application have withdrawn objection Hatfield TC have not commented.

Discussion

Principle of the replacement of mobile home with permanent dwelling established by inspectors decision following informal hearing. The dwelling proposed is modest in scale and will be well screened from road. There is a public footpath adjacent to site but the fence is I consider not overlarge or unsuitable for the purpose proposed. Conditions require it only to be occupied in connection with operation of Tollypot Farm or in agric./forestry and pd. removed by condition on outline. The mobile home must be removed within one month of occupation of dwelling. Materials indicated as stock brick and slate to match stabling. I consider these details acceptable and recommend approval.