

Eastern Area Planning Committee Hearing
Devizes - 2nd December 2021

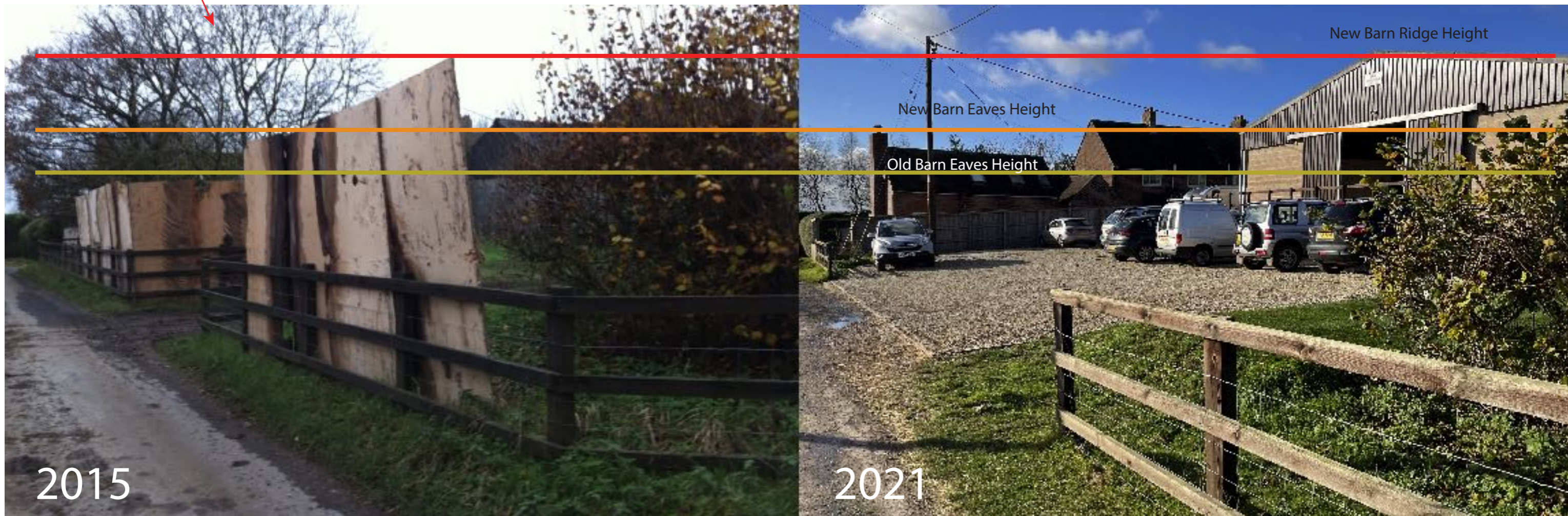
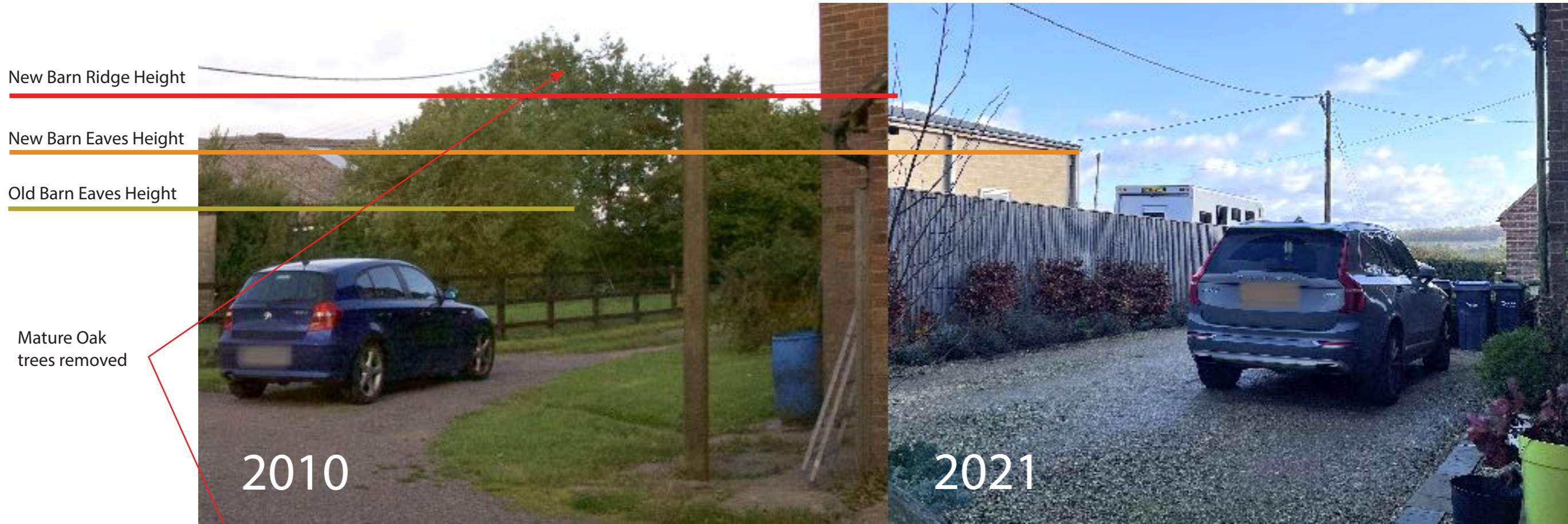
Rabley House & Stud
Retrospective application for windows and lights to stable barn

Photographic visuals AGAINST the application.

Photos provided by:

Don & Anita Barrett - 1 Rabley Hill Cottages
Corinne & Giles Ashbee - 2 Rabley Hill Cottages

1. View of barns from driveway of 2 Rabley Hill Cottages (top) and lane (bottom) before and after redevelopment



2. View of barns showing 300sqm plus area of hard standing and lorry park - no landscaping



3. View of barns from lane with old features (trees, fence and old barn) overlaid to show scale



View from road overlaying original barn facade and established oak tree silhouette. Post & rail fence removed - hedge to the front never planted. Creation of Staff Car and Lorry park (8 cars, 4 lorries) to the side & front of the barn.

4. Viewing Angles from windows on South Elevation into 1 & 2 Rabley Hill Cottages



Viewing angles from elevated barn levels - afford views right over 2m fence and through into children's bedrooms on first floor and family living spaces to the ground floor.

5. Interior floor level vs exterior ground levels



Showing Internal floor levels in comparison to exterior ground levels. Image taken from our first floor landing. Barn soon after construction top right. Notice various windows permanently open, and hooked back on latches.

6. Views from internally in 2 Rabley Hill Cottages



Windows from Ground Floor play room - 2 Rabley Hill Cottages



Windows from First Floor Bedroom - - 2 Rabley Hill Cottages



Windows from First Floor Landing



Tackroom door left open to staff socialising and viewing platform

7. Views from internally in 1 Rabley Hill Cottages



Windows from Ground Floor kitchen - horse box obscuring tack room door/ramp



Windows from Ground floor Living room



Windows/tack room door from first floor bedroom 2



windows/tackroom ramp from first floor main bedroom

8. light spill onto 2 rabley hill cottages from internal lighting



Light spill from internal lighting through open/glazed windows during winter months after dark, with 2 large 12m x 4m high horse boxes parked in front to screen. These lights are can remain on 24 hours a day.

9. Light spill from all internal lights on during summer months at 11.45pm.



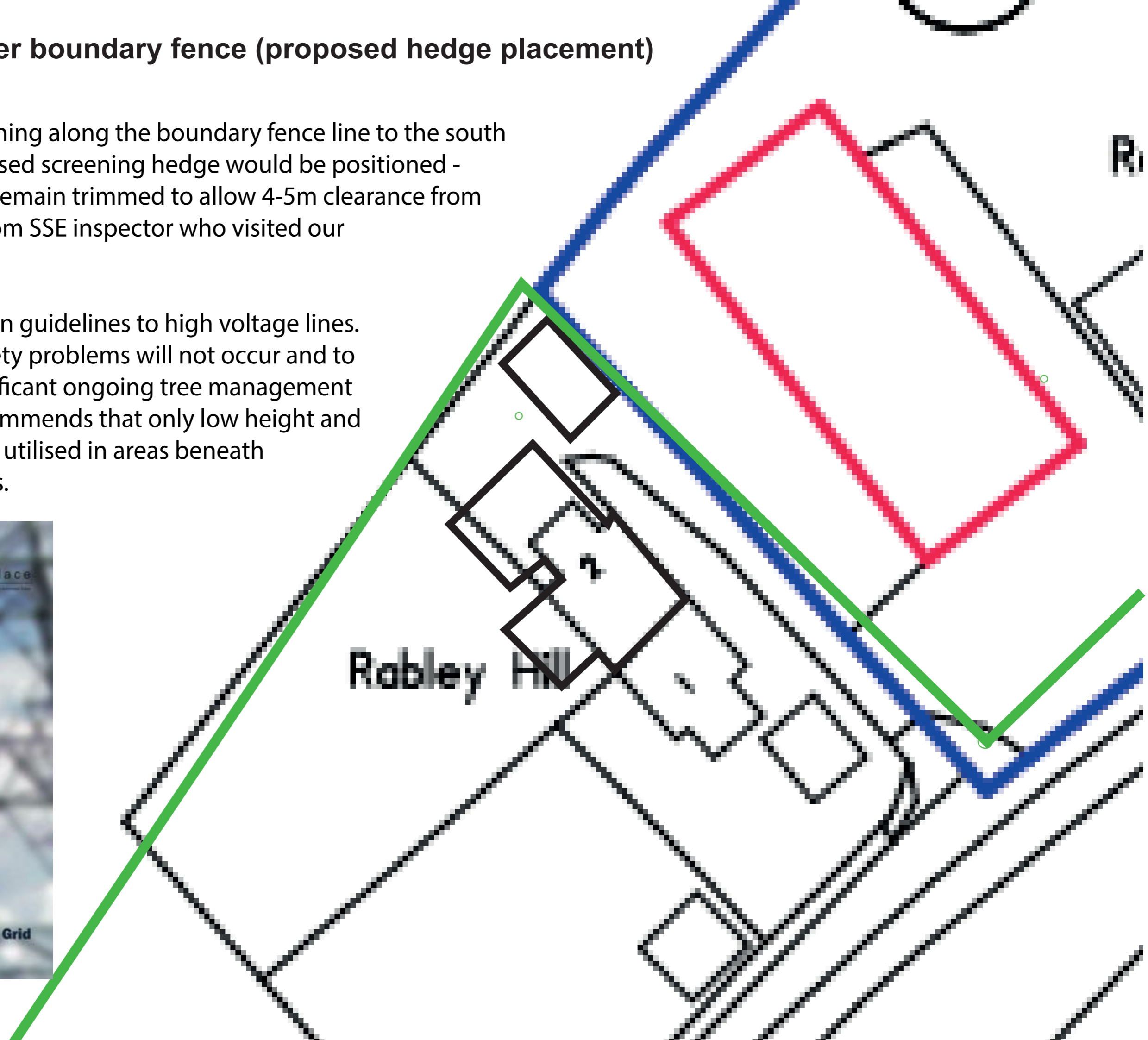
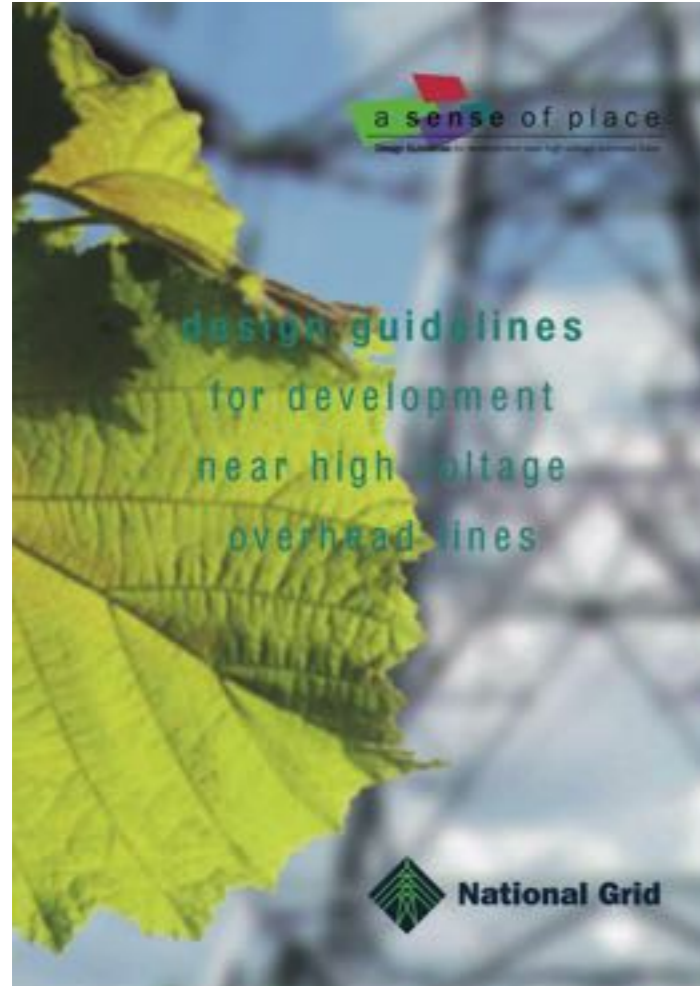
Light spill from internal lighting - only 2 lights at each end of the building were on, but still the light spill through the openings is significant



10. Power lines over boundary fence (proposed hedge placement)

Power lines in green, running along the boundary fence line to the south of the barn, where proposed screening hedge would be positioned - hedging and trees must remain trimmed to allow 4-5m clearance from power lines (guidance from SSE inspector who visited our property in 2020).

From nationalgrid - design guidelines to high voltage lines. To ensure that future safety problems will not occur and to reduce the need for significant ongoing tree management works, National Grid recommends that only low height and slow growing species are utilised in areas beneath overhead line conductors.



11. example of facility nearby of similar size and scale - no side windows ventilation



Flintstone Stud at West Overton, has been stabling a similar number of horses, in a converted cow barn for approx 20 years. The use of louvred timber cladding to create adequate ventilation in a less exposed position.

12. Examples of bespoke elite training facility stable barns designed by Equine Planning Solutions in Newbury, experts in their field and adequate ventilation provided without window openings.

