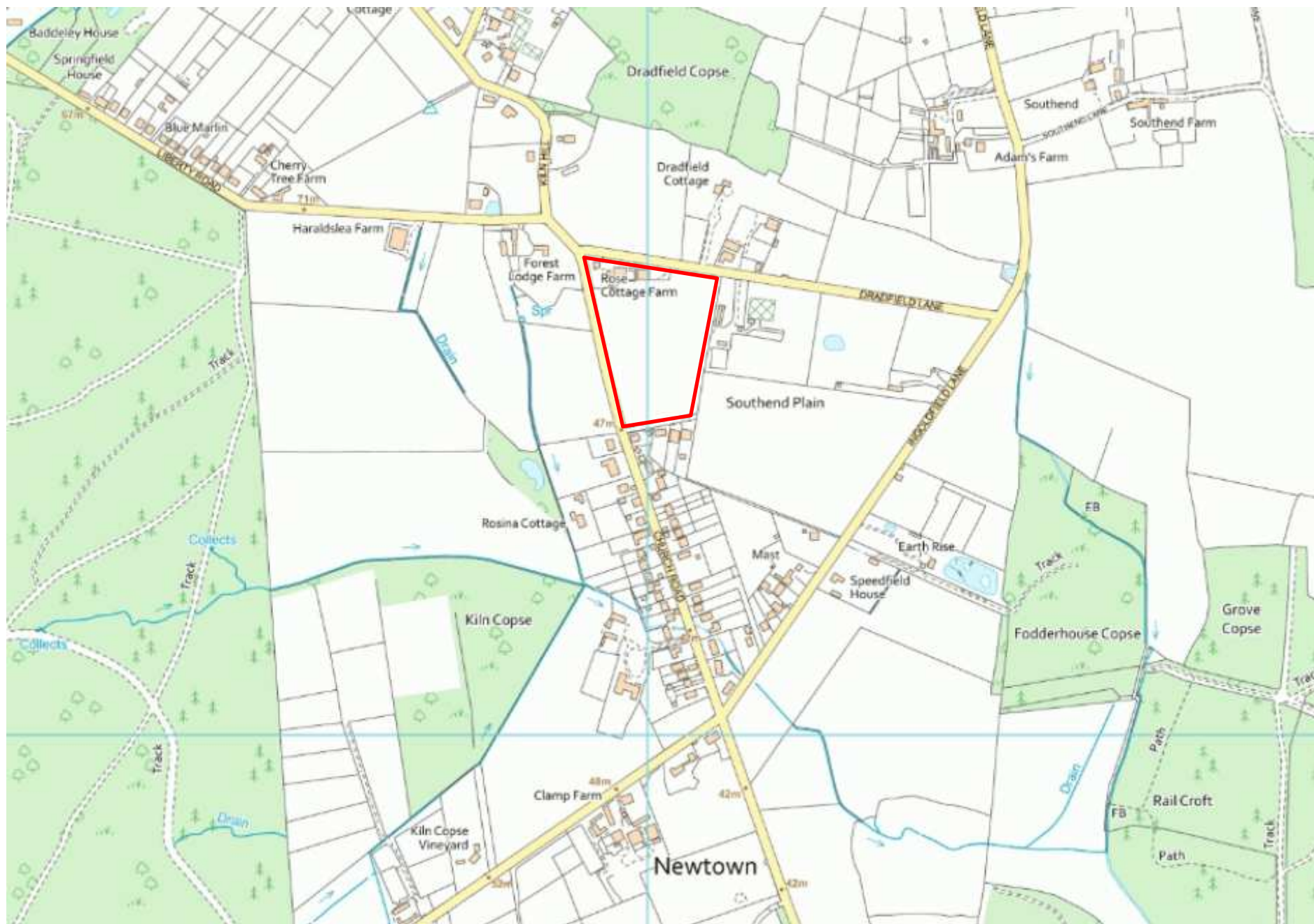


# Rose Cottage Farm, Church Road, Newtown, PO17 6LE

Update the existing farm and dilapidated outbuildings and change of use to equestrian use. Single storey extension and alterations to house fit for disability needs with a pool and gym required for rehabilitation purposes. Replacement garage. Replacement pole barn. Remove existing feeding station and replace with safe fenced area. New stables in existing large barn and new manège in the adjacent field. Siting of temporary mobile home whilst these works are undertaken

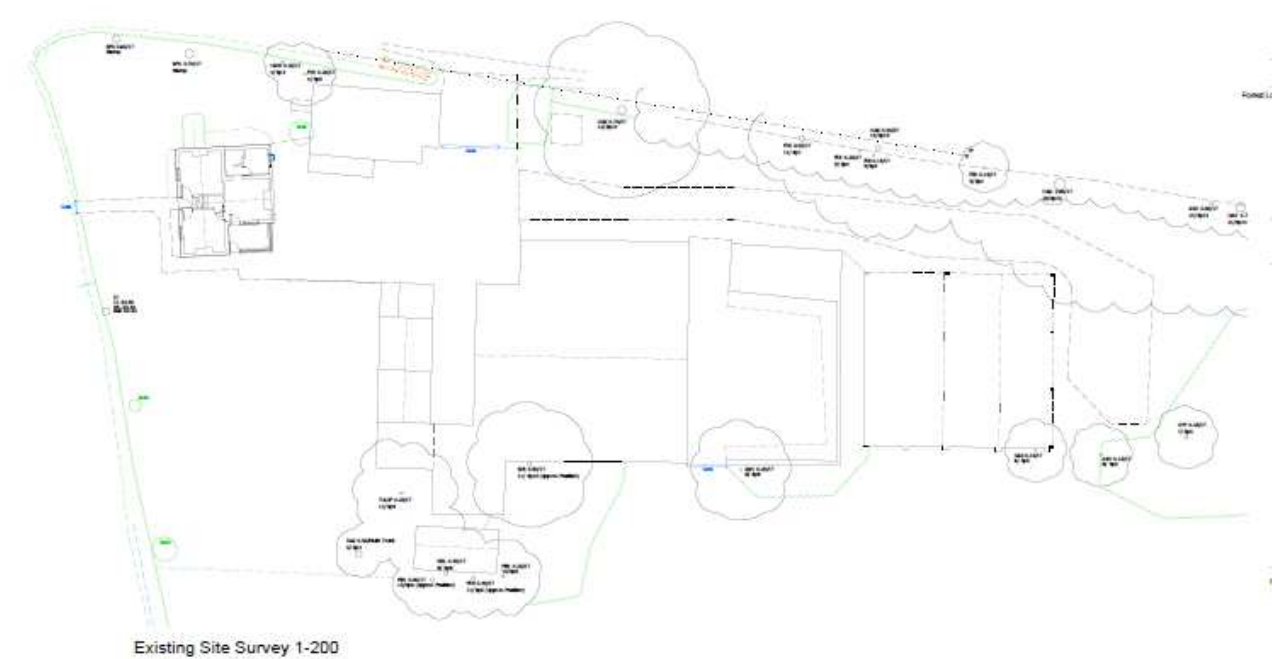
Application Number:  
19/02754/FUL



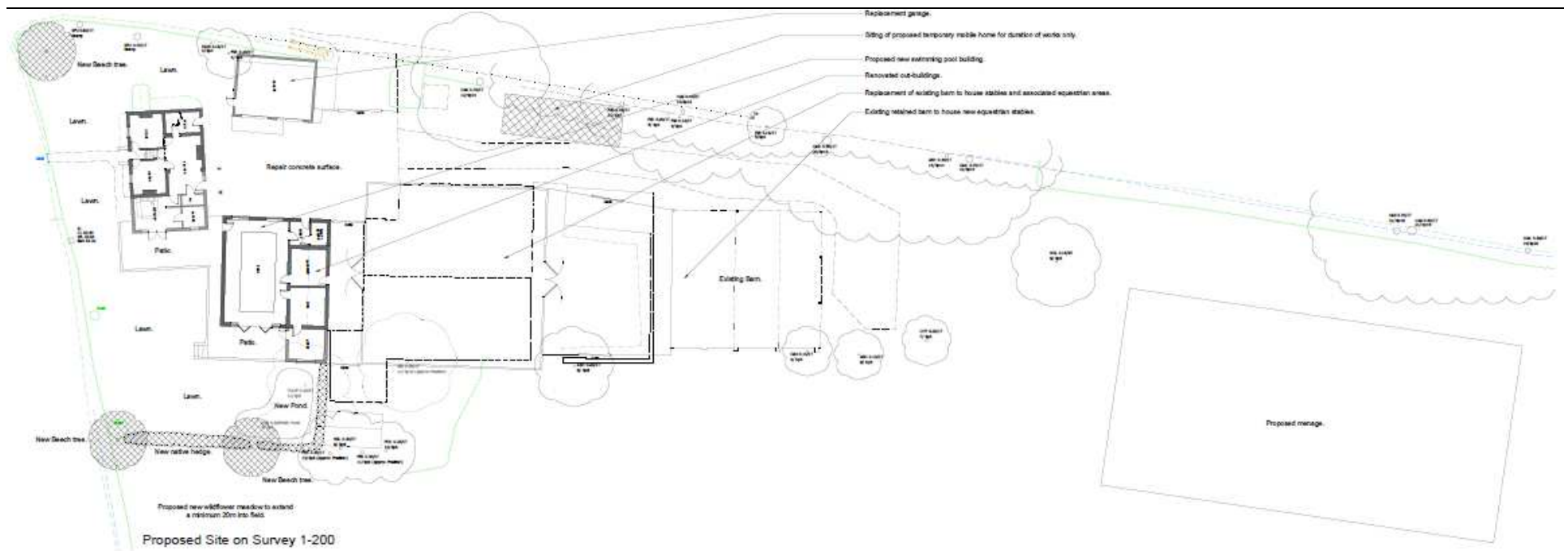


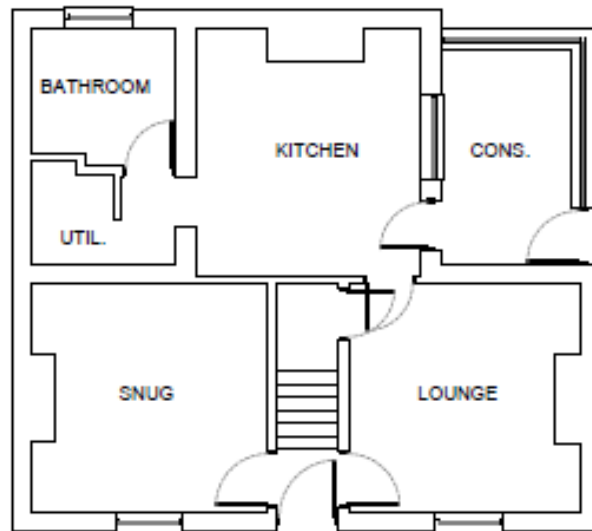






## Existing and proposed site layouts

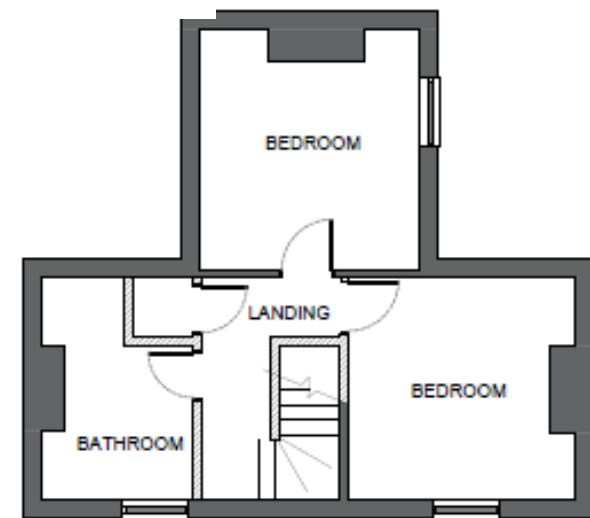
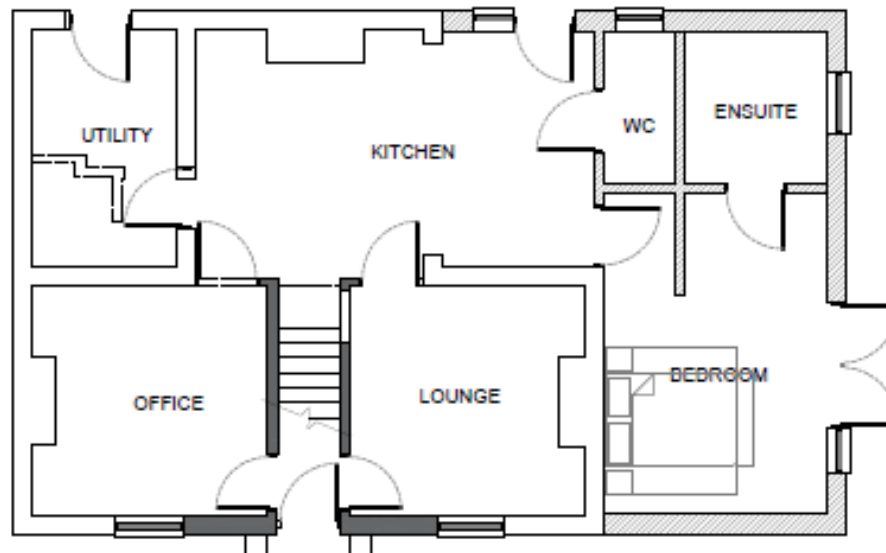




Existing  
floor plans



Proposed floor  
plans





Existing house elevations



Front (west)

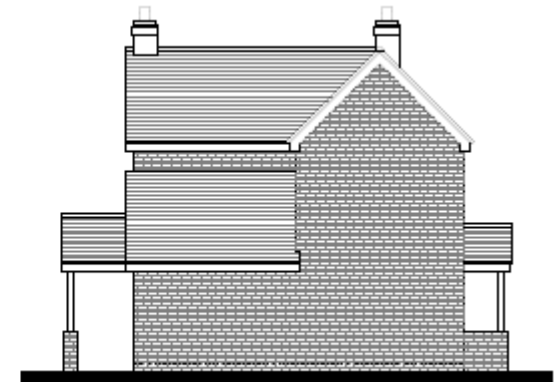


Side (south)

Proposed house  
elevations



Rear (east)

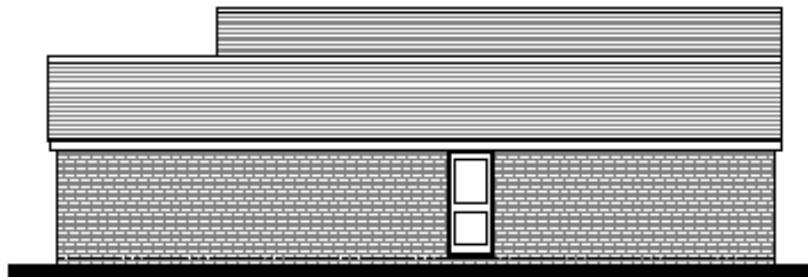


Side (north)

## Proposed swimming pool and gym, plans and elevations



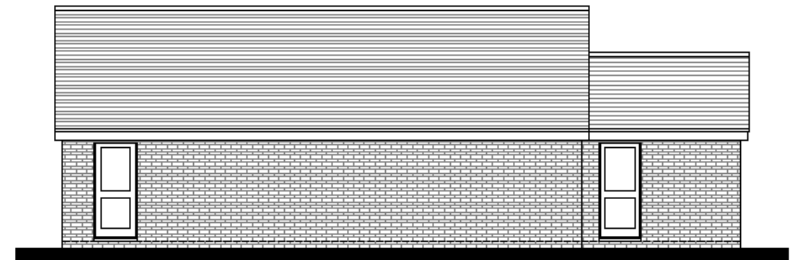
North elevation



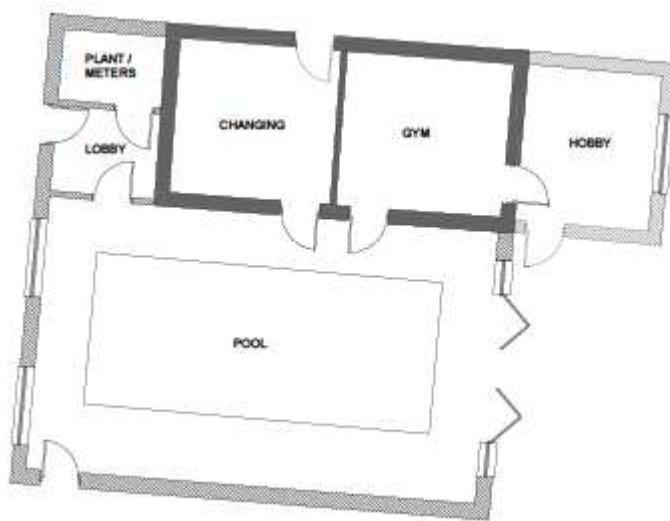
East elevation



South elevation

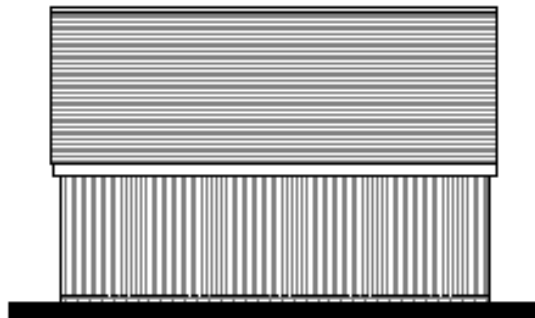
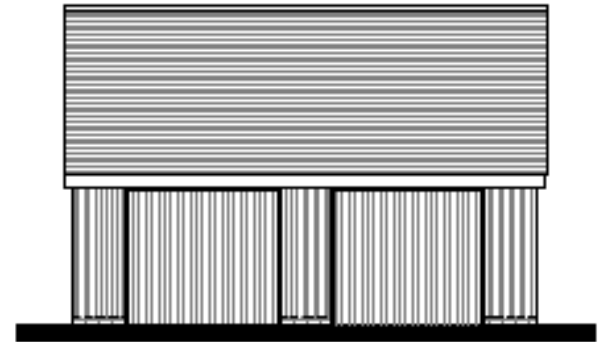


West elevation

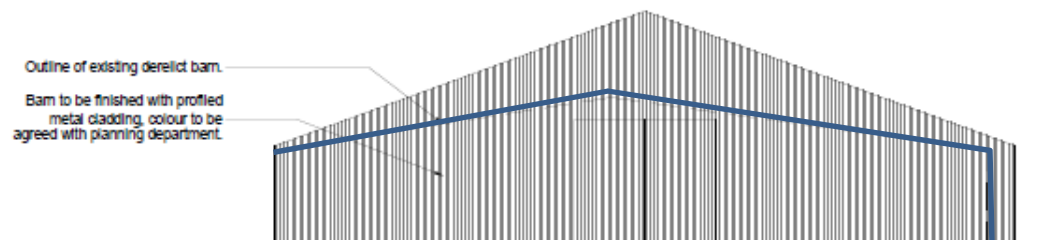
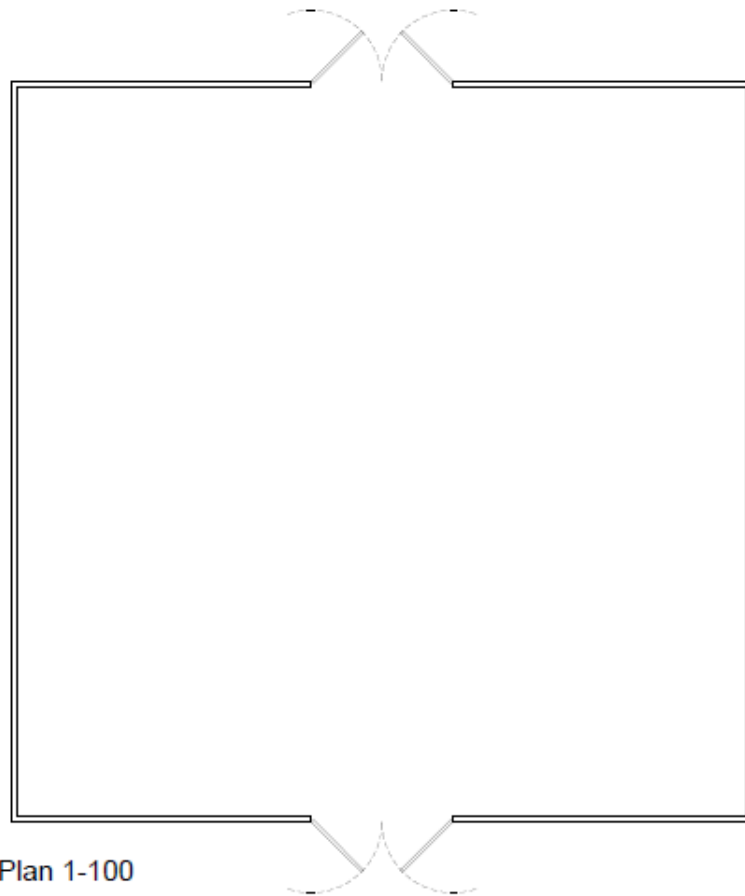


Existing dairy building to be converted to gym and changing room

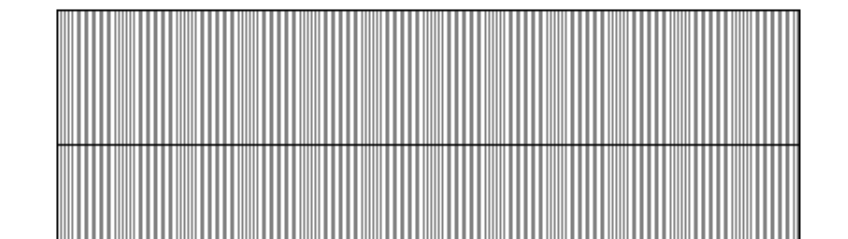
## Proposed garage plans and elevations





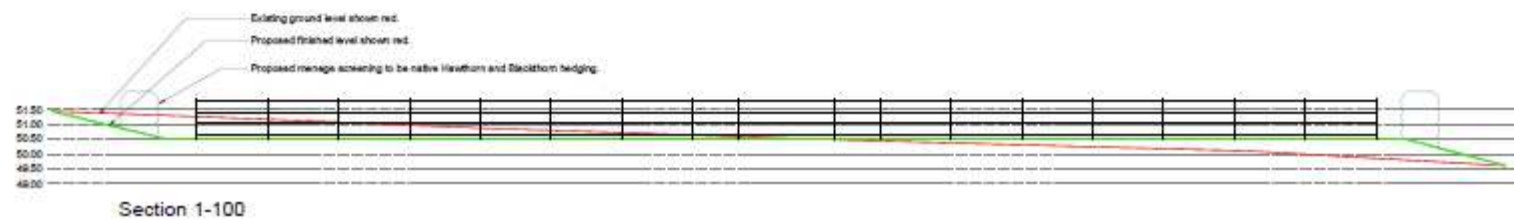
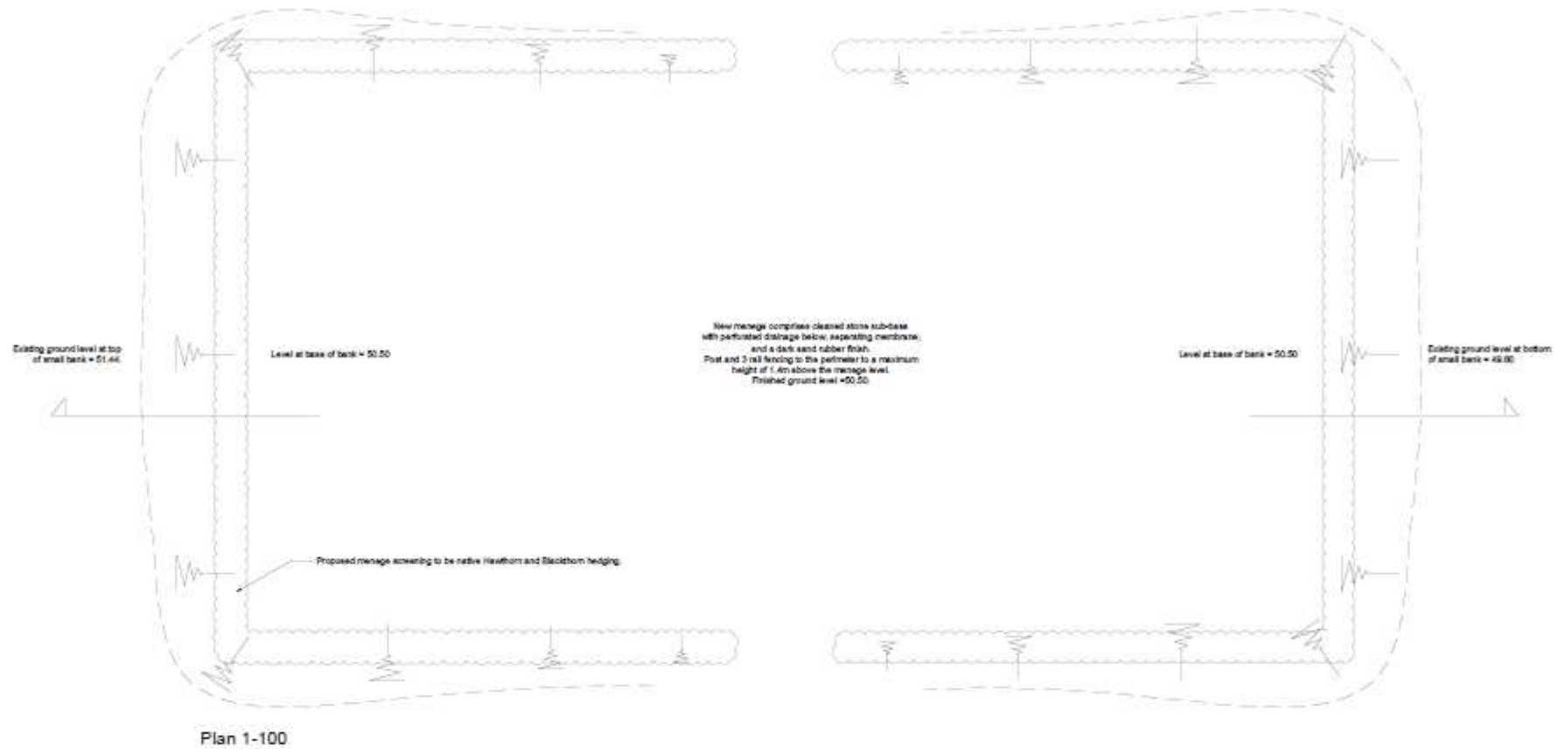


East & West Elevation 1-100



North & South Elevation 1-100

## Details of proposed manège













View looking west along  
northern boundary of site  
with Dradfield Lane

View looking south from  
Dradfield Lane across site  
of proposed manège







View from Kiln Hill to  
north of site

Junction of Church Road  
and Dradfield Lane



View from Church  
Road looking north  
towards site.



Views from  
road to south  
of the site



### Recommendation – Approve

The equestrian use of land in the countryside is acceptable in principle and it is considered that the development required in connection with the use, together with the extension and pool/gym building to address the personal circumstances of the applicant, can be accommodated without undue impact on the character and appearance of the area or neighbour amenity. The proposal is therefore in accordance with policies of the Development Plan.