Design and Access Statement

Extension to existing stores building, 50 Lee Lane Farm, Lee Lane, Royston.

Step 1,
Physical context – The Site and its Surroundings

The application site comprises a modern (1970's) detached house, subsequently extended, with a detached building to the front used for storage in connection with the applicants business in buying and selling, mainly via the internet, motorcycle's and associated clothing and equipment. Planning permission was approved for the business use 14.1.2009

The site is at the edge of Royston, adjoined by open land used for stabling and grazing, with farmland and buildings to the North.

The site is accessed off Lee Lane, the principle access serving the dwelling being that to the West, which is owned by the occupiers of The Bungalow, and over which the applicant has a right of way, and a secondary access from the East.

Social Context
The application seeks planning permission for the erection of a small, 6.6 x 6.0 metres, extension to the existing business premises to ease overcrowding in the existing building, to provide a small office space, and additional storage in order to improve efficiency and to enable the modest expansion of the existing business at the site.

The proposal will assist in safeguarding employment, since the start up of the internet based business the applicant has been able to double the number of staff employed.

Economic Context
The applicant is aware that the house and its grounds have been operated for various business uses from the 1970's. The house and grounds were initially built and occupied as commercial stables and as a building contractors yard, by Clayton Construction. The site was subsequently sold to Mr D Harding who would confirm that he operated his mail order business from the site.

The applicant bought the site in 2002, and has operated his business, trading in motorbikes and ancillary equipment from that date.

The business is now operating with planning permission, as a mail order operation, with sales being principally generated from Mr Lassu's web site on the internet. The business from the site can now be classified as a B8 storage and distribution use.

The application proposes a modest extension/expansion of the business at the site.

Planning Policy Background
Section 38 of the Planning and Compulsory Purchase Act 2004, indicates that decisions on planning applications 'must be made in accordance with the development plan unless other material considerations indicate otherwise'.

The site is currently allocated as safeguarded land on the approved Barnsley M.B.C Unitary Development Plan. UDP policy GS10 applies to development proposals on safeguarded land.

Policy H8C of the UDP recognises that small home based businesses can be acceptable where the majority of the building and its curtilage remain in residential use and where it (the business) would affect the amenity of adjoining residential occupiers.

Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms -
One of the Government's key aims is to encourage continued economic development. The planning system plays an important role in integrating environmental and economic objectives. Development plans provide the policy framework, weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality. The principles of sustainable development require the responsible use of man-made and natural resources by all concerned in a way that ensures that future generations are not worse off.

The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance. Development control should not place unjustifiable obstacles in the way of development which is necessary to provide homes, investment and jobs, or to meet wider national or international objectives. Nevertheless planning decisions must reconcile necessary development with environmental protection and other development plan policies.

The characteristics of industry and commerce are evolving continuously, and ***many businesses can be carried on in rural and residential areas without causing unacceptable disturbance through increased traffic, noise, pollution or other adverse effects.*** Individual planning decisions will of course depend on such factors as the scale of the development, the nature of the use of the site and its location.

Development plan policies ***should not seek unreasonably to restrict commercial and industrial activities of an appropriate scale - particularly in existing buildings - which would not adversely affect residential amenity. Planning permission should normally be granted unless there are specific and significant objections, such as a relevant***

development plan policy, unacceptable noise, smell, safety, and health impacts or excessive traffic generation. The fact that an activity differs from the predominant land use in any locality is not a sufficient reason, in itself, for refusing planning permission.

Step 2 – Community involvement/ consultation
The officer report in connection with the application to regularise the existing business use of the existing premises indicated that there were no objections to the application following the required publicity/consultation. The proposed extension, and small scale increase in business floor space will have no impact on any adjoining occupier. Consequently the applicant has not sought the views of any neighbour in connection with this proposal.

Step 3 – Evaluation
The application seeks planning permission for small scale extension/expansion of the existing business operating from the existing premises. The extension is to be built up off existing walls enclosing the existing business, the extension does not extend the curtilage of the existing business within the overall site.

The Council have been pursuing the applicant for a lengthy period in connection with the removal of containers from the site. The applicant is sincere in his desire to work with the Council towards the removal of the containers and has said that they will be removed. The limited extension proposed will greatly assist in bringing forward the removal of the containers.

The parking area in front of the dwelling is often seriously overcrowded, with cars of the applicant's family (6 cars plus motor home used in connection with the family involvement in motor sports competition) and visitors. The applicant is required to ensure that no overspill parking should obstruct the access (from the West) leading to the farm to the North of the site The application seeks to assist the situation in providing a limited car parking area to the East, immediately adjacent to the existing building, served from the existing secondary access from Lee Lane.

The applicant has spent a great deal of time (and money) in carrying out landscaping works at the site. The grass verge to the Lee Lane frontage has been relaid. Trees have been planted. The applicant has attempted to carry out works in a sensitive manner in order to improve the appearance of the site, and to reduce any perceived impacts resulting from the occupation of the site.

Step 4 – Design of Scheme

- **The use of the buildings and spaces** - the Council approved the existing use of the building for storage and distribution earlier this year

(2008/1142,approved14.1.09). This application involves the small scale extension of the building, partially on to existing stone walls enclosing the existing building. The extension of the building to the South East corner will have no adverse impact on any existing adjoining property. The application additionally proposes a small area of additional car parking immediately to the East of the building in order to address existing shortages in parking to meet the families existing needs at the site. This parking area is served by the existing access from the East.

The site is not within a conservation area, no buildings on, or adjoining the site is listed as being of architectural and/or historical interest.

The site is not within a floodzone on the Environment Agencies flood maps. Surface water run off from the extension will be taken to soakaway and will not increase the rate of surface water run off from the site to the detriment of any adjoining owner.

- **The amount** - The extension to the building provides an additional 34 square metres of usable space, enabling the provision of improved office space and increase storage/packaging capacity to improve the efficiency of the operation and to enable its limited expansion.

- **Layout** - the building, its walled enclosure, and accesses all exist. Crime prevention measures are important measures in enabling the operation to exist and flourish at the site. Proximity to the dwelling, provision of CCTV and alarm systems will be maintained and will be connected to the extended accommodation.

- **Scale** –The length, width and height of the extension are complimentary to the existing building which will remain the dominant element with the extension being clearly subservient.

- **Landscaping** – Existing trees on the site are not affected by the development and will be retained

- **Appearance** –The extension to the building is to be built in matching materials, natural stone walling, and tiled roof covering. The only opening proposed is a steel roller shutter door to the enclosed northern elevation. The alterations respect the original style and proportions of the building and local context.

- **Access** – the access arrangements are as existing. Equal and convenient access is provided to, and within the site to requirements of the Disability Discrimination Act and Building Regulations
  The additional parking proposed is generated principally by the applicant's family demand rather than by the business use of the site. While the expansion has seen a modest increase in the number/frequency of light goods vans delivering and collecting to/from

the premises, the access is capable of accommodating the increased traffic that the proposal will generate. It was noted that the highways officer raised no objection top the application to regularise the business use of the existing building.