Supporting statamant in raspact of a new driveway accass to an existing agricultural building at THE WALK BIRDWELL BARNSLEY

FOR

MR GARY HATHER

[redacted]

[redacted]

2 BEECH HOUSE FARM CLOSE
BIRDWELL
BARNSLEY S70-5UE
29TH JUNE 2020

NEW DRIVEWAY ACCESS TO AGRICULTURAL BUILDING @
BEECH HOUSE FARM THE WALK BIRDWELL

an application has been prepared ready for submission re. the above.

please accept my apology for this situation which we find ourselves involved in, but in my defence I can let you know that I was misinformed regarding permitted development rules, it has never been my intention to fall foul of the local authority.

If you require any additional details please do not hesitate to contact me

Yours faithfully

[redacted]

Assessment of the proposals for the formation of a new dedicated permanent driveway access to an existing agricultural building.

A). The surroundings:- the site is located to west of Hoyland Common & to the south of Birdwell.

Uses:- the building is a detached agricultural building.

Local area:- the building is located between existing residential development, consisting of relatively new & somewhat older properties & open green belt.

Building Character:- a single storey building of some age.

Existing Access:- agricultural/farm vehicals have access to the building through the adjacent existing residential properties.

There is no additional access to other buildings within the site.

Topography & Gradients:- the area around the building is essentially flat, though, from the site to THE WALK there is a gradual gradient in a downward direction

The topography is such that no deep excavation or raising of existing ground is required. The construction of the driveway follows existing gradients/levels.

B). SPECIAL DESIGNATION!-

1) the existing building stands adjacent to green belt.
2) the proposed driveway passes through green belt from the site to an existing gateway, field access FROM THE WALK
3) the proposal is not within a conservation area.
4) the proposal is not within or adjacent to the curtilage of a listed building.

C). PLANNING POLICY!- authorities should plan positively for schemes to contribute in making the area better for people & to take account of opportunities available for improving the character of the area & the way that it functions, such opportunities should be accepted P.P.S1 (34).

planning in general should account for;-

* access
* drainage
* contamination
* landscape & design,

the proposal should seek to avoid problems of environmental intrusion, loss of amenity, pollution, any danger to health & life, to ensure highway safety.

D). DESIGN RELATING TO THE AREA!- the proposal will not impact on the land/area uses, the new driveway is compatible/sympathetic to adjacent properties & the area.

E). SCALE:- the scale of the proposal is well within the capacity of the site to accept the proposal without detrimental impact on adjacent properties

F). GENERAL:-

* the proposal will not affect deliveries to existing properties.
* access for emergency services/local authority refuse/recycling etc to existing adjacent dwellings would not be altered.

G). CONCLUSIONS:-

* the proposal will remove the necessity for agricultural/farm vehicals to pass through the existing residential area eliminating any problems arising from on road parking.
* the proposal will reduce traffic noise considerably for the dwelling occupiers/owners.
* it is not intended that landscaping works will play any part of this proposal in order that no effects would be caused to interupt the clear outlook over the countryside open area for the properties within Beech House Farm Close.
* the existing gateway/field access from THE WALK is sufficient for the vehicals requiring site access.

* as part of the proposad schame the buildings external faca has racaivad a maka over providing an accaptabla, improvad elevational view from the adjacent rasidantial dwallings. Also many cubic matras of flytipping/rubbish has bean takan off sita.

In conclusion, it is with respact that wa hopa that the local planing officar can agraa that what is proposad, with the formation of this new driveway, will not only banafit the day to day usa of the existing building but provida improvad standards to the owners, occupiers of the adjacent residantal properties