PROPOSED EXTENSION TO WORKSHOP AT RS MOTORHOMES, 30 COMMERCIAL ROAD, GOLDTHORPE INDUSTRIAL ESTATE, GOLDTHORPE, ROTHERHAM S63 9BL

DESIGN/ACCESS STATEMENT

It is proposed to redevelop the above site, which currently operates as a factory for the manufacture and assembly of motorhomes. The existing unit also provides sales and servicing facilities.

The site is accessed off a principal distributor road through Goldthorpe Industrial Estate. The site currently accommodates a steel portal framed building with two-storey offices to the frontage. The building having concealed guttering and cantilevered fascias. The site is bounded by palisade fencing.

The proposals are to construct a new extension along the eastern side of the building to provide additional workshop facilities. The extension will extend within the open area to the side of the building.

The proposed extension will complement the existing building, having walls clad with matching profiled sheeting with roller shutter access door replicating that of the existing offshot to the rear.

The site is located on an established industrial estate, having parking and turning facilities within the curtlage.

PLANNING POLICY

The development falls within existing Planning Policy and the site is currently used for commercial purposes with an established industrial unit, which is also surrounded by industrial units of similar style and age. Access to the property is gained from the adopted industrial estate road to the site frontage.

There has been no public consultation prior to making this application due to this being an established usage and within UDP policy, with no requirement for change of use or extension of the site. It is considered that the proposals will enhance the facilities of the operations and will not detract from its visual appearance, using approved materials of matching quality.

USAGE

The site is an existing commercial premise and there is no intension to modify this usage or classification.

AMOUNT

The proposed extension sits within the existing site and does significantly increase the workshop floor area, being sat completely within the existing building lines and there is no intended change of usage.

LAYOUT

The siting of the new extension is limited due to the requirement to maintain existing facilities and point of access. The proposals will not impact on traffic flow around the site or have any significant visual impact on the site frontage.

SCALE

The proposed extension is compatible with the existing and surrounding buildings, being of a conventional industrial unit in style and materials and will complement the existing premises by use of matching materials.

It is not considered that the scale of the extension will prove detrimental to the site. There is no impact to the rear of the site, nor to the west facing elevation.

LANDSCAPING

The site has limited capacity for landscaping and there is no current intention to provide any additional landscaping facilities, due to the extension being erected off the main building.

APPEARANCE

The building will relate to the existing surroundings and will not impair scale beyond that of adjacent buildings, being relatively low-rise and set within the backdrop of the existing industrial unit and commercial area as a whole. The extension will not have any significant visual impact beyond the north of the site.

ACCESS

There is no intention to relocate the existing access and there are no proposals to alter vehicular movements within the site. The area on which the extension will sit is currently used for external storage purposes and these will be substantially located internally. The proposed extension will not impact on any allocated customer parking areas or manoeuvrability for delivery vehicles.

There will be no change to any disabled access within the site or buildings and the building will continue to comply with DDA and Part M Building Regulation requirements as necessary.

There were no pre-application consultations in respect of the access arrangements due to this being a pre-existing usage.

PHOTOGRAPHS



1. Side elevation showing location of extension.
2. General side elevation.





3. Front elevation.

4. Side service area in location of extension.

