

Design and Access Statement (v3)

for

Erection of a Single Dwelling

on

Land Adjacent

Law Head Farm, Law Slack Road
Hade Edge, Holmfirth HD9 2RY

for

Mr & Mrs R.A. Deakin

January 2016



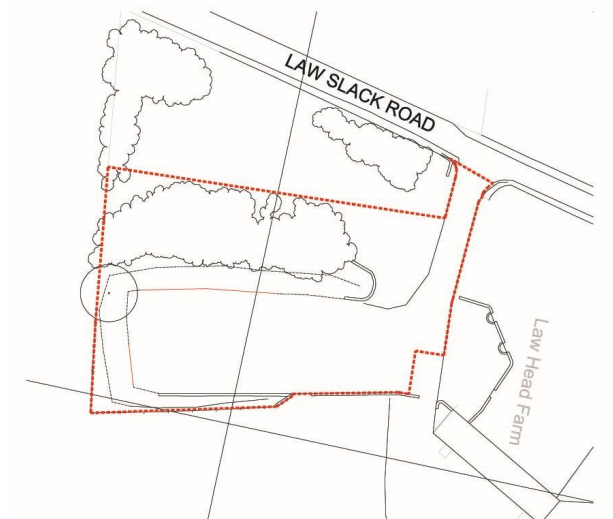
Architecture
Project Management
Surveying
Planning
Conservation

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1. INTRODUCTION

- 1.1 This application is for full planning permission to construct a single storey dwelling on land occupied by Law Head Farm, off Law Slack Road Hade Edge.
- 1.2 The applicant's family have lived in the farmhouse since 1916.



2. THE SITE & USE

- 2.1 Law Head Farm is situated on the east side of Law Slack Road in generally open countryside and has a wide access drive from Law Slack Road which gives access to the farm buildings together with a metalled area due east of the farm and a second similar area due south of the farmhouse. There are landscaped areas due west of the farmhouse. These areas are considered to be within the associated use of the existing farm and are fenced off from the remaining land of the applicants.
- 2.2 The application site is situated due south of the existing farmhouse and comprises of a hard-core open area approx. 57.00m long by 22.00m wide. The plateau is some 4.50 m below the surrounding ground level at the south and west sides with matching contours on the north east corner



- 2.3 Law Slack Road runs parallel approx. 45.00m away from the application site on the west side whilst Law Common Road is approx. 87.00m due south of the site
- 2.4 Since 1939 to the late 1970's the applicants operated a coal merchant business from Law Head Farm whereby the land adjoining was utilised for coal storage bagging and distribution, however the service and amenity buildings have since been removed.
- 2.5 The application site has been utilised by commercial vehicles for at least 40 years and is currently used as a heavy goods vehicle operating centre in conjunction with the applicants business.



2001



2003



2005

- 2.6 There are extensive areas of existing tree screening to the west and south sides of the application site to the extent that the site is not visible from the surrounding roads

3. SURROUNDING PROPERTIES

- 3.1 Other than Green Gate Farm due west of Law Slack Road there are no surrounding properties nearby.

4. RELEVANT PLANNING POLICIES

- 4.1 The application site is within the Green Belt and as such the National Planning Policy Framework (NPPF) 2012 applies. Para 88 confirms that

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

- 4.2 Para 89 confirms that the LPA should regard construction of new buildings as inappropriate in the Green Belt however the exceptions to this are partial or complete redevelopment of previously developed sites whether redundant or in continuing use which would not have a greater impact on the openness and character of the Green Belt.

5. THE PROPOSAL

- 5.1 The proposal comprises of a single storey dwelling designed in such a manner as to have minimum impact on the application site and preserve the openness and character of the Green Belt designation.

Scale

- 5.2 The building occupies a footprint of 324sqm which has been determined by the site configuration and the clients brief for accommodation. The gross area includes the garage/covered parking area



- 5.3 The height of the highest point of the roof is 4.40m whilst the lowest point is 2.40m. This height is no greater than the difference between the existing plateaux of the site and the highest contours on the south and west sides. The impact on the surrounding area in terms of scale will be negligible.

Appearance

- 5.4 The masonry walls where exposed will be faced in drystone walling to match the existing field and highway boundaries.

- 5.5 The roof will be covered in dark grey standing seam metal roofing and be highly insulated. Roof glazing will be as close to the roof plane as possible without comprising weather tight details. The gutters will be composite and concealed behind a dark grey metal fascia.



- 5.6 The windows will be triple glazed with gas filled cavities.
- 5.7 The roof overhang to the east and north sides will be supported on stone circular posts set on to a natural stone paved and setted margin beneath the roof overhang.

Access

- 5.8 Access will be via the current access and by a porous path and turning area which will be level with the grassed area on the north east side of the property.



6. DESIGN, TOPOGRAPHY AND MASS

- 6.1 The footprint of the development represents 10% of the area of the application site.
- 6.2 Landscape planting at the north east corner of the site is proposed in the form of indigenous species of standard trees.
- 6.3 The design outline of the development is intended to reflect the original embankment of the HGV area which currently exist and so have little impact on the current use of the Green Belt.

7. COAL MINING REPORT

- 7.1 The site falls within a high risk coal mining area. Rogers Geotechnical Services have prepared a report on a coal mining risk assessment. The report number J3383/16/EDS dated 16th January 2016 is attached to the application.

8. FOUL DRAINAGE ASSESSMENT

- 8.1 After enquiries there are no public foul drains near to the site nor are there any in Law Slack Road in its entire length. We understand that all the properties in the vicinity have their own facilities for foul drainage disposal
- 8.2 Foul drainage under the proposal is to be collected at the South West corner of the dwelling into a pumping chamber which will pump effluent to a Bio disc sewage treatment plant with the discharge over the applicants land due west of the site.
- 8.2 BioDisc® is a high performance package treatment plant which, in normal domestic situations, will produce effluent qualities of better than 8mg/l BOD, 13mg/l SS and 4mg/l ammonia - The system is Certified to European Standard EN12566-3 and fully compliant.
- 8.3 The treatment plant will be sited as indicated on drawing 4238-02-04a. There are no known boreholes or springs within 50m of the location which is 17.5 m away from the habitable building and within 34 m of the public highway.

9. SUMMARY AND CONCLUSION

- This is an application for full planning consent for one dwelling.
- The site is within the use of Law Head Farm and is currently an HGV operating centre in continuous use.
- The development has been designed in such a manner as to preserve the openness of the Green Belt when compared to the existing use of the land.
- The impact of the development from the surroundings is very marginal and the development reflects the existing embankment on the south and west sides.