

Design & Access Statement

2008/1070 (previous application)

Dear Sir,

I am re-submitting the above application in a different format from the previous application on the same site.

1. The reasons for this proposal are to provide an adequate and safe parking area for the large bungalow which forms part of Little Royd Farm which still operates farming activities over twelve months of the year.
2. PPG2 Para 3.4 quoted in the refusal deals with new buildings. We are not suggesting any new buildings on the site. It does however, allow for "limited extensions and alterations of existing dwellings" subject to 3.6. This deals with the need to avoid "disproportionate extensions"

We are also concerned with preserving the "openness" of the green Belt. Providing it does not result in disproportionate additions the extension of the dwellings is "not inappropriate"

3. The parking areas of the dwelling are essential elements of the building and the house cannot operate without it. BMBC waste collection is required and cars are essential in the remote location so the structure is inevitably bound to the parking area (not the garden areas which are decorative and subject to proper domestic outdoor activities i.e. parasols, picnic tables, washing lines, barbecues etcetera.
4. The parking area currently has to provide space for 5/6 cars for the extended family and regular private and business visitors. It is also the only useable paved area for the small children of the family who play on toys such as tricycles and scooters. This is proving to be dangerous as it is difficult to see the children outside when reversing or turning. When the parking is fully utilized refuse and general service collections are impossible as the vehicles cannot turn around.
5. The difficulties are also compounded because a clear track through the parking area is required at all times for farm vehicles (tractors and trailers) this is indicated on the plan.
6. The proposal has been amended significantly from the original application.
 - a) Firstly the overall parking space has been reduced to a minimum usable area
 - b) Secondly my client has agreed not to use tarmac or other more urban surface area. It will be covered in "grass crete" or similar blocks which

allow grass to grow through the reinforced surface. This will appear as part of the field surface.

- c) The timber fence will not be built but the area will only be defined by tree and shrub planting around the perimeter.
 - d) The "Openness" of the field will not be compromised and there will be no affect on the Green Belt openness.
7. We suggest the small area available for parking should be conditioned to exclude any domestic paraphernalia being allowed and my client has agreed to abide by this restriction.
 8. My client is anxious to work within guidelines and it is reasonable to ask for support for this very very minor extension to his property given the circumstances. It does not in any meaningful way compromise the Green Belt and in fact enhances the natural habitats by introducing new tree and shrub areas.
 9. As a farmer, the applicant could simply create an agricultural hard-standing for any vehicle but wants to minimize the visual affect from the surrounding area. I hope the Authority can allow this minor adjustment which I believe falls within guidelines to which we work.
 10. He has asked that some real consideration be given to the safety of his family. The bungalow was approved without adequate parking space and this minor amendment will add greatly to highway safety and amenity and clearly are special circumstances in themselves.

MAC 09/08