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MaxDesign

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR

SINGLE STOREY STORAGE BUILDING

WHITES BAKERY, CHARLES STREET, WORSBOROUGH BRIDGE, BARNSLEY, S70 5AF

FOR

WHITES BAKERY

APRIL 2014

ISSUE: PLANNING

INTRODUCTION

Max Design Consultancy Ltd has been instructed by Whites Bakery to apply for planning approval for an extension to the existing factory premises to form a storage and preparation area which will allow removal of the series of temporary portakabins currently on site

ASSESSMENT

The premises are located on Charles Street, with a rear car park and sustainable transportation links.

The floor area of the premises is 298m2.

The surrounding land uses are mainly residential and the site is currently designated as an employment site.

PLANNING POLICY STATEMENT

The proposal should be considered in the light of prevailing planning policy. The Government has consulted on revised principles to underpin the planning system in the form of a National Planning Policy Framework. The aim of the Government's approach is to create a system where the default position for development proposals is 'yes' for schemes that either in accordance with an up to date development plan or where the development plan is out of date. This approach is designed to facilitate economic growth.

The application is in accordance with the following NPPF chapters:

Paragraphs 6-10 Achieving sustainable Development:

Paragraphs 11-16 Presumption in favour of sustainable development:

Paragraphs 17 Core Planning Principles:

Paragraphs 18-22 Building a strong, competitive economy

EVALUATION – CONSTRAINTS AND OPPORTUNITIES

Constraints:

- The building would be required to be in keeping with the existing factory

Opportunities:

- Create employment opportunities within Barnsley by growth of the business.
- Provide a more permananent structure and allow for removal of the temporary cabins on site.

DESIGN PROPOSALS

The design is a flat roof steel framed building cladding in metal cladding to match the appearance of the cladding to the bakery.

USE

The use of the building is for storage and preparation purposes for the bakery

AMOUNT

The floor area is 298m2.

ACCESS

The applicants site is accessible by the existing entrance to the site.

In respect of legibility, the proposed signage on the building will clearly indicate its use. The entrance to the building will be clearly visible from the street and there will be appropriate signage with the premises.

SUMMARY

The application offers significant benefits to Barnsley enabling additional storage requirements to enable Growth of the Bakery business which could lead to create new employment within the Borough.