Mr S Dawson

Detached Barn
North side of
House Carr Lane
Silkstone Common

Planning Application

Prior notification

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1. Location plan @ 1:2500
2. Design Statement

PREPARED BY :

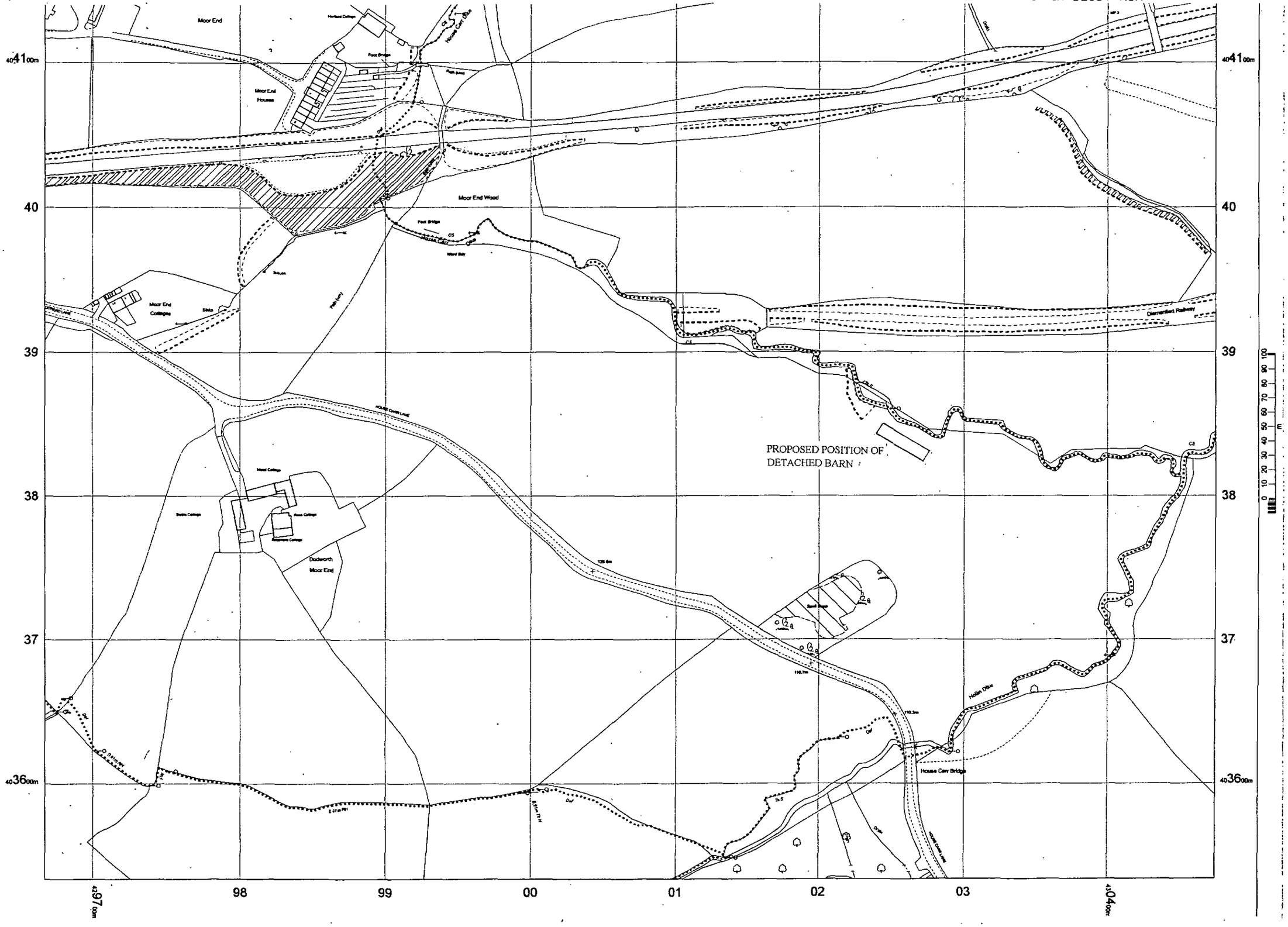
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CLIENT MR S DAWSON 3 ALLOTS COURT BIRDWELL BARNSLEY, S YORKSHIRE	TITLE DRAWING SHOWING POSITION OF PROPOSED BARN WITHIN THE EXISTING FIELD	Quill ARCHITECTURE©	THIS DRAWING IS COPYRIGHT AND MUST NOT BE USED OR DISCLOSED IN ANY WAY EXCEPT WHERE AUTHORIZED IN WRITING BY QUILL ARCHITECTURE. TELEPHONE (01226) 755446 REG No 5210984	SCALE 1 : 500 / DRAWN AD DATE 17/10/13 / REV DRG No CAD/QA/1301	

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Design and Access Statement

1.0 INTRODUCTION

I have been asked by my client to provide details of a proposed detached agricultural barn which, he intends to erect on land lying to the north side of House Carr Lane, Silkstone Common, Barnsley, South Yorkshire. The land is currently designated as greenbelt, and this statement is in support of an application for prior notification of agricultural development (proposed building) under the town and country general permitted development order 1995 schedule 2, parts 6 & 7.

2.0 THE SITE

An existing agricultural field of approximately 10.82 Ha (26.74 acres) is set to the north side of House Carr Lane, Silkstone Common. The boundaries to the site are representative of a rural location. The north boundary is delineated with numerous tree species of varying heights and maturity, also running parallel but set outside the boundary of the field is "House Carr dyke". An open field system is then the general configuration north of the site. The west boundary also is of a similar nature in its treatment, displaying a single tree line representative of a rural theme. The east the boundary consists of a mature tree line approximately 30 metres in width; integral to this is "Hollin Dyke" its confluence with "House Carr Dyke" is in the north east corner of the field. To the southern boundary adjacent to House Carr Lane, again has a mature tree line of displaying varying genus, heights etc. Set within this tree line some 80 metres from the south west corner of the field is a field stile leading to a known public foot path through the site before terminating at a foot bridge over House Carr Dyke.

3.0 SOCIAL CONTEXT

The proposal does not change the usage of the existing area to which the application relates and conforms to the current national and local authority's planning policies. Consideration has been given to the overall impact the structure will have on the openness of the area including existing residential dwellings outside the applicant's ownership.

4.0 SURROUNDINGS

The immediate surroundings to the sites location consists of open fields with satellite farmsteads to the north south east and west. The nearest to the proposed barn is at Dodworth Moor End Farm which is situated approximately 450 metres south east of the proposed building

5.0 ECONOMIC CONTEXT

The development does aid on an ad-hoc basis support for the existing business activities.

6.0 PLANNING POLICIES (National)

The following policies have been taken into account in the submission of this application.

National Policies

Planning policy guidance note 2, paragraph 3.15 "The visual amenities of the green belt should not be injured by proposals for development within or conspicuous from the green belt which although they would not prejudice the purpose of including land in green belts, might be visually detrimental by reason of their siting, materials or design."

Local Policies

Policy H8D

The development does not result in harm to the local environment or the amenities of existing resident's create traffic problems or prejudice the possible future development of a larger area of land.

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

7.0 PLANNING HISTORY

There has been previous activity on the site via out cropping of coal measures.

8.0 INVOLVEMENT OF COMMUNITY MEMBERS

No involvement of community members has been sought for this application.

9.0 DESIGN OF THE SCHEME

The overall styling and design of the barn type structure combined with the use of traditional construction mediums for rural locations has been considered, in relation to the overall physical appearance and impact the structure will have on the site and immediate locality.

9.1 LAND USE

a) Is this justified in terms of :-

Site and surroundings – The initial site area forms a parcel of land for the cultivation of crops or keeping livestock this will continue, therefore it is considered to be in-keeping with the current philosophy and character of the surrounding areas.

b) Land use – The site area forms in part a parcel of land highlighted in the current LDF as green belt, this land usage will not alter and remain dominant for agricultural use.

9.2 AMMOUNT

Is their justification for?:-

How much development is proposed:- The proposal is for the construction of one detached rural type barn structure positioned to the north boundary of the site within a large parcel of land of 10.82 Ha (26.74 acres). This structure will provide:-

1. A means to effectively provide a safe and secure enclosure for mechanical equipment/machinery used on the land.
2. To provide a safe environment to protect equipment used in the day to day operations from inclement weather conditions.
3. Provide a general covered enclosure to be used on an ad hoc basis for machinery which is used on the land.
4. To provide an adequate safe, dry, enclosure for the storage of silage.
5. To provide a dry area for the well-being of livestock in the winter months.
6. To provide a dry area to allow vetnary care to be administered on a as and when basis.

9.3 LAYOUT

All site layout considerations have been taken onto account i.e. relative positions and locations, different uses accessibility, combined with topographical and crime prevention measures.

9.4 SCALE

Are the following justified?

The size of the buildings in relation to the surroundings:- The application is for 1No agricultural type barn/storage structure to occupy a relatively inconspicuous area of ground along the northern boundary of the field. The overall length of the proposed barn is 36.5 metres with a depth of 9.144 metres. To the ridge an overall height of 5.8metres will be reached while to at eaves level a height of 4.9 metres is predicted.

9.5 APPERANCE

Are the following justified?

In terms of materials used:- The proposed barn has a standard rectilinear form conducive with farm and farming buildings, its construction is of a galvanised steel skeletal framework on concrete pad foundations. All steelwork is to have a paint finish dark green in colour to BS 4800 (12B-29 juniper/dark green) with the following.

a) Roof:- duo pitch constructed from industrial square/box type sheeting or similar on timber purlins.
b) Front ends and sides:- Finished in tantalised/ treated open style Yorkshire boarding 125 x 20mm over concrete blockwork to the lower third of the structure.

9.6 ACCESS

All existing access points will remain as no new accesses are required.

10.0 EVALUATION

All comments and guidance during the design process made by the local authority's planning officer have been taken into account and implemented where applicable into the proposed scheme.

11.0 *CONCLUDING STATEMENT*

11.1 This design and access statement is written in support of a prior notification application under governmental planning criteria.

11.2 The proposed development meets the requirements of national, regional and local planning policies.