



Architectural Services

Planning Applications
 Building Regulations
 Project Management



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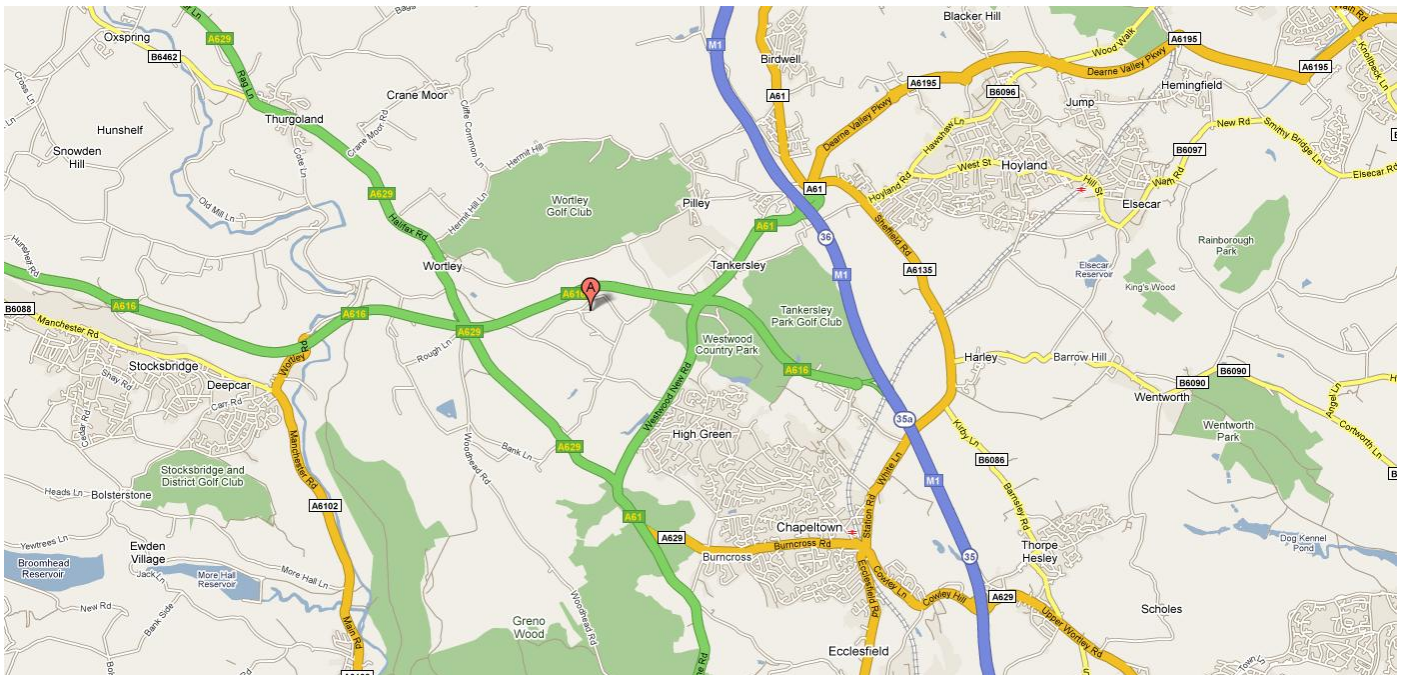
The Manor House, Temple Crescent, Leeds, LS11 8BQ

25th June 2009

DESIGN & ACCESS STATEMENT

Proposed erection of Boundary Fence to Paddock

3 Bromley Carr Road
 Bromley
 Wortley
 Barnsley
 S35 7DE



- Map 1 – Site Location Map



- Photo 1 – Arial Photograph showing red line area



- Diagram 1 – Detail from lane



Photos 2 & 3 – Stone Wall adjoining Bromley Carr Road



Photos 4 & 5 – North end of the site

1.0 Assessment of Context

1.1 Surrounding:- Rural agricultural area

1.5 Any special designation: Green belt area

2.0 Site

2.1 The property is a private house with a large plot adjoining.

2.2 Natural Features (trees/hedges/ water features): Existing trees to be retained area landscaped

2.3 Topography / gradients: The site is gently sloping

3.0 For Listed Buildings

3.1 The works are not to a listed building

4.0 Social Context:

4.1 Any effect from the loss of existing building / use?: None

4.2 Any potential overlooking / overshadowing from the site? None

4.3 Impact on any local services? None

5.0 Economic Context

5.1 Any jobs created?: None

5.2 Any businesses supported? Not directly

5.3 Impact on any local services? None

6.0 Planning Policies

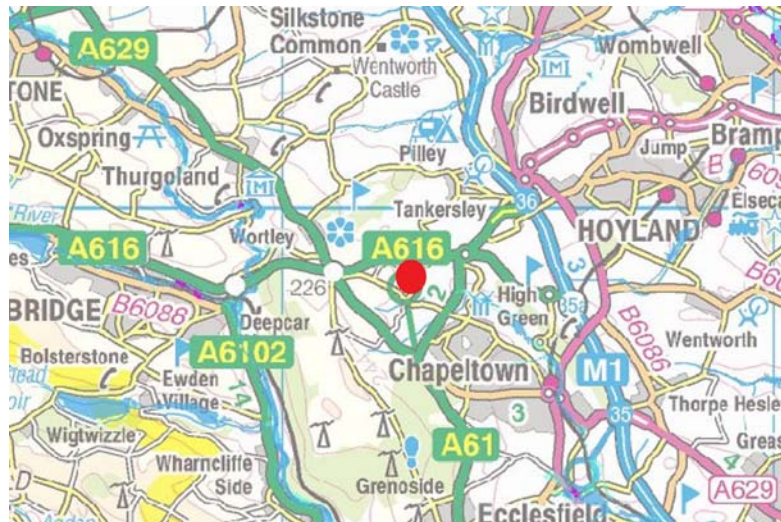
6.1 Change of use to dwelling does not contravene any planning policies.

7.0 Involvement of Community Members

7.1 None. The neighbours have not been consulted

8.0 Flood Risk

8.1 The site is not in or close to any identified flood risk zones.



- Map 2 – Extract from Environment agency flood map

9.0 Design of the scheme

- 9.1
- The bulk of the red line area is designated as a paddock. The area will be grass seeded and cultivated as a paddock. The fence will add security to the site.
 - There will be no change of use of the land or developments take place on it.
 - The scheme is for erection of fence adjoining the highway which is to help increase security to the domestic site. The fence will be 2.2m high and to two sides of the site adjoining.
 - The fence will be on the inside face of the stone wall (Refer to diagram 1)
 - The fence will run approximately 52.5m along Bromley Carr Road, then dog-leg for 17.15m and then a further 67.4m adjoining Storrs Lane. (Refer to site plan)



- Photo 6 – Typical Fence to be used on boundary

10.0 Signage

There is no signage involved in this application.