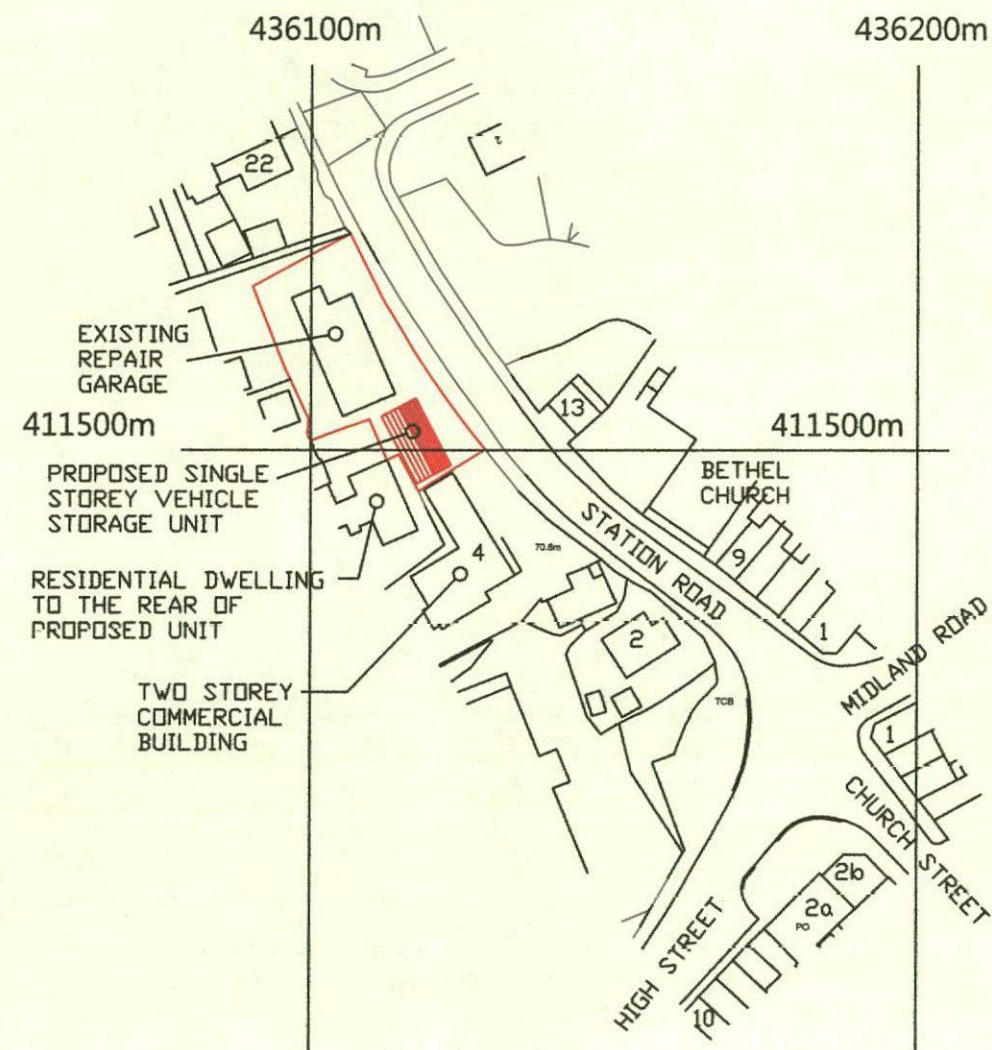
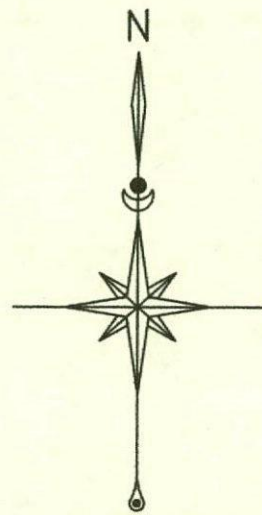


**COMMERCIAL STORAGE UNIT FOR 8
MOTOR VEHICLES**

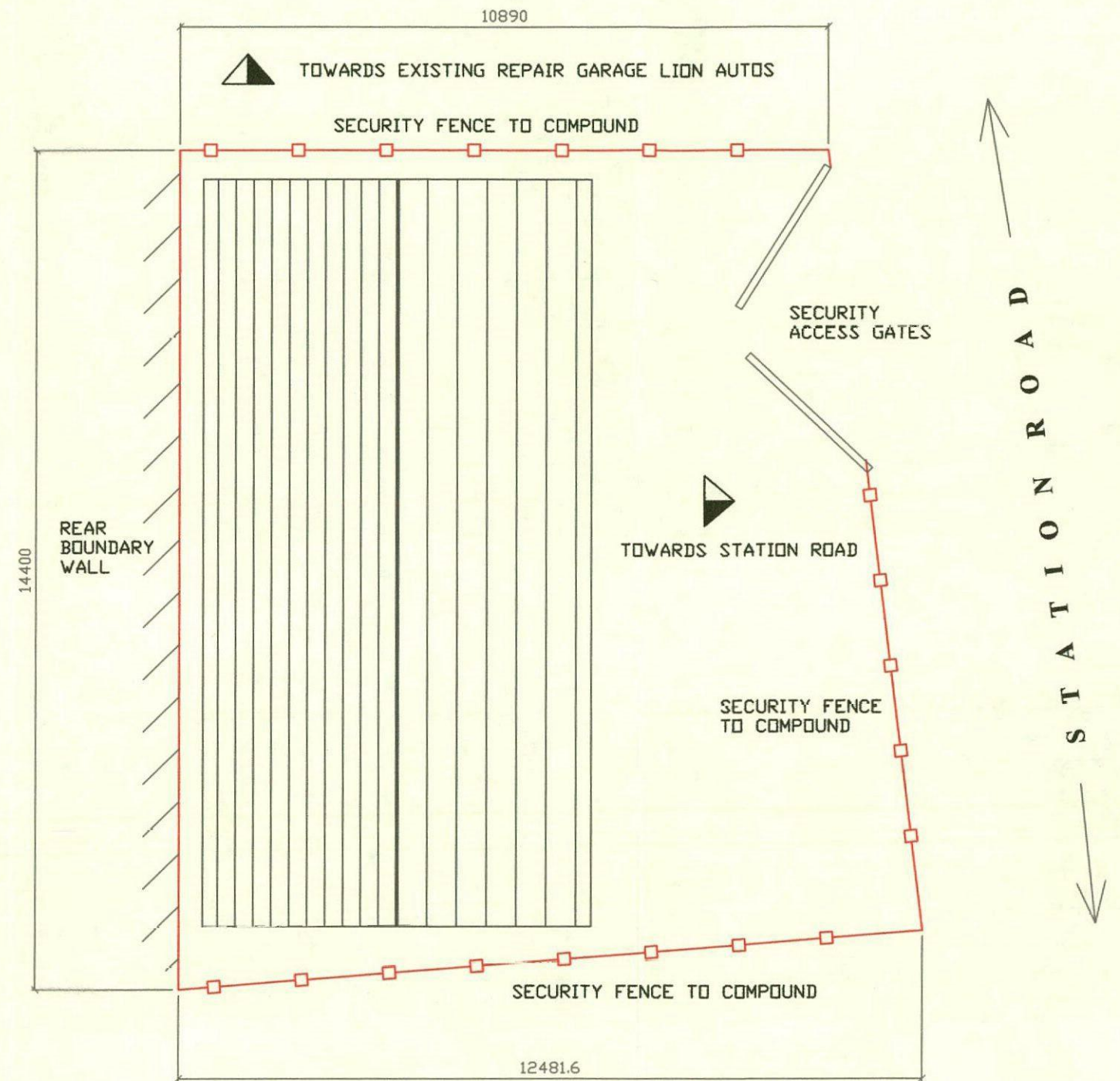
DETAIL

1. Location Plan @ 1 : 1250
2. Site Plan @ 1 : 100
3. Architectural Drawings
4. Flood Map Information

ARCHITECTURAL DRAWINGS



SCALE 1 : 1250



SCALE 1 : 100 @ A3

CLIENT

COMPOUND ADJACENT TO
LION AUTOS STATION ROAD
ROYSTON S71 4EW

TITLE

LOCATION & SITE PLAN OF PROPOSED MOTOR VEHICLE STORAGE UNIT

DRAWN

SCALE AS SHOWN

REV

DATE 26/09/2018

DRG No CAD/1900

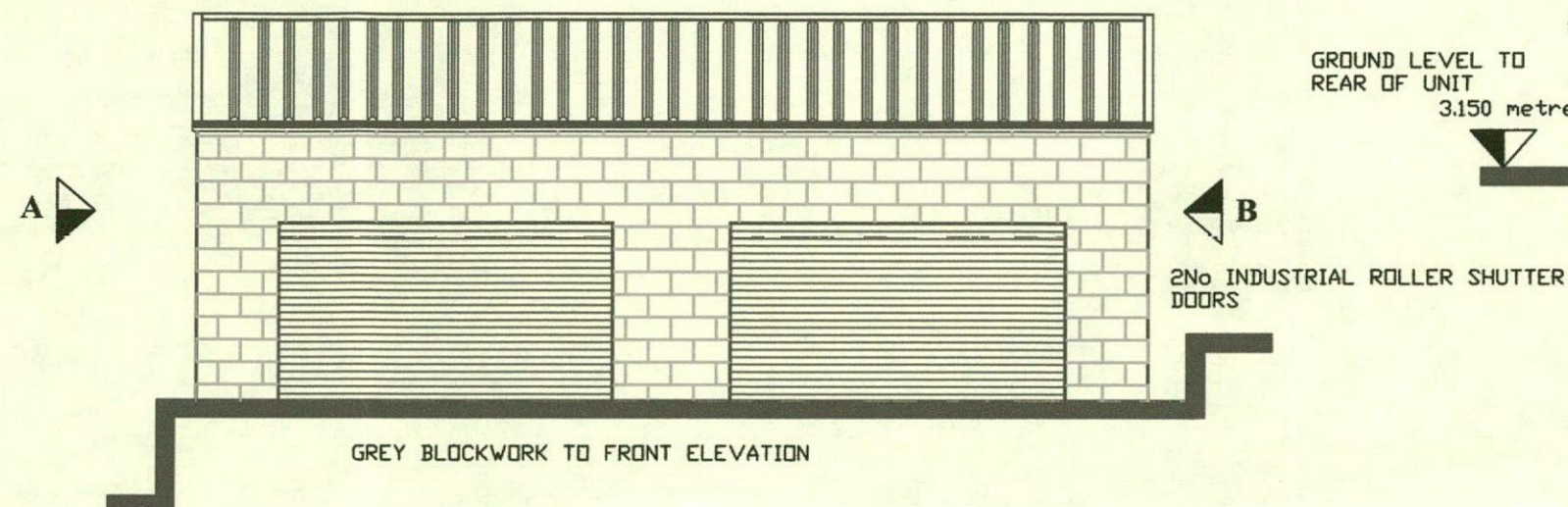


0 1 2 3 4 5

SCALE BAR

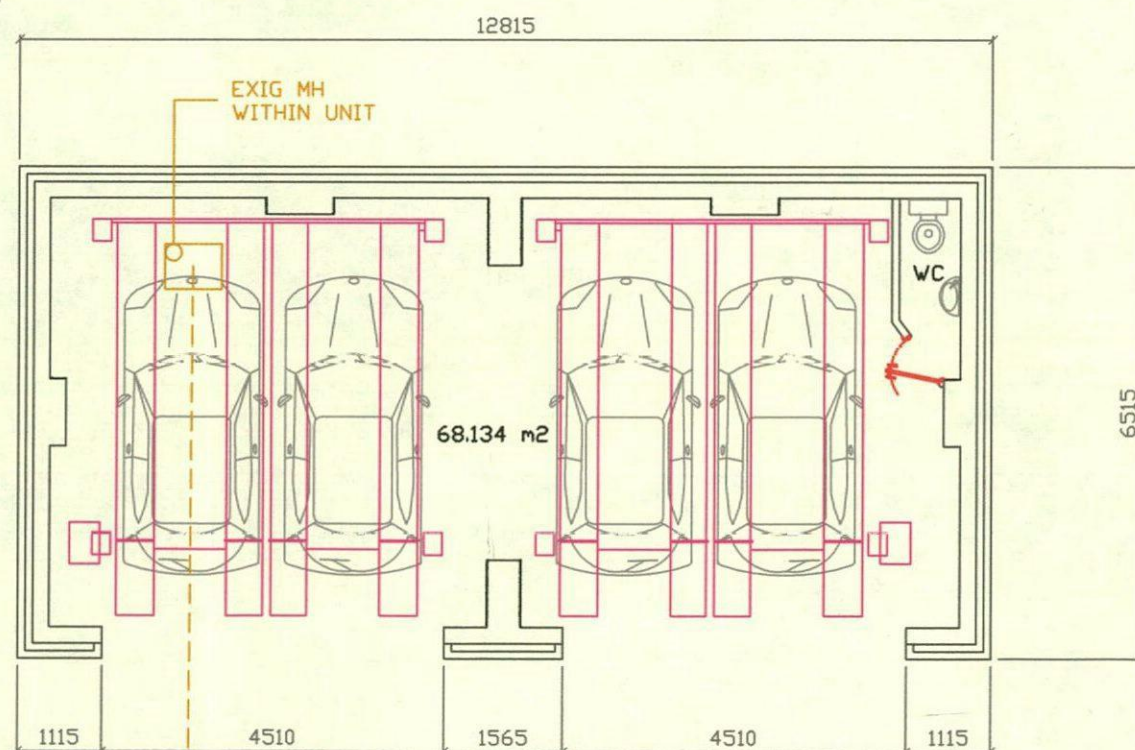
FRONT ELEVATION

SQUARE PROFILE INDUSTRIAL SHEETING TO ROOF



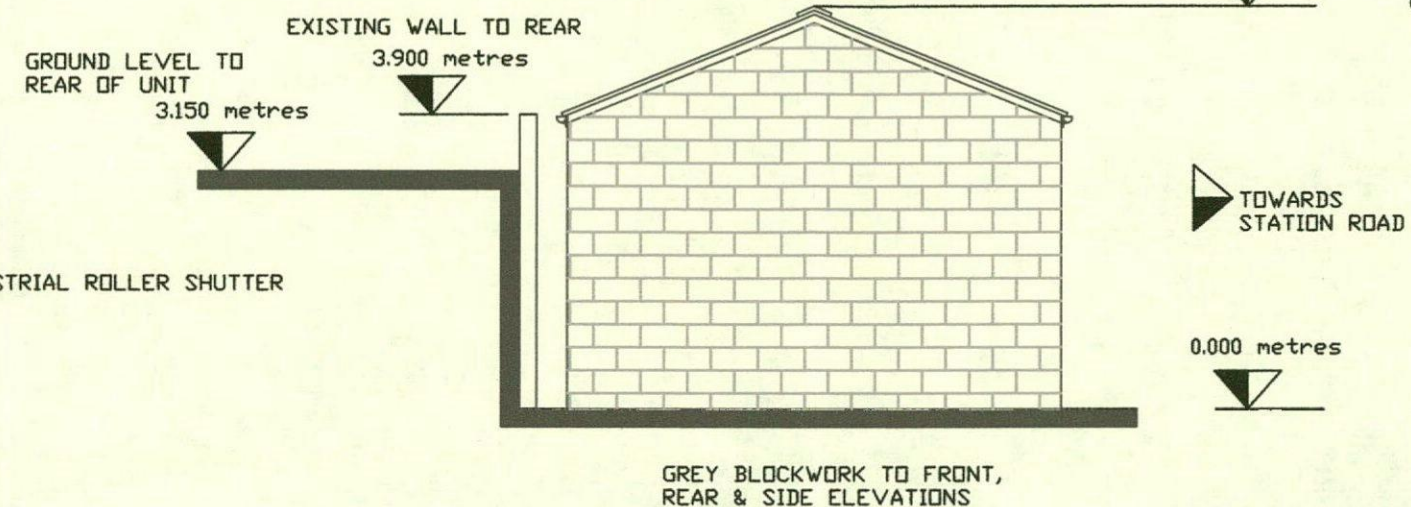
GREY BLOCKWORK TO FRONT ELEVATION

2No INDUSTRIAL ROLLER SHUTTER DOORS

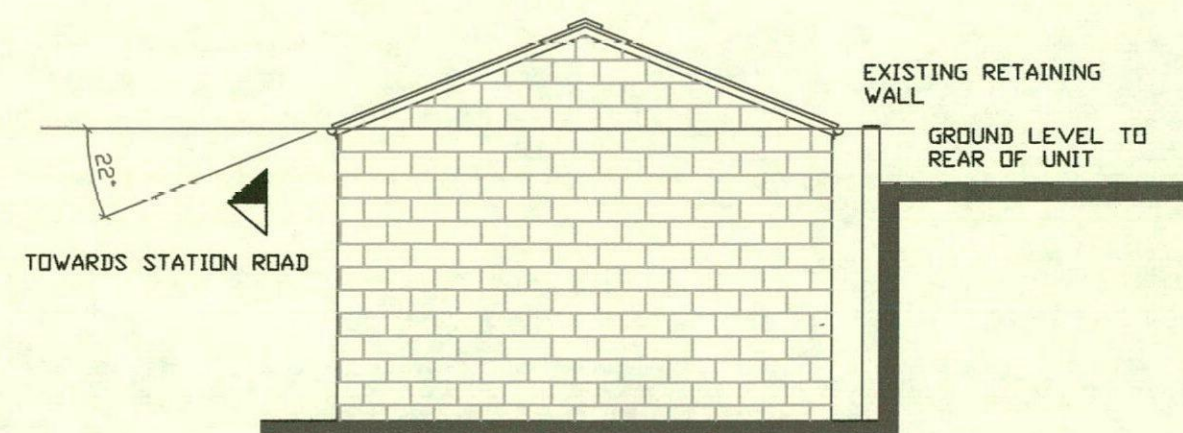


PLAN LAYOUT

SIDE ELEVATION ON 'A'



GREY BLOCKWORK TO FRONT, REAR & SIDE ELEVATIONS



SIDE ELEVATION ON 'B'

CLIENT

COMPOUND ADJACENT TO
LION AUTOS STATION ROAD
ROYSTON S71 4EW

TITLE

DRAWING SHOWING GENERAL LAYOUT OF MOTOR VEHICLE STORAGE UNIT

DRAWN

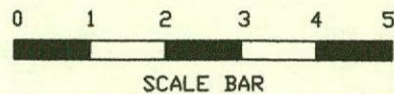
SCALE 1:100 @ A3

REV

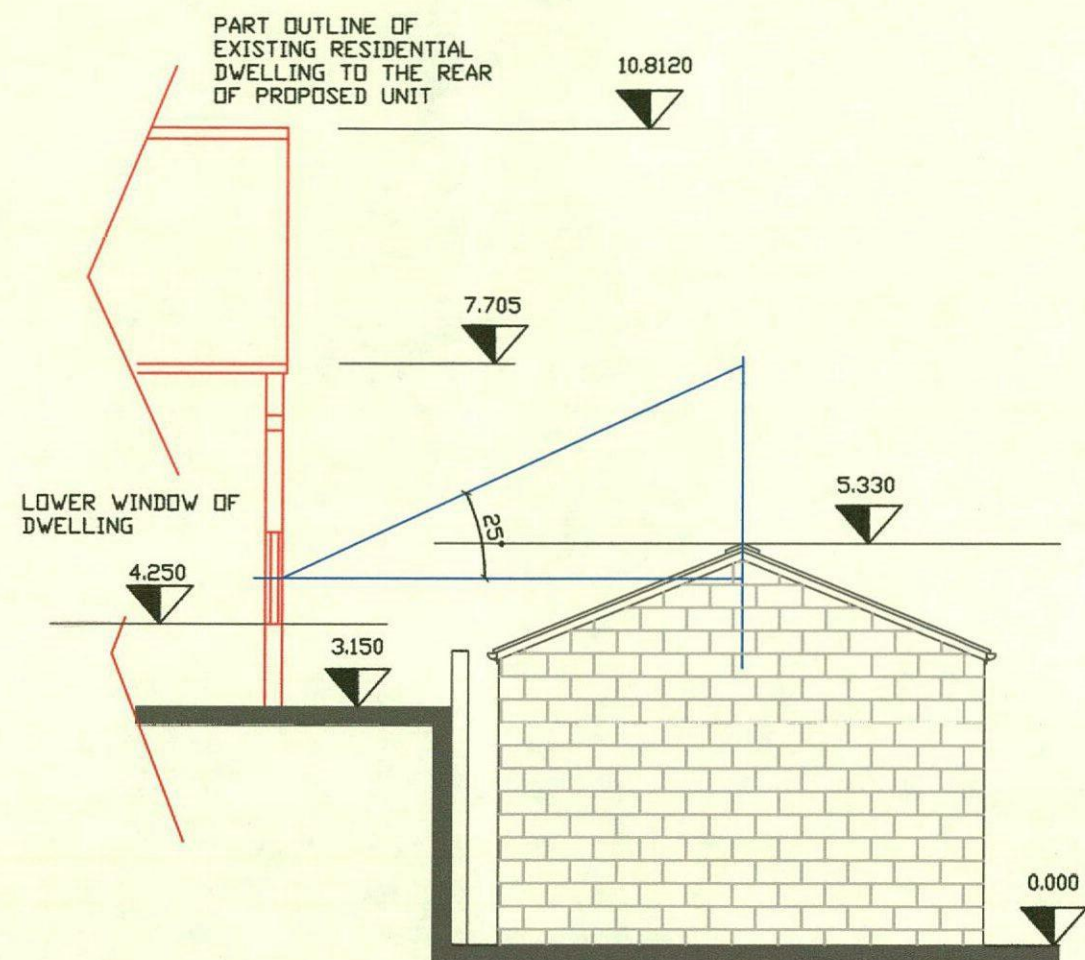
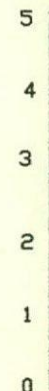
DATE 26/09/2018

DRG No CAD/1901

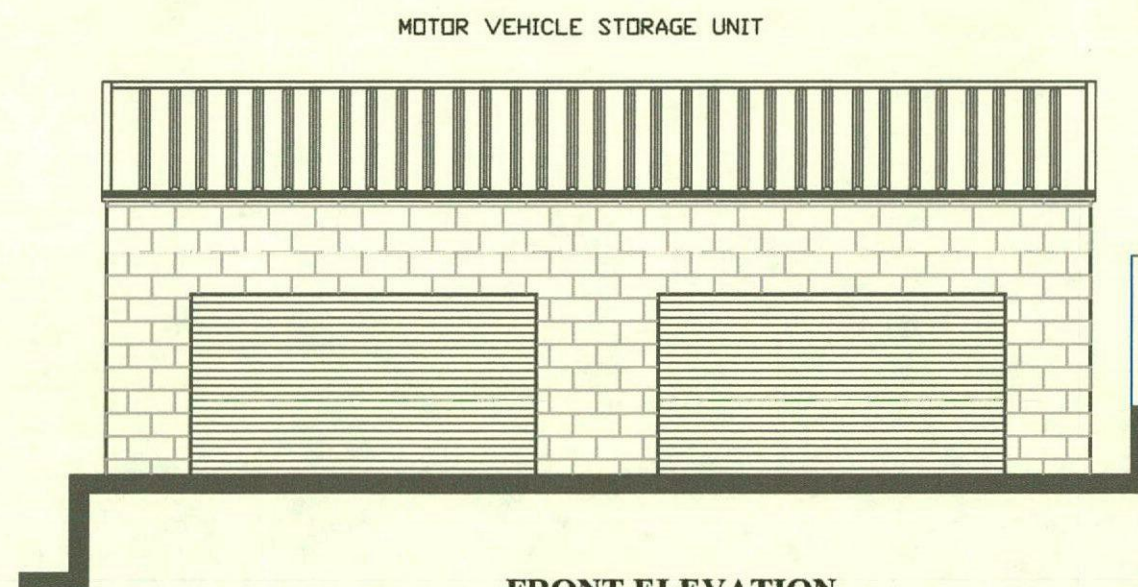




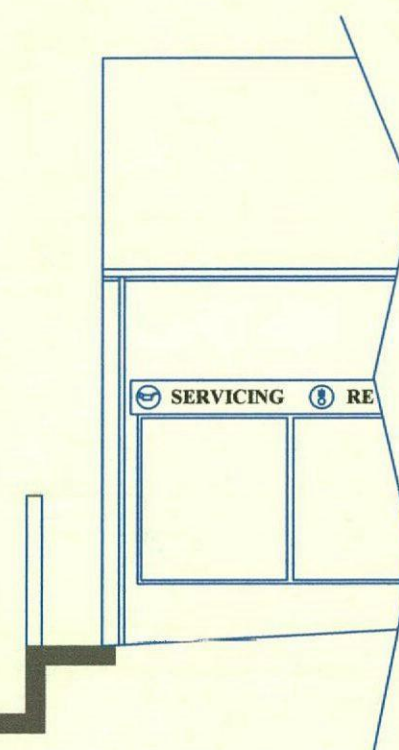
SIZE OF WRITING



SIDE ELEVATION
ON ARROW A-A



FRONT ELEVATION
FACING STATION ROAD



PART FRONT ELEVATION
EXISTING REPAIR GARAGE

CLIENT
COMPOUND ADJACENT TO
LION AUTOS STATION ROAD
ROYSTON S71 4EW

TITLE
DRAWING SHOWING EXISTING RELATIONSHIP BETWEEN PROPOSED UNIT &
RESIDENTIAL DWELLING TO THE REAR

DRAWN

SCALE 1:100 @ A3

REV

DATE 26/09/2018

DRG No CAD/1902





Flood map for planning

Your reference
LION AUTOS

Location (easting/northing)
436117/411502

Created
1 Oct 2019 8:42

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

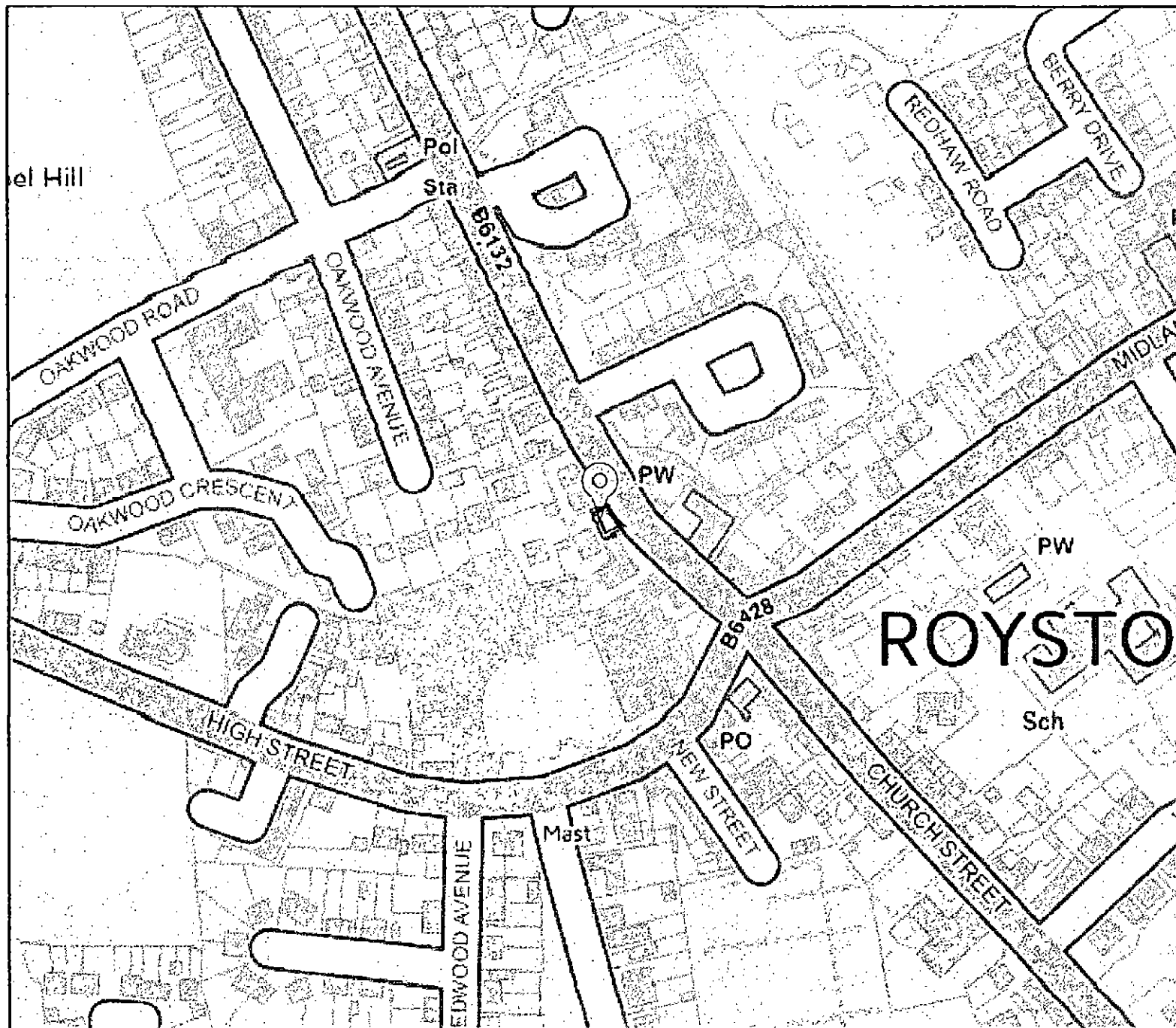
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

LION AUTOS

Location (easting/northing)

436117/411502

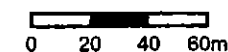
Scale

1:2500

Created

1 Oct 2019 8:42

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



COMMERCIAL STORAGE UNIT FOR 8
MOTOR VEHICLES

DETAIL

1. Planning Statement

PLANNING STATEMENT

Contents

- 1.0 Introduction.**
- 2.0 The sites location and description.**
- 3.0 The sites current status**
- 4.0 Development proposal overview**
- 5.0 Surroundings**
- 6.0 Economic Context**
- 7.0 Justification for the proposed development**
- 8.0 Relevant planning history.**
- 9.0 Involvement of community members.**
- 10.0 Design of the scheme.**
- 11.0 Amount**
- 12.0 Use**
- 13.0 Layout**
- 14.0 Scale**
- 15.0 Materials**
- 16.0 Landscaping**
- 17.0 Access**
- 18.0 Environmental**
- 19.0 Ecology**
- 20.0 Conclusion**

1.0 Instruction .

- 1.1 Site address Compound owned and adjacent to Loin Autos Station Road, Royston, Barnsley, South Yorkshire,
- 1.2 The details enclosed are to be read in conjunction with the deposited planning application.

2.0 The sites Location and Description

- 2.1 The Compound is located to the west side of Station Road and forms an open storage area for motor vehicles, which are either waiting for repair or have been repaired or awaiting collection. Access to the compound is through a set of security gates fronting Station road. The site has security fencing to the north, south, east while to the west boundary a high retaining wall is in situ. The compound forms part of lion autos and is used in conjunction with it.

3.0 The sites current status

- 3.1 The site itself lies within an area of urban fabric, according to the adopted LDF descriptive.

4.0 Development Proposal Overview

- 4.1 The development proposal, comprise the erection of a single storey detached structure.
- 4.2 The development is appropriate within the context of the area and neighbouring properties.
- 4.3 In addition the roof medium will be to match the existing dwellings to provide harmonization and a balance to the existing dwellings adjacent to the site.
- 4.4 The structure is of modest scale for it's intend usage.
- 4.5 The proposed dwelling will be positioned to the rear of the compound to have less impact on the street scene.
- 4.6 The design, siting, layout etc will conform to the current guidelines of the Local Authorities planning policies allied to in – fill developments. In addition, there will be no greater impact on any local services than existed before.

5.0 Surroundings

- 5.1 The immediate surroundings consist of Lion Autos to the north which is owned by the applicant. To the south a two storey commercial building exists. While to the west and set approximately 3150mm

above the ground level of the compound see plan No CAD/1900/1901 displays a residential dwelling which at the moment is unoccupied. To the east there are various buildings all of differing build mediums and occupancies.

6.0 Economic Context

6.1 The development is for a single commercial storage facility.

7.0 Justification for the proposed development

7.1 Section 38 of the planning and compulsory purchase act 2004, states that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.0 Planning History

8.1 Prior Planning applications :-

2008/0202 (erection of 6No apartments)
B/05/1427/RO (Residential development
8No flats 2 storey.

9.0 Involvement of community members

9.1 The proposal does not interfere or cause conflict with the residential dwelling to the rear of the compound.

9.2 No preliminary contact with the owner of the dwelling to the rear has been made at this time.

10.0 Design of the scheme

10.1 The overall layout, is of a simple rectilinear form, this combined with the chosen materials for the build, will complement the existing surrounding structures and maximises the use of the land to its full potential.

11.0 Amount

11.1 To prevent overdevelopment of the site, it is proposed that only one modest single storey detached storage facility is proposed this will enable the frontage to be left open causing no adverse harm to the street scene.

12.0 Use

12.1 The use of the unit will be for the storage of 8No motor vehicles.

- 12.2 The unit will also provide a safe dedicated area for motor vehicles to be stored ready for pick up when they have been repaired or being stored for longer periods.
- 12.3 The construction of the unit will enable motor vehicles to be locked away under cover, which will alleviate the potential damage previously experienced to motor vehicles parked in an open compound.

13.0 Layout (compound)

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

14.0 Scale

- 14.1 The scale of the proposed unit will be commensurate to the existing compound.

15.0 Materials

- 15.1 The proposed materials to be used are:-
- ROOF, Industrial box profile steel sheeting in grey with ridge to match set to a pitch of 22°.
 - WALLS, All walls to be concrete blockwork grey.
 - DOORS, Two main doors to be steel industrial roller shutter.

16.0 Landscaping

- 16.1 No landscaping is required

17.0 Access

- 17.1 No new access points will be formed to serve the new unit as the existing access is adequate, providing a safe and measured exit/egress from and into the compound.
- 17.2 The existing access point meets the local authority's highways standards and planning criteria of B.M.B.C.

18.0 Environmental

- 18.1 The Environment Agency's flood map data has been checked and the existing compound is not located within a flood zone.

19.0 Ecology (wildlife & Arboriculture)

- 19.1 Wildlife

- 19.2 There is no evidence of any endangered or protected species or their roosts within the existing compound
- 19.3 Mitigation measures. A visual site inspection would take place before any work on site commences.

20.0 Conclusion

- 20.1 The compound lies within an area of urban fabric and has commercial developments.
- 20.2 Previous planning applications for various uses for the compound have been logged with the local authority. All of which have gained planning approval. However the owner now wishes to keep the compound for commercial usage which will work in conjunction with his maintenance/repair garage adjacent. (Lion Autos)
- 20.3 The materials for the finishes have been chosen, to match that of the commercial building to the south of the compound, which is finished in a mid grey hue, and to provide some form of continuity to the street scene a grey blockwork finish would be appropriate. However if the planning department require an alternative finish the change will be implemented.