

Design & Access Statement (including landscaping considerations)

For Planning Application: Equestrian storage outbuilding

1. Introduction

Project:

Construction of a single-storey outbuilding for equestrian storage use.

Site Address:

Bank Cottage, Thurgoland Bank, S35 7BR - title SYK109913

Applicant:

Richard Spooner

Date:

14 November 2025

2. Site and Surroundings

The site is on greenbelt land designated for equestrian use.

3. Design

Use:

The outbuilding will be used for the covered storage of hay and other equestrian equipment, commensurate with the size of the land and animals which occupy it.

Size:

The building will have a footprint of 26.75m² and a maximum height of 2.4m.

Layout:

It will be positioned close to the boundary utilising an existing unused space. It is not overlooking any neighbouring properties and will not negatively impact the broader outlook. It is situated near the lowest point of the land.

Scale:

The outbuilding will be single-storey and modest in size in line with the existing outbuildings.

Landscaping considerations:

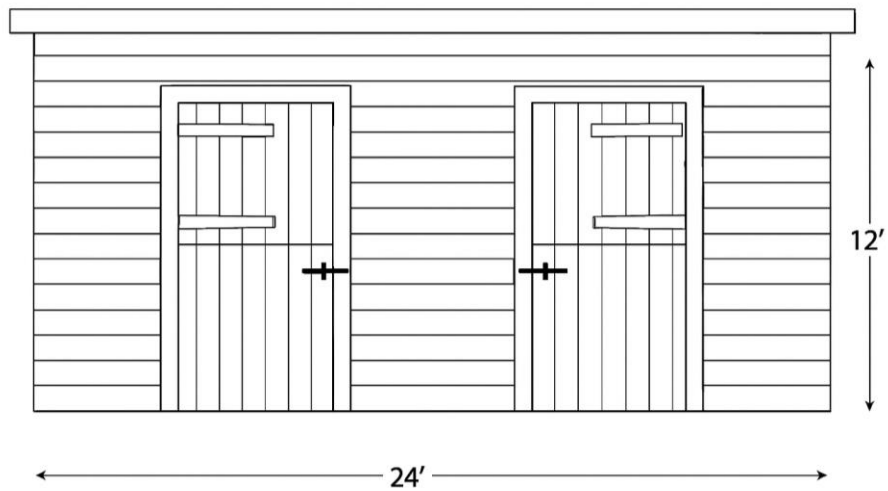
No issues anticipated. As indicated in the image overleaf, only 5 square metres of the proposed development exceeds the existing hardstanding area.



Photo: red line illustrates the 5 square metres of land for the development which is not currently hardstanding ground – this will be dug out level to the rest of the area.

Appearance:

The building will be finished in horizontal timber cladding painted brown, with a gently sloping roof, designed to blend with the existing outbuildings.



*Image: technical drawing of proposed outbuilding.
Two areas – one to be used for storage of hay, one for equipment storage.*

4. Access

- Access to the outbuilding will be via existing hardstanding ground.
- The entrances will be level and step-free.
- No changes to vehicle access or parking are proposed.

5. Policy Compliance

- The proposal complies with national and local planning policies.
- The design respects the character of the area and the amenity of neighbours.