

Design and Access Statement in connection with a proposed extension to service station kiosk and shop at Great Houghton Service Station, Rotherham Road, Great Houghton, Nr. Barnsley, South Yorks., S72 0DB. Ref. GHSS.

Application description: The site, which is generally level and fully enclosed by a rendered blockwork wall, approx. 2.5M high, houses an existing petrol service station below a large canopy, with an existing kiosk and shop located in a single storey building along the western boundary, with jet wash facility near the southern boundary. The existing shop comprises of a rendered blockwork leaf, with facing brick features below a pitched concrete tiled roof, hipped each end. The proposal seeks only to extend this building, in matching materials and form, to the southern boundary, thus not affecting any turning areas or visibility lines. This extension is necessary, in the current economic climate, to maintain the economic viability of the current business and protect the existing jobs.

Surrounding uses: To the north, on the opposite side of Rotherham Road, are two storey, terraced residential houses, built in red facing bricks below concrete tiled pitched roof. To the west of the site lies Oakhaven Road, a road serving a Health Clinic, immediately to the south of the site and single storey bungalows opposite the site, also built in red facing bricks below pitched roofs, either covered in slate or rosemary tiles. The Health Clinic comprises of two flat roof box structures, timber clad. Behind the clinic is an area of unused land. To the east, beyond the site enclosure a former two storey house is now the base for D.R.Electrical Ltd., one of many businesses located either side of the application site on Rotherham Road, which forms the main spine of the village and is approximately a mile long.

Other services and amenities: The general direction of the main road runs from east to west and the application site lies approximately in the centre of the village. To the west, as one enters the village from Hemsworth, is located a hairdressers saloon near to a general store, on the right hand side, beyond which is a church. A little further on, past a new housing development, on the opposite side of the road is a betting office, beyond which is a working men's club. To the right, a little further along Rotherham Road, is another hairdresser's shop, near a tattoo station and café. Near-by is The Old Hall P.H., beyond which is the application site. Immediately beyond the site is the electrical firm, previously mentioned, beyond which is a pharmacy adjacent to a Co-op Supermarket. Further along the road, approx. 100 yds. Distant is a vets practice, near to the

junction with Thurnscoe Road, between which is located the miners welfare hall. Near to this junction, on the opposite side of Rotherham Road, the former Junior school has now been demolished, following the erection of a new school further away from the main road, and further to the east of this area is situated The Sandhill Tavern P.H and Sandhill Motors, before one exits the village travelling onto Middlecliff. As can be seen, the village currently supports various commercial activities and the applicant considers that the proposed extension will not only benefit the local community, but also passing motorists and the wider area, by providing a greater selection of goods and more choice.

Social context: It is considered that the proposal will have a neutral impact upon the social context of the area. Opening hours will remain as existing to maintain the amenities of the local community.

Overshadowing / overlooking: There will be no adverse effect upon the surrounding properties, since no new windows are proposed. An existing emergency exit is only to be relocated. A blind corner will be eliminated by the proposed extension. The scale of the new extension will be as the existing building, i.e. single storey, below an extended pitched roof. The enclosure of the site will be maintained.

Economic context: Whilst no new jobs are currently proposed by this extension, it is hoped that existing jobs will be protected in the current economic climate, in what is becoming a more competitive market, dominated by superstores.

Planning policies: The relevant national, regional and local planning policies all advocate the location of businesses within urban areas, on previously developed land, within a sustainable location, avoiding the need to travel and the intrusion in Greenfield sites, to provide local services, close to existing shopping and services. Clearly, this proposal satisfies the above criteria in all respects.

Involvement of community members: Given the very limited effect these proposed extension will have upon the local surrounding area, being as it is within an enclosed area, a copy of the proposals is to be displayed within the existing kiosk for public information, with advice adjacent regarding the case officer's contact details upon validation.

Relative location of different uses: Not applicable.

Landscaping proposals : Not applicable.

Amount: Additional floor space 36 sq. m. giving a total of 110 sq. m.

Gradients and topography: Not applicable.

Layout, appearance and scale : As previously described.

Architectural style and materials: To match existing.

Accessibility: Via existing entrance door.

Lighting: As existing.