

Philip Brown
ASSOCIATES LTD

CHARTERED TOWN PLANNERS
& DEVELOPMENT CONSULTANTS

Head of Planning and Building Control
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

Dear Sir,

ERECTION OF DAY ROOM
WHITEGATE STABLES, COMMON ROAD, BRIERLEY, BARNSELY

Please find enclosed completed planning application forms, plans and requisite fee in respect of the above-mentioned proposal.

DESIGN & ACCESS STATEMENT

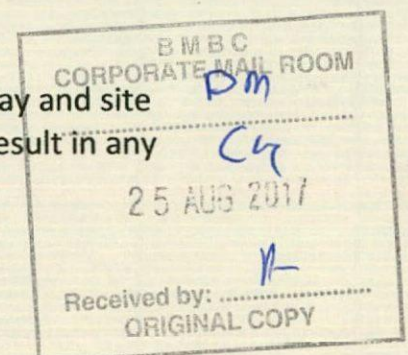
Use, Scale and Layout

Whitegate Stables comprises a lawful gypsy caravan site: granted permanent planning permission on 25 November 2015, under application number 2015/0779. This permission is subject to conditions which: limit occupancy to gypsies and travellers falling within the definition now contained in Annex 1 of *Planning policy for traveller sites*; and limit the number of caravans to five, of which no more than two can be static caravans.

Currently, there is a small toilet block located along the northern boundary, in the north-western corner of the caravan site, but it lacks proper facilities and is in poor condition. The proposed erection of a dayroom, for use ancillary to use of the application site as a gypsy caravan site, would provide: kitchen and dining facilities; toilets and showers; and laundry facilities for the use of site residents, within a suitable permanent building.

Access

Access would be from Common Road, via the existing driveway and site entrance. The provision of an ancillary day room would not result in any increase in traffic generated by the existing caravan site.



Appearance

The proposed day room/amenity building would be brick-built, with a pitched tiled roof. It would be a single storey building, of domestic scale, design and appearance. It would be located within a lawful caravan site, would replace an existing 2-metre high boundary wall, and occupy space usually accommodating a touring caravan. The proposed building would have a dark, recessive appearance in comparison with the adjacent caravans, and would be less conspicuous in the wider landscape. The proposed day room would, in any case, be well set back from Common Road, and would not appear prominent or obtrusive.

Policy Considerations

The Government published guidance in May 2008 entitled "Designing Gypsy and Traveller Sites – A Good Practice Guide" which identified design features considered to be essential when developing a new gypsy site, or refurbishing and existing site. Primarily aimed at public site provision, this guidance was withdrawn when grant-aid for the provision of public sites was ended but, it remains relevant because it remains the only advice available.

Paragraph 7.17 of the Good Practice Guide makes clear that it is essential for an amenity building to be provided on each pitch which must include, as a minimum: a hot and cold water supply; electricity supply; a bath/shower room; and a kitchen and dining area. These facilities are deemed to be essential whether or not Gypsies and Travellers are occupying static caravans, and irrespective of the location of the caravan site. In addition, it is recommended that such amenity buildings include a sitting room where the family can gather together and socialise, and that amenity buildings should have a domestic appearance.

Most static caravans/mobile homes only contain limited kitchen, dining and bathroom facilities. Generally, they make no allowance for the need to accommodate freezers, washing machines or dryers and, in fact, the vibration caused by washing machines and dryers can be damaging to the structure of mobile homes. Gypsies and Travellers also tend to have a cultural aversion to using toilets located within their caravans. Bearing in mind that this caravan

Philip Brown
ASSOCIATES LTD

CHARTERED TOWN PLANNERS
& DEVELOPMENT CONSULTANTS

site accommodates 3 generations of the Rogers family (rather than un-related families, as assumed by the Good Practice Guide), the proposed day room has been designed to be of sufficient size for communal use by the whole extended family.

It has been accepted on appeal that considerable weight should be accorded to the Government's design guidance, and to the health and hygiene benefits of providing cooking, washing and toilet facilities in a suitable permanent structure.

In this case, the application site is in the Green Belt where the development of a permanent day room building would cause harm by reason of inappropriateness and loss of openness. However, in my opinion, harm to the Green Belt would be clearly outweighed by the substantial weight which should be attributed to the Government's design guidance, and to the health and hygiene benefits of providing cooking, dining, clothes washing and bathroom facilities in a suitable permanent structure. The Council has approved many similar structures on other traveller sites within the Borough, including the site at Royston. As a result, very special circumstances exist to justify the granting of planning permission.

I trust that I have provided sufficient justification for approval to be granted but, if I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully,

PHILIP BROWN BA (HONS) MRTPI