

ERECTION OF EXTENSION TO REAR OF EXISTING BUILDING:  
BLOCK 1 EVERILL GATE, BARNSLEY

DESIGN AND ACCESS STATEMENT

The proposed development involves the construction of an extension to the rear of an existing building at Everill Gate, Barnsley. The site is located off Everill Gate via a new access that was constructed to serve the development of the application site and adjacent land for employment purposes. To the north west and south east is further employment development accessed off the A633. The site and its relationship with the surrounding development can be seen below:-



Outline planning permission was originally granted to develop the site for employment purposes in 2006 with Reserved Matters approved in 2010 and the permission was eventually implemented in

2013. A subsequent application to develop the site for employment purposes (Use Classes B1 Business, B2 General Industry & B8 Storage and Distribution) under Ref: 2018/1353 was granted on the 17th April 2019. The development was to be constructed in two phases, Phase 1 of which has been built so far. This involved the erection of three buildings. Block 1 (the present application site) was for a single unit, Block 2 was for 6 individual units and Block 3 was for two units. Since then planning permission was granted in 2022 for an additional unit to Block 3.

The existing layout of the development was approved in 2019 with the exception of Phase 2 which has not yet been commenced. Phase 2 involved the erection of a single large unit for which an operator is still being sought.

The proposed extension is at the rear and along the full width of the existing building in 3 bays of 6 metres each. The total additional floor area is 810 square metres. The extension will increase the operators need for additional storage space. The existing 32 car parking spaces (including 2 disabled spaces) at the front of the building will be retained. This will provide in excess of the 30 spaces in accordance with the Councils parking standards. A separate service area exists at the rear of the building which originally also included a number of additional car parking spaces and although the area has been surfaced it has not been laid out as a car park because it has never been required. It is believed that this additional car parking was required at the time of the original planning permission on the basis that the building might have been used for commercial purposes which would have required additional parking compared with the present storage use.

The proposed development is a simple extension to the existing building of matching design and constructed in matching materials.