Design and Access Statement

Woodland Villa,

Work Bank Lane

Thurlstone

S36 9RR



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1.0 Introduction and background to application

1. 1 Woodland Villa is situated some 200 metres down a single track road, Work Bank Lane, which is only 3.5 metres wide, with no provision for turning, parking or stopping without causing an obstruction. When traffic meets outside this property one or other vehicle has to reverse either 100 metres to Red Ridge (the nearest property with room to pass) or 200 metres to the beginning of the lane. This means that for any carriers, ambulances, medical personnel, refuse collectors, vans and lorries, or indeed visitors, the only way to serve the property is to block the lane for the duration of the visit.

1. 2 Currently, the narrow driveway access to the property is suitable for only the smallest of cars and requires very difficult manoeuvres putting *passing cars*, *pedestrians* and *owners vehicles* at risk when reversing back out (the only option at present) into the narrow lane.



Photograph 1 – Work Bank Lane and driveway entrance to Woodland Villa

1. 3 The householder, Mrs Dorothy Utting is 93 years old and lives alone in the house since her husband died in December 2012. She requires relatives and friends to attend her as a daily support network to provide her with a reasonable quality of life. Therefore vehicular access to the property is necessary on a daily basis and to transport her from the property as she cannot readily walk down the drive to the lane. Visitors often find it so difficult to access the driveway to the property that they invariably park their vehicles at the entrance to Work Bank Lane and walk the 200 metres to the property. This is not only uncomfortable in bad weather, it is very dangerous when the road is icy and hazardous because the road is full of potholes. Furthermore it results in added congestion and potential dangers for passing traffic at the existing narrow junction where Long Lane/Old Anna Lane meets Work Bank Lane.

1. 4 Before his death, Mr Ivan Utting, purchased a narrow triangle of land (approximately 5 metres wide at the base by 50 metres long) in the adjacent field from the farmer (see photograph 2 below). Although it is *Green belt* land, the farmer was pleased to sell this tapered section as it is actually too difficult to cultivate for agricultural purposes using heavy machinery. Consequently it has become overgrown, a dumping ground for stones and rubble and is an eyesore – a blot on the landscape. Mr Utting's plan was to incorporate this unusable sliver of land into his property to enable the driveway to be redesigned to enable safe access in and out of Woodland Villa.



Photograph 2 – Triangle of uncultivatable land in adjacent field purchased by Mr Utting

2.0 Pre-Application Consultation

2. 1 An initial enquiry was made to the planning office regarding a redesign of the driveway incorporating the triangle of land to enable vehicles to turn within the property to obviate the need to reverse out into Work Bank Lane. The planning officer raised several issues which, in her opinion, were likely to prevent approval being granted. Her advice was to submit an application that simply widened the drive. This was done (Ref.2013/1358) and approval was granted subject to certain conditions. However, the approved plan requires reversing into the driveway in order to be able to drive back out into Work Bank Lane. With the narrow width of

the road this would still be very difficult for larger vehicles, it would necessitate blocking the road while the multiple manoeuvres needed are performed and reversing, even the short distance along Work Bank Lane, is potentially hazardous to pedestrians and animals. So, on receipt of the approval, further consideration was given to the potential issues raised against the initial enquiry by the planning officer. Advice was taken and consultations made which convinced that these could readily be addressed. Therefore a new proposal, based on the original initial enquiry, to create a turning head within the curtilage of the property which is the ideal and safest solution, causing minimal congestion, is now hereby being submitted.

3.0 The Proposed Scheme

General aims

3. 1 The primary aim of this proposal is to provide improved and, above all, **safe** access in and out of Woodland Villa for all vehicle owners and users of Work Bank Lane.
3. 2 In order to achieve this, the only acceptable solution is to provide a **turning head** within the site curtilage.
3. 3 The only way to achieve this is to incorporate the sliver of land, bought by Mr Utting, into the property boundary.

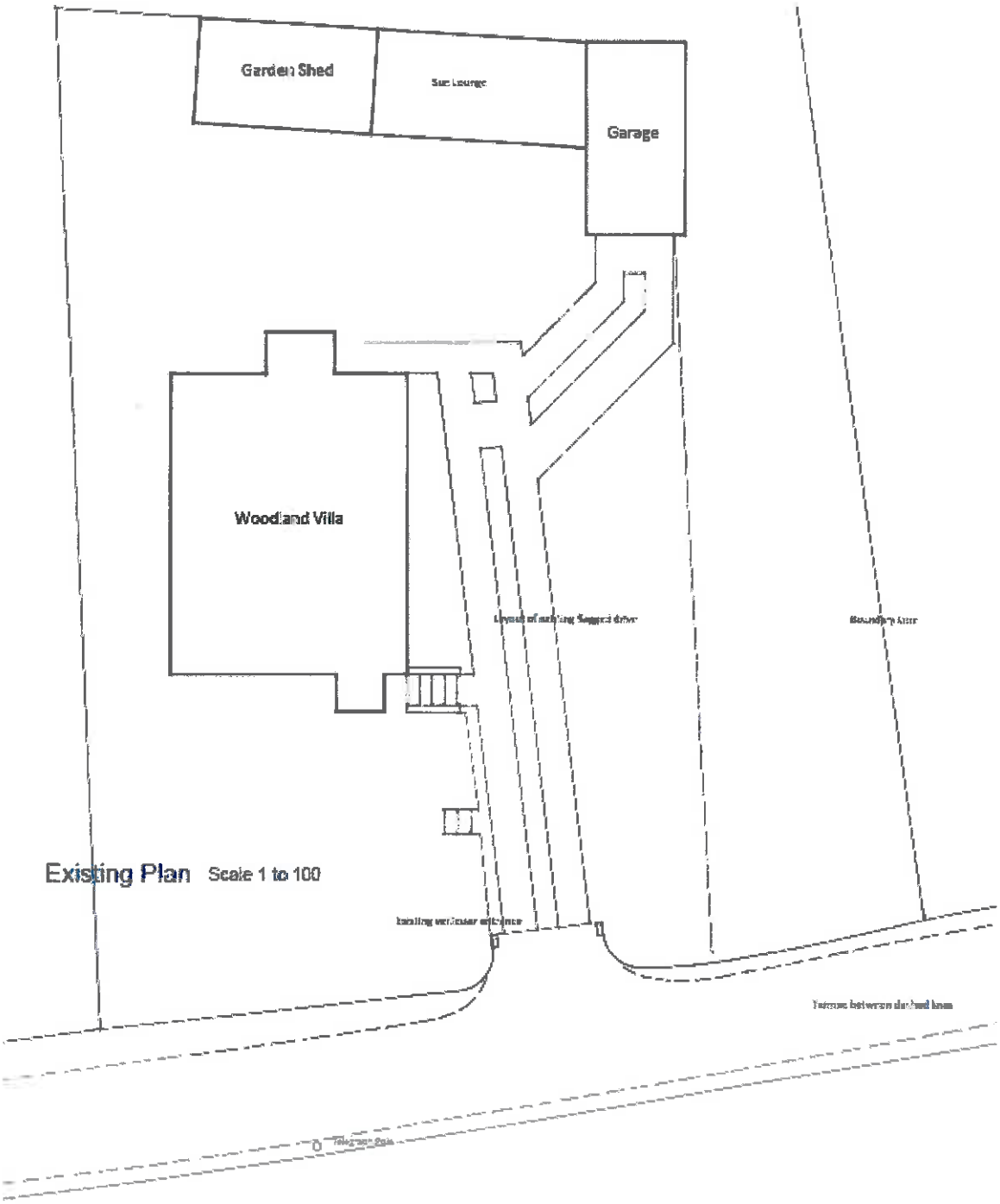
Existing site layout

3. 4 The difficulty of the access is highlighted in photograph 3 below.



Photograph 4 – Difficulty accessing existing driveway

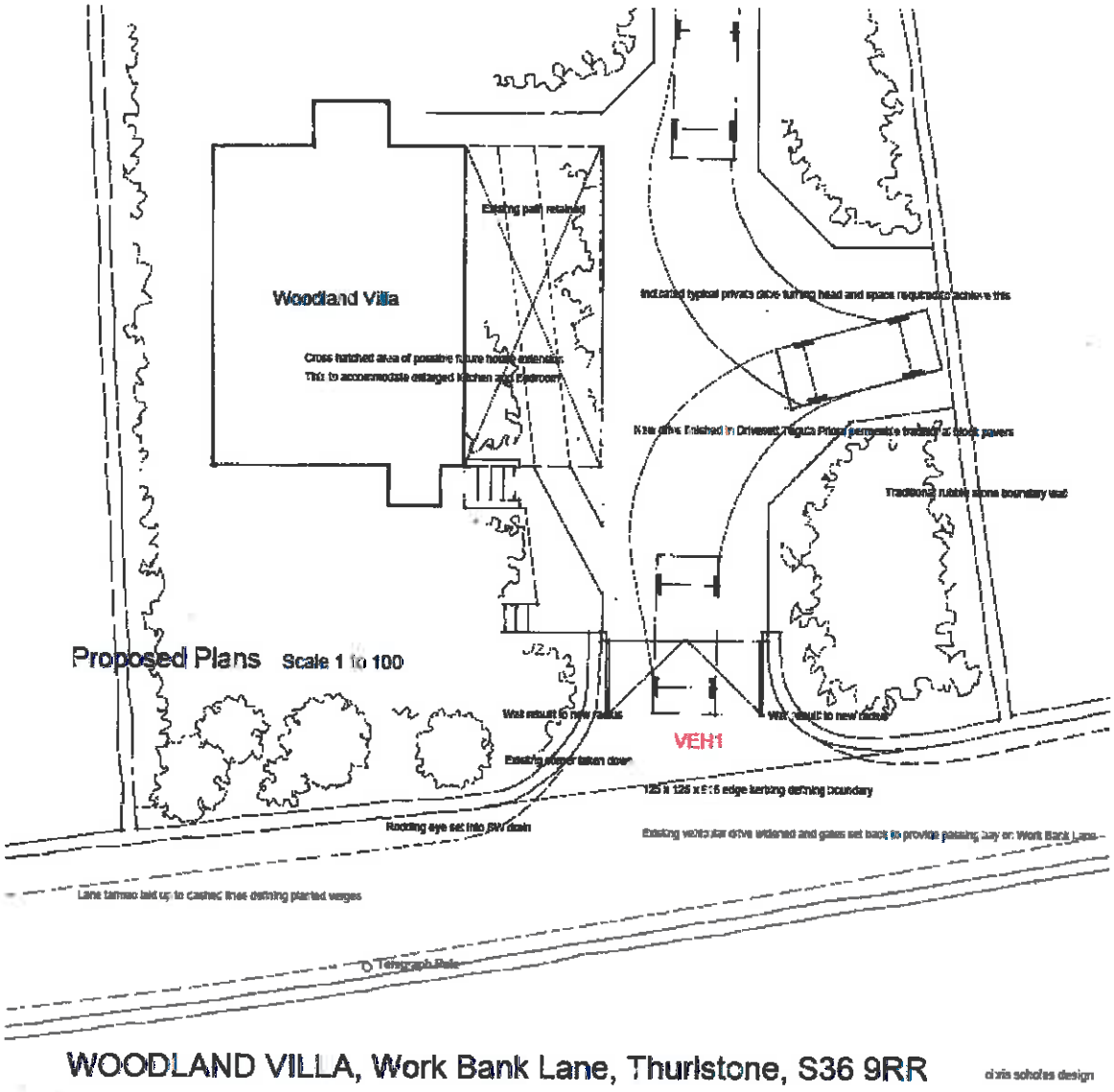
3. 5 The existing layout plan below shows the entrance – this is 2.7 metres wide between the gate posts and these are set back 1.7 metres from the road. When a "standard" turning circle is applied to this entrance, it illustrates that it is impossible to make the turn into the vehicular entrance.



Existing Plan Scale 1 to 100

Proposed site layout

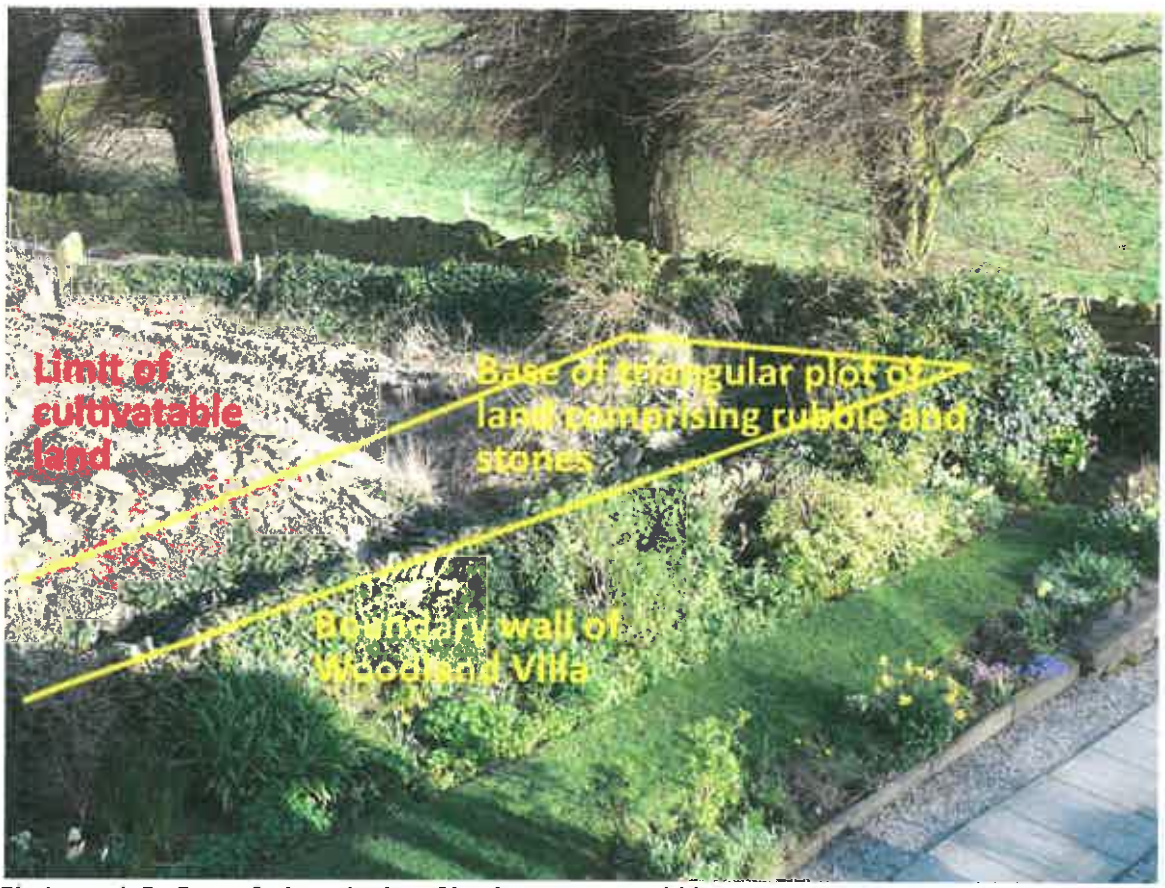
3. 6 The proposed layout below shows the main entrance between the fence posts to be 4.1 metre wide and the gates set back 4.5 metres from the carriageway. By rebuilding the walls to either side of the entrance to a greater radius allows a 5 metre by 2.4 metre passing space in the entrance for vehicles meeting on Work bank Lane. The drawing further illustrates how a typical vehicle could turn within the site area. The drawings shown are not to scale. The new boundary walls and the wall adjacent to the highway will be rebuilt to the same height as the current walls respectively and constructed as illustrated in photographs 6 and 7.



Responses to issues raised by planning officer

3. 7 As previously mentioned, the planning officer raised several issues with respect to the initial enquiry. These, together with responses to them are presented below.

- *Issue 1:* "Special circumstances have not been demonstrated that would outweigh the harm to the green belt that the proposal would cause"
- *Response 1:* The 93 year old householder lives alone relying on friends and family and caring support for her daily needs, all of whom require regular access to the property with vehicles – is this not considered to be special circumstances? The narrow triangle of green belt land is uncultivatable using agricultural machinery. It is a pile of rubble and stones – an eyesore - as shown in photographs 5 and 6. Incorporating the land into the garden would enhance the appearance of the land not harm it.



Photograph 5 - Base of triangular lot of land comprising rubble and stones adjacent to Woodland Villa



Photograph 5 – Pile of rubble on triangular plot of "green belt" land

- *Issue 2:* "The drive is of ample length allowing visitors to park on it and, if they reversed in, it would allow safe exit of the site"
- *Response 2:* Reversing into the drive is impossible for all but the smallest of cars. An ambulance, for example, would find it impossible. Couriers delivering medical aids for the late Mr Utting found driving onto the property impossible, as do postal and grocery delivery vehicles. These just have to block the road. Several visitors have damaged their vehicles attempting to enter the driveway.

- *Issue 3:* "The proposal would change the use of agricultural land in the green belt to domestic curtilage. This would constitute inappropriate development in the green belt."
- *Response 3:* A precedence has already been set at the neighbouring property Red Ridge, when planning permission was granted for a substantially greater piece of green belt to be incorporated into the property to provide a turning head within the curtilage. This was deemed to be appropriate development at the time. It would be inconsistent not to grant approval for the inclusion of similar, much smaller, slice of green belt in the plan.

- *Issue 4:* "There may also be harm to take into account such as the effect on the openness of the green belt and the effect on the character and amenity"
- *Response 4:* The existing boundary dry stone wall would be re-constructed at the new boundary and the pile of rubble and stone adjacent to Work Bank Lane would be replaced by

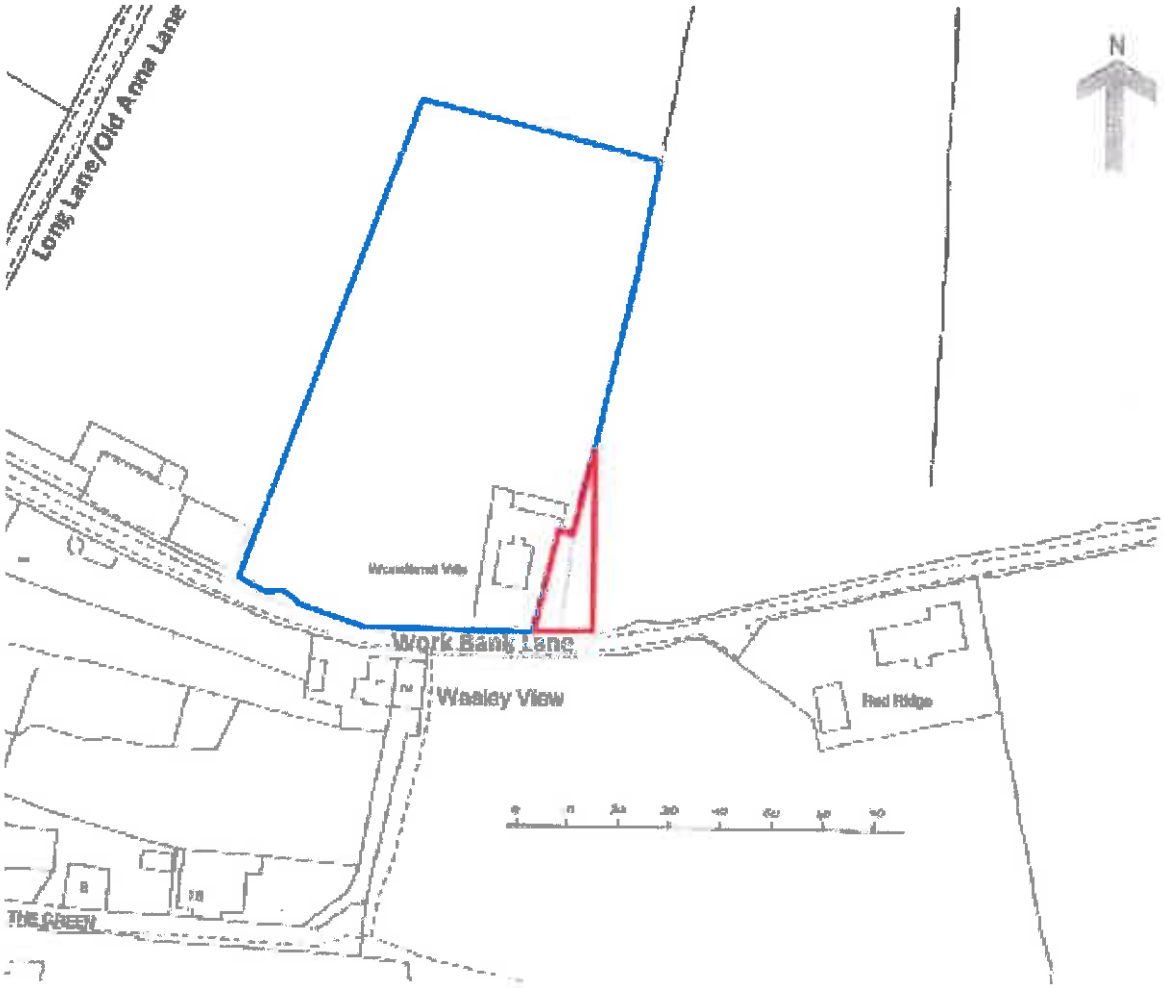
natural shrubbery and wild flowers to provide a suitable habitat for wild life (as shown on the proposed plan drawing). Openness would be unaffected and character would undoubtedly be improved.

Vehicular and pedestrian access

3. 8 Much of this application is about improving safety with respect to the situation experienced along Work Bank Lane. It is a single track and there are blind corners, and, since the construction of stables and livestock sheds and a turning head cut into natural ground further down the lane, the volume of traffic has and is steadily increasing down Work Bank Lane. The traffic that use the Lane drive at a reasonable speed, constrained by the width of the road and the potholes in it. The property is situated between two bends which obscure visibility down the lane and make it even more imperative to be able to turn within and drive out of the driveway. Also the pedestrian route from Penistone to Thurlstone village joins Work Bank Lane next to Wesley View, just 20 metres away from Woodland Villa. Work Bank Lane is a popular route for dog walkers and school children walking to and from Penistone Grammar School avoiding the main roads.

3. 9 Due to the fact that the natural ground is substantially higher either side of this new entrance it is very difficult to establish 1metre high sight lines. However visibility is considerably improved by this proposal due to the width of the new entrance. Visibility is good coming down the drive prior to the gates due to the drive being elevated at this point. The proposed levels of the drive will be similar to that of the existing.

Location Plan



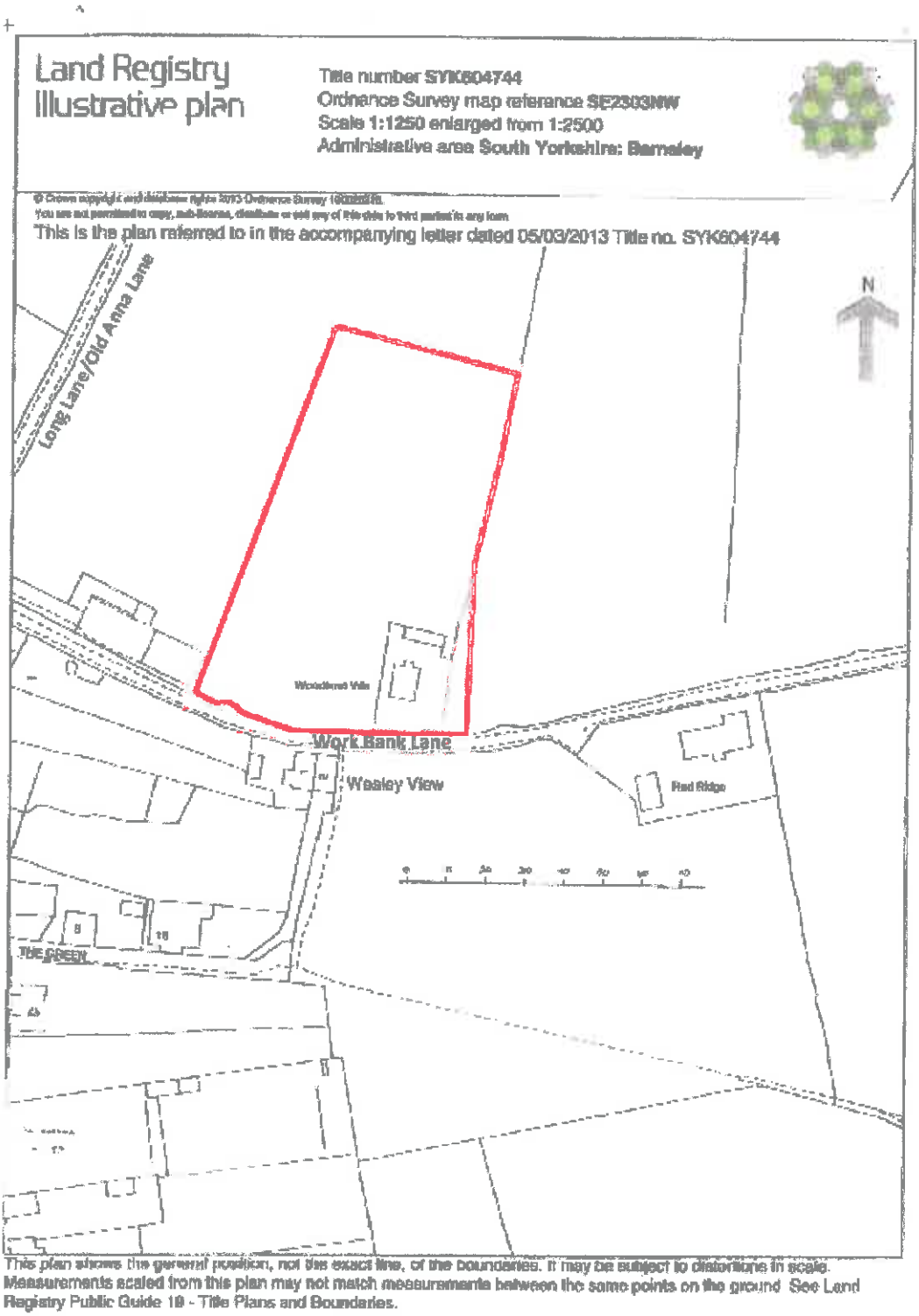
3. 10 The red line shows the boundary line for the site.

4.0 Final Requests

3. 11 It is requested that:

- the application is presented to and considered by the planning board or committee;
- the board or committee visit Woodland Villa and the proposed planning site to better understand the application and give it full and fair consideration.

5.0 Land Registry Illustrative Plan



6.0 Appendix

Shown below are photographs of a dry stone wall that currently forms part of the boundary to the property and the existing wall adjacent to the highway. The new dry stone wall that will form the eastern boundary to the property will be built similarly to dovetail with the existing wall at the same height further up the field. The wall adjacent to the highway will be built to the same height as the existing wall.



Photograph 6: New eastern boundary wall will be constructed as shown to approximately 1 metre high.



Photograph 7: Wall adjacent to highway