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Design & access statement for proposed construction of a detached garage & timber stable in the field to the rear of 119 Cross Lane Royston Barnsley.

1.0 Physical context

1.1 Surrounding:

The site is located to the rear of 119 Cross Lane Royston & lies approx 4 mile North East of Barnsley town centre. The neighbourhood generally consists of larger semi detached residential properties being of a mixed type.

1.2 Site:

The site is a large field to the rear of 119 Cross Lane which is currently being used to graze horses.

There are natural features such as trees & hedges on the site but none that need to be removed. There is no gradient on the site from the house to the rear of the plot.

2.0 Social Context:

The development is for the construction of a detached garage & stable on the site. There are no potential overlooking/overshadowing issues from the site. There will be no adverse impact on the existing local services. The

site is shown on my clients deeds as being within the curtilage of his house but this is disputed by the planning authority hence this application.

3.0 Economic context:

There is no economic implementation from this development.

4.0 Planning policies:

No planning policies have been looked at for this development.

5.0 Involvement of community members:

The scheme has no implications for general community; however some of the adjoining owners have been consulted along with the local authority.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:

The proposed development is justified as the land was bought with the house as part of its garden. The proposals should normally be permitted development in this case.

7.2 Scale:

The proposed development is to scale with the surrounding properties.

Landscaping:

No new landscaping will be supplied to the site...

7.3 Appearance:

The garage & stable are to be constructed of suitable materials for the area..

7.4 Access:

This is not applicable.