PROPOSED AGRICULTURAL DWELLING at CUCKOLD CARR FARM, COACH GATE LANE, GUNTHWAITE, PENISTONE, SHEFFIELD, S36 7GE

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is situated approximately 11 kilometres west of Barnsley town centre and 4 kilometres north of Penistone town centre, OS Grid Reference: SE 24984 07220. The site is located in open countryside in Green Belt land as designated in the Barnsley UDP adopted in 2000, but is outside the Peak District National Park Authority boundary which runs approximately 3.5 kilometres to the south. The site is located on the northern side of Coach Gate Lane close to the junction with Broad Oak Lane.

The site is bounded to the south by Coach Gate Lane, to the north by farm buildings and Brackon Wood, to the east by agricultural land and to the west by the existing farm access track. Coach Gate Lane is shielded from the site by a mature 2.400 metre high hedgerow (see photograph 1 below).



Photograph 1
Hedge to Coach Gate Lane

The site slopes away from the access road from west to east with the existing farm buildings to the north at a lower level than the site of the proposed dwelling beneath a 3.5 metre high embankment.

The farm holding consists of a range of buildings with the farm workshop, straw and hay barns at the westernmost end of the site and sheep and cattle shelters at the easternmost end.

A static caravan originally introduced for use during lambing season is currently located at the entrance to the farmstead at the north western corner of the farm buildings. As the business has grown, particularly the number of suckling cows, it has become necessary for the applicant and his family to live in this caravan on a full time basis to ensure efficient operation of the business and ensure the security and welfare of the animals.

Additional Information

The application site is not within a Conservation Area and none of the existing buildings on the site carry Listed Building status.

It is understood that all of the agricultural buildings on the site have the necessary planning consents and the applicant is not aware of any previous planning applications for new dwellings on this site.

An agricultural appraisal has been prepared to support this application and is submitted under separate cover.

Proposed Development

The location of the proposed dwelling is shown on photograph 2 below



Photograph 2
Proposed location of dwelling from south west (adjacent to access)

The proposal is for the erection of a new-build, detached, agricultural workers dwelling at Cuckold Carr Farm, Gunthwaite. There is no existing permanent dwelling on the farm which is the home of Mr James Peace and his partner who are employed full-time on the family run farm business.

The existing static caravan on the site was originally brought onto the site to provide additional accommodation during the lambing season when Mr Peace was required to be on site 24 hours a day.

Since the caravan was first brought on to the site, the farm has grown and the numbers of sheep and cattle have increased. This increase in stock levels has meant that there is now a requirement for Mr. Peace and his partner to be on site at all times of the day and night to oversee the business and so Mr Peace and his family live in the caravan on a permanent basis. The location of the caravan next to the busy farm yard is totally unsuitable for the safety and welfare of Mr. Peace's growing young family.

The proposed dwelling is intended to provide a permanent farm dwelling on the site to replace this static caravan which is shown on photograph 3 below.



Photograph 3
Existing Static Caravan

Design Considerations

The proposal is for the erection of a new detached dwelling. The dwelling will be constructed in a traditional style and natural materials will be used including sandstone walls and slate/stone roof coverings. These features are common on other dwellings and traditional buildings in the area and help the proposed dwelling fit into its setting by matching the vernacular building style and detailing.

The proposed new dwelling is two storeys, but has been designed to be as low as possible, with the location remote from and lower than adjacent road levels to lessen the impact on the street scene and adjacent environment. The site is well shielded by a 2.400 metre high mature hedgerow on the roadside of Coach Gate Lane (see Photograph No.1 above).

The pitch of the dwelling's roof has been kept as low at 35 degrees, but cannot match the low pitches of the agricultural buildings on site as this is not practical with a natural stone or slate roof, furthermore low pitches on dwellings are not a traditional design feature. However, the result of the approach taken is a dwelling of a modest height and which fits comfortably into the landscape.

Traditionally, dwellings on agricultural holdings were the 'hub' of the farm, being the main dwelling on site, a family home and the office from which the farm is run and this proposal is intended to fit into this description. The three bedrooms and ground floor living area allow the dwelling to be a family home and will become the farmhouse at Cuckold Carr Farm. The dwelling will become the permanent home for Mr Peace and his partner and their two children and by providing a dwelling that has space for a family to live in now, will reduce the pressure to increase the size of the property by extending it in the future.

Siting

The proposed dwelling will be approximately 50 metres to the south of the existing agricultural buildings. The elevated location over the farm buildings allows the occupants of the dwelling to provide a key element of security to the farm, but provides enough separation to prevent the animals in the buildings to affect the amenity of the dwelling and the health and comfort of its occupants.

The dwelling has been kept as remote from Coach Gate Lane and adjacent properties as practicable to reduce the impact on the environment and street scene.

Enhancement

The provision of a new dwelling on the site will remove the need for the existing static caravan to be on site and when the dwelling is complete the caravan can be removed. The caravan is not a traditional farm structure and is currently on site because the farm cannot feasibly function without it. The permanent dwelling will be a much more aesthetically acceptable structure on the farm holding.

Parking and Access

Access to the dwelling will be through an existing gateway situated some 90 metres east of the farm entrance track off Coach Gate Lane; this will preserve the mature screen hedge and dry stone walls. It will also ensure that adequate sight lines are maintained to the public highway without the need to damage these mature hedges which form a valuable natural habitat as well as screening the site from Coach Gate Lane. The access driveway travels within the site and the boundary with highway with dedicated parking spaces and a double detached garage for domestic vehicles. It is proposed to surface his with highway planings to maintain a solid but porous surface to eradicate the need for a formal drainage system.

The existing access and track is to be retained for the exclusive use of farm machinery and other farm related traffic, which will maintain a safe access for the occupants of the new farm house.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring properties outside the applicant's ownership are Hazel House farm and Hazel Cote on the southern side of Coach Gate Lane. These properties are 100 metres to the west of the proposed site of the dwelling and are shielded by the mature hedgerows as shown in Photograph 4 below; the proposal will not affect these properties in any way.



Photograph No. 4
Site viewed from Hazel House farm
(Site located beyond screening hedgerow)

Ecological Report

The proposal does not affect any existing buildings or any trees, bushes or hedgerows and so an ecological survey/report is not considered necessary.

Structural Report

The scope of the work is such that a structural report is not required to accompany this proposal.

Flood Risk Assessment and drainage

Cuckold Carr Farm does not lie within a designated flood risk zone and therefore a flood risk assessment is not required.

There are no public foul or surface water sewerage systems in the vicinity of this site.

The ground has been the subject of percolation tests in the past and has been found to consist of heavy yellow impermeable clays; confirmed by the presence of a land drainage system required to drain this part of the field. This stratum precludes the use of soakaways to dispose of surface water or any treated effluent from a package sewage treatment plant.

The only watercourse in the area is Cuckold Carr Dike situated 150 metres to the north of the site within the mature woodland of Brackon Wood. The effect of excavating such a considerable distance is economically not viable, and the destruction of the mature woodland unacceptable.

It is proposed therefore to dispose of surface water into the adjacent land drainage system, and to collect untreated sewage from the dwelling in a proprietary manufacture cesspool. This cesspool will be a 36,000 litre unit designed in accordance with BS 6297: 1983, the Environment Agency document PPG 4 "The Disposal Of Sewage Where no Mains Drainage is Available" and installed in accordance with Part H of the Building Regulations.

Further Information

Please refer to the following documents when reading this statement:-

a) Drawing No. 1 - Proposed floor plans, elevations and section: Scales 1:50th and 1:100th Site Plan: Scale of 1:500th
b) Sections (Scale 1/50th) and Construction details
c) Drawing No. 3 - Site Location Plan: Scale 1:5,000th
d) Agricultural Assessment,