

**Planning Statement (including Design and Access)
to accompany a Detailed Planning Application
for a Front and Side Extension to Holme Farm Produce
Units 20&21 Commercial Road , Goldthorpe.**

The Proposal

The site is to the front and side of Holme Farm Produce.

The proposal seeks to build a single storey extension creating a new access route within the industrial unit

Pre-application discussion

No pre-application discussions have taken place with the Council's officers,

Character and Appearance

The site lies within an industrial estate, which includes a variety of styles and sizes. The wide range of property and uses in the area do not provide it with a unifying character and appearance and it is the very variety for buildings in the area that provides its visual interest.

Access, Highways and Traffic Assessment

Pedestrian access would be shared with the vehicular access

Access and Design

- 1 *Use and amount:-* The access will be used by staff and visitors
- 2 *Layout:-* Linear form attached to the existing building
- 3 *Scale:-* The surrounding area contains an eclectic mix of property built over a number of years that encompass a wide variety of style and materials. This range of property results in no overarching architectural style or rhythm. As a result the site would suit a range of design approaches however it is considered, for the reasons given above, that the particular design proposed makes efficient use of the land, it is in keeping with the scale and materials of the existing building and will sit comfortably within its surrounding and provide a pleasant place for people to work in.
- 4 *Appearance:-* For the reasons given above would the development would be attractive and relate well to its surroundings.
- 5 *Access:-* The proposal provides for safe and easy pedestrian access to and from the workshop. The extension will be designed to provide disabled access in accordance with current building regulations.

Conclusion

The site comprises previously developed land, and subject to compliance with detailed design and appearance parameters its development for new dwellings meets the Government's requirements to secure the efficient re-use of brownfield land.