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**PROPOSED EXTENSION AND  
CHANGE OF USE**

at

**14 FISH DAM LANE,  
MONK BRETTON,  
BARNSELY**

for

**MR E.J. LIDSTER**

**DESIGN AND ACCESS STATEMENT**

Prepared by

**WHITE AGUS PARTNERSHIP**

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## **Background**

This statement is submitted in support of a Full Town & Country Planning application for Change of Use and extension to an existing car sales premises situated at 14 Fish Dam Lane, Monk Bretton, Barnsley.

### **1 Step One:**

*Assessment of the site's immediate and wider context, in terms of physical context (the character of existing buildings and spaces, landscaping and movement routes), social (how local people will be affected by the development) and economic (the contribution the development will make to the local economy) and relevant planning policies.*

- 1.1 The existing property consists of an office/sales building and forecourt. The existing building has a flat roof with felt coverings over brick faced masonry walls.



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- 1.2 The site is situated in a predominantly residential area and has a main road frontage onto Fish Dam Lane.
- 1.3 The current use of the site is for car sales with provision for the external parking and display of vehicles for sale. The offices are situated within a brick, flat roofed building



**EXISTING FRONTAGE**

- 1.4 The area is generally residential in nature with dwellings beyond the north eastern, north western and south western boundaries of the site.
- 1.5 Although there are residential properties in the vicinity of the site, they will not be adversely affected by the proposals and no overshadowing or overlooking will occur.
- 1.6 Unrestricted on street parking is available in front of the premises and along Fish Dam Lane. There is already a likelihood that customers visiting the car sales premises would park for short periods in order to visit the site. Although the proposal may increase the site's appeal and additional customers may be attracted, some of whom may arrive by car and park on the existing 'lay-by', the increase in trade is unlikely to be so great that the number of car-borne customers would cause significant disturbance. In addition, the shop will essentially serves the local area, with some passing trade. It is unlikely to generate substantial custom from the wider area. The scheme would not be likely to leads to a marked
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increase in on-street parking in the local area and the amenity of those living in the nearby streets would not be compromised.

- 1.7 In the context of area and the existing buildings, the proposal is small scale and the impact upon the visual context of the area will be insignificant.
- 1.8 The side garden of 16 Fish Dam Lane is adjacent the side boundary of the site, and screened from the site by a 2.7m high fence/wall. The rear wall of the extension would extend along the boundary with the rear garden area of bungalows to the north west.

However the roof configuration has been designed to ensure as far as possible that the new wall and roof would not be at a height that would be unduly overbearing or cause an unacceptable level of overshadowing.

- 1.9 The palette of materials used on the extension would match those of the existing building.
- 1.10 There will be no significant impact upon the environment arising from the proposed development.

## **2 Step Two:**

*Involvement of community members (neighbours, councillors, local community groups) and professionals (planning, building control, conservation and design officers) undertaken or planned. The Statement should indicate how this involvement has been taken into account in the proposal.*

- 2.1 In view of the existing site use, scale of development, site location and context with regard to residential properties it was not considered appropriate to make any public consultation. However the proposal has been discussed on site with the owner of 16 Fish Dam Lane who raised no objections to the proposal.
- 2.2 In view of the present use of the site, it is unlikely that the proposed development would have a detrimental impact upon the amenity or environmental quality of the locality.

## **3 Step Three:**

*Evaluation of the information collected and identifying opportunities and constraints and formulating design and access principles. Conflicting issues may be identified and the evaluation should show how these are balanced.*

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- 3.1 The siting and design of the proposed extension is considered the most appropriate.
  - 3.2 The constraints in regard to the size of the extension are limited by: land available within applicants ownership, regard to alignment of exiting building and layout of the existing unit.
  - 3.3 The design of the scheme is appropriate in terms of the scale and style of the existing building and surroundings.
  - 3.4 The materials will complement those of the existing building in terms of type and colour.

#### **4 Step Four:**

*Design of the scheme using the assessment, involvement and evaluation information collected.*

- 4.1 The proposed use is fully appropriate in regard to the existing use .
  - 4.2 The proposals are appropriate in the context of its surroundings.
  - 4.3 The size and scale of the development is appropriate in relation to the locality and adjoining and surrounding buildings.
  - 4.4 The amount of additional floor space meets the operational needs of the applicant.
  - 4.5 The layout of the development has regard to the orientation of the existing building and the improvement of existing servicing provision.
  - 4.6 There are no proposals to implement any supplementary planting.
  - 4.7 The access to the site will remain as existing
  - 4.8 Crime prevention measures are in line with the provision made for the existing building. Additional external doors have only been provided as required to meet the operational requirements. Inappropriate planting has been avoided so that it does not impede the opportunity for natural surveillance.
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