

Design and Access Statement

Access

Access to the site is off Carr Head Lane and available off existing junction with the A629. The A629 junction is clear of obstruction and has long sight lines both west and east. The proposed building will generate inconsequential traffic movements from its one or two private vehicles which could be accommodated. Bus services are available into Penistone which is within walking or cycling distance.

Design

The design will be a simple rectangular structure in brickwork with some element of stone detailing. It will be revised on the existing footprint of the building with modern standards of construction and insulation. The building will require re-roofing with new structural standards and more appropriate residential covering in good quality tiles. The size and location will allow air or ground source heat pump technology to be used for space heating and this will be fully evaluated if approval is secured. The orientation could also allow for photo voltaic panels and these may be installed on the southern facing roof plane. The building will have a sustainable drainage system for both surface water and foul drainage. Some new landscape elements will be introduced at the curtilage edges in the interest of screening and biodiversity.

Planning Policy

The building, although unsightly, is intact and not absorbed into the Green Belt, mainly agricultural site. It has a clear and appropriate access and the immediate front areas of curtilage are maintained in tidy order. It is clearly previously developed land. The NPPF does allow for the opportunity for redevelopment providing it does not have greater impact on the openness of the Green Belt. The Green Belt serves five purposes none of which are conflicted by the current proposal.

The NPPF supports the building of a strong competitive economy and planning policy should be flexible enough to allow for new and flexible working practices *such as* live/work accommodation and to enable a rapid response to changes in economic circumstances. This proposal replaces a building used for residential use in the past with a new use, very appropriate for the present circumstances of this Country and for the future. It offers a major environmental upgrade on the existing environment and has no greater impact on the scale of existing buildings in the area of the site. It is sustainable in location in terms of traffic movements and access to facilities locally. The buildings will support the Council Climate Change Agenda and National Policy on varied residential opportunities in the region and it has no adverse affect on Green Belt use, quality or purpose.

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