

Design and Access Statement

Proposal: Erection of a new detached garage

Site Address: High Royd Farm, Hoyland, S74 9NW

Applicant: Claire Harmer

Date: 11 August 2025

Drawings Provided:

- Existing Drawing Ref No. 2025-79-01
 - Proposed Drawing Ref No. 2025-79-02
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1. ♦ Design

This application proposes the erection of a single-storey detached garage within the residential curtilage of High Royd Farm.

- **Scale & Form:** The garage will measure approximately 13 metres in length, 6 metres in width, and 4.7 metres in overall height. It features a pitched roof that reflects the traditional rural character of the site and surrounding buildings.
 - **Materials:** The garage will be constructed using natural stonework and a blue slate roof to match the existing farmhouse, ensuring visual cohesion and architectural continuity.
 - **Siting:** The garage is positioned along the south-east boundary wall of the property, making use of an existing gated access point. This location ensures minimal visual impact, maintains the openness of the plot, and provides convenient access for vehicles and equipment.
 - **Appearance:** The design is modest and sympathetic to the agricultural setting, with a traditional form that aligns with the character of High Royd Farm.
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2. ♦ Purpose and Function

The garage is required to provide secure, weather-protected storage for equipment used in the maintenance of the applicant's smallholding land, as well as personal and recreational items. The property includes a modest area of land requiring regular upkeep, and the garage will support the practical needs of rural land management.

Equipment to be stored includes:

Land Management & Grounds Maintenance

- Small tractor with attachments (e.g. flail mower, rotavator, trailer)
- Quad bike with land maintenance attachments
- Ride-on mower
- Standard lawnmower

- Digger
- General tools including:
 - Hedge cutter
 - Leaf blower
 - Stihl saw
 - Chainsaw

Storage & Domestic Use

- 2 x chest freezers (used for storing dog food and fishing bait)
- Trailer
- Bicycles

Recreational Equipment

- Fishing tackle, including:
 - 2 sets of 3 rods
 - Fishing barrow
 - Bivvy tent
 - Bed chair
- Shooting equipment (stored securely and in accordance with relevant safety regulations)

The garage also provides covered parking for domestic vehicles, improving site organisation and reducing visual clutter.

3. ♦ Access

- **Vehicular Access:** The garage will be accessed via the existing gated entrance along the south-east boundary, with no alterations required to the highway.
 - **Pedestrian Access:** A side door will provide convenient access from the garden and dwelling.
 - **Inclusive Design:** The garage will be accessible to all household members, with level thresholds and adequate internal space.
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4. ♦ Planning Context

The proposal aligns with local planning policies for residential development in rural areas. It supports the sustainable management of smallholding land, respects the character and appearance of High Royd Farm, and does not result in harm to neighbouring amenity, landscape character, or any heritage assets.

The garage is modest in scale, functionally justified, and contributes positively to the usability and upkeep of the site