

MR J S T E E L

**LIPHILL BANK ROAD
HOLMFIRTH, HD9 3JX**

December 2019

**DESIGN, ACCESS
AND
PLANNING SUPPORTING STATEMENT**

For

EXTENSION TO AGRICULTURAL BUILDING

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1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Mr J Steel the applicant, to support the erection of an extension to an existing agricultural building.
- 1.2 The application site area outlined in red is part of an agricultural holding number 49/544/0095, and is located to the west of Holmfirth off the A635 Greenfield Road.
- 1.3 The applicant currently uses this 4.2 hectare (10.4 acre) holding as a 42 head sheep farm both rearing and breeding the flock on the land.

2. EXISTING

- 2.1 The existing building has a footprint area of approximately 180m², and its south west wall forms one side of a triangular flat yard area, at floor level, of 166m². The other two sides of this area are bounded by retaining walls dug into the hillside. The existing building comprises a 60m² area for feed storage, a 60m² livestock shelter, and a secure 60m² area for implement storage.

3. PROPOSAL

- 3.1 The proposal consists of an open-fronted shed and two enclosed sheep pens under a low monopitch roof, built against the high section of retaining wall to the north-west.

4. LAYOUT AND LANDSCAPING

- 4.1 The site generally slopes in a north west to south east direction, with a plateau formed by the existing building and the area between it and the retaining walls. A 4m wide gate provides access to this area at its eastern corner.
- 4.2 The proposed extension is positioned along the north-west side of this area, with its two ends formed by the retaining wall to the south, and the existing building to the north-east. In this way the two large doors in the south-west wall of the existing building remain accessible.
- 4.3 The site has mature trees to the north and south which screen the building; these and all trees on the site will remain undisturbed as part of this application.

- 4.4 The site topography and its immediate context is in principle a valley bottom with relatively steep sides rising to the north and south. This topography ensures that the extension sits comfortably in the landscape, being in a discreet location.

5. AMOUNT AND SCALE

- 5.1 The extension has been sized to accommodate a 33m² area that can be used as a holding pen, or for storing baled bedding or feed, and two segregated sheep pens one 13m² area and one 18m².
- 5.2 The proposed retains 87m² of the existing yard area, this is just over half of the existing yard area.
- 5.2 At present there is no facility on site for isolating individual sheep for treatment or lambing, so the segregated pens answer this need. The sheltered holding pen provides more flexibility for handling livestock, and additional storage for bales.
- 5.3 The proposed extension will complement the existing facilities, ensuring their continued utility.
- 5.4 The proposed extension we consider is an essential small agricultural building extension, and every effort has been made to keep its size to the minimum feasible for its continuing use.
- 5.5 The height of the building has been dictated by the requirement to store bales four high. The roof rises from a height of 3m, to the underside of the eaves gutter of the existing building at 3.85m.

6. APPEARANCE

- 6.1 The proposed extension will be a simple monopitch structure with the roof sheeted with profiled steel sheeting (incorporating translucent sheeting as indicated to allow natural lighting). The walls will be finished in regular coursed local natural stone to the north-west and south elevations where the extension projects above the existing retaining walls. The enclosed pens, facing onto the yard, will be in fair-faced concrete blockwork. Timber boarding to match that on the existing building will be placed over the top of the open front of the shed.

6.2 This range of materials is typical of agricultural buildings in the area and we would consider it appropriate on this building.

7. SUMMARY

- This building is an essential extension to an agricultural building on a small established agricultural holding.
- The extension is required to ensure that the existing agricultural use and good stewardship of the land can continue.
- There will be no change to the site access from the highway.
- The extension has been positioned to retain access into the existing building from the existing yard.
- The extension is no higher than the eaves of the existing building.
- Its position cut into the hillside and its valley bottom location results in minimal impact.